

BOARD OF ADJUSTMENT CITY OF LAKE CITY

September 10, 2024 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- July 09, 2024

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **SE 24-06**, Petition submitted by City of Lake City (owner), for a Special Exception for Darby Pavilion, in the Commercial- Central Business District Zoning District, and located on parcels 12022-000, 12023-000, 12025-000, 12024-000, 12066-000, 12067-000, 12619-000, 12626-000, 12620-000, 12627-000, 12621-000, 12624-000, 12622-000, 12623-000, which is regulated by the Land Development Regulations section 4.14.

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.

BOARD OF ADJUSTMENTS

MEETING MINUTES

Date: 07/09/2024

Roll Call:

| | | |
|------------------------|----------------------|-------------------------------------|
| Mrs. McKellum- Present | Mr. McMahon- Present | Mrs. Wilson- Present |
| Mrs. Douglas- Present | Mr. Lydick- Present | City Attorney- Clay Martin- Present |

MINUTES: None

Comments or Revisions: None

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications and if they could render a fair and impartial decision for petitions SE 24-04 and SE 24-05

Mrs. McKellum- Yes, Mr. McMahon- Yes, Mrs. Douglas- Yes, Mr. Wollum- Yes, and Mr. Lydick-Yes, Mrs. Wilson- Yes

Old Business: None

New Business:

Petition # SE24-04 Presented By: Dr. Juan P. Chisolm, PE, as Agent
As owner or agent and gives address of: 239 SE Baya Dr., Lake City, FL

Staff Sworn in by: Mr. Lydick **Petitioner Sworn in by:** Mr. Lydick

Discussion:

Mr. Young introduced SE24-04, a Special Exception for private school in a Residential Office zoning district. Mr. Young stated that it is conducive for use per section 4.10.5.1 of the Land Development Regulations with an approved special exception. Mr. Young stated that after review the City Staff has determined that the petition is consistent with the Land Development Regulations. Mr. Young stated that the City staff had no concerns at this time.

Dr. Chishom stated they are looking for approval to put a private school there. He stated that American Nation Builders is a private school that they have been operating for about ten years. He stated that they are different from a public school in that use an impressive curriculum but they also use themes. He stated for example in the online school and this school we have the theme for this year coming up will be 16 ways to make a positive difference. He stated that the mission for American Nation Builders is to nurture a Christian academic environment that invest in students as the quality of their education and give students a pathway to succeed in life, in school, and in college. He stated that some of the things that they focus on is attitude in life, home, school, and church. He stated that they are going to focus on being appreciative, kindness, and also being helpful. He stated that some of the things that they have been able to do with the students is take them on kayaking trips. He stated that they have things like challenge day which encourages students to pick up a challenge. He stated that it may be something that may be for them and try to make it a project to get through it. He stated that they have taken them to Rebounders in Orlando. He stated that they have had basketball meetups for boys and girls at the Boys and Girls Club. He stated that they have encouraged students to attend Revolution

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Leadership Retreat which is a conference that has been going on for about twenty years. He stated in years past they have connected students to an engineering firm called CH2M Hill. He stated that they do basketball meet ups. He stated that they try to encourage life skills through sports, like in this case resilience and self-discipline. He showed a picture of a meet up with a representative from Lockheed, Dominic Shaw. He stated that they have a financial math class where they do fun things to help students apply what they are learning.

He stated that they use several curriculums. He stated that they use Abeka, S.T.E.M and S.T.R.E.A.M. He stated that Abeka is a Christian curriculum and it is a impressive curriculum. He stated that the use Benchmark for Excellent Student Thinking (B.E.S.T.) Standards and College Board (SAT Exams). He stated that they have something signature to American Nation Builders which is that action learning curriculum. He stated that it is an activity that is outside of the classroom that allows students to learn beyond the walls of the classroom.

He stated that they do require the students to wear a dress code. He stated that is normal in private schools. He stated that they encourage students to be drug free alcohol free and vape free. He stated even though there was some mix up in the scheduling of the meeting they still had people come in to town.

He discussed his background in education. He stated that they believe in small classroom settings of about five (5) to ten (10) students.

Robert asked the chair if the applicant wanted to introduce his PowerPoint into evidence. The chair asked if that is what he wanted to do. He stated yes. Robert assigned it exhibit A.

Mr. Young stated that we received the concurrency analysis from the proponent. He stated that did not seem like a problem. He stated that FDOT had no comments. He stated that most staff had not comments. He that the fire department stated that smoke detectors and a fire alarm with a pull station would be required. He stated that the fire department stated that a knock box and a lightweight truss emblem would be required. He stated that Chad the Columbia County Engineer had no concerns. He stated that Suwannee River Water Management had stated that the project was under the required permitting thresholds but that a new ERP permit would be required if a new driveway was to be installed that exceeded 4000 square feet.

Public Comment;

Sylvester Warren, Greg Spears, Kenneth Boche, Nathan Gambles, Glen L Bowden, and Betty Goggins.

They discussed that this is the first time we have had something this progressive, thinks school is a good idea but needs more room, safety of the building, kids could get hurt if they run out the front door into Baya Dr, apartments across the street brought crime in, school equals noise, width of the driveway, no parking, only fifteen people will fit, school would help with crime, school is something positive, already in a Residential Office zoning district, this can uplift the neighborhood, was in education for years and likes the Abeka curriculum, would like everyone to go there at 8am and see traffic, and sex offenders in the area. They also spoke about how Dr. Chisolm talked about families and how their number one priority is self-respect. One of the citizens made a statement that offended some of the citizens. The citizen referred to the applicant as "those people". Mr. Warren and several others got up and spoke against this and how they took offense to what was said. Mr. Boche spoke and stated

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that he did not mean the statement the way it was taken. Mr. Warren stated that the meeting was being turned into a race thing because of the way the matter was being handled.

Motion to close public comment by: Mrs. McKellum **Seconded by:** Mrs. Wilson

Board Discussion:

Mrs. Douglas asked what age group. Dr. Chisolm stated elementary age. She asked about how many employees. She asked about parking. Dr. Chisolm stated that they have removed some of the trees to allow for more parking. Mr. McMahon asked about parking and how they were going to handle it. Dr. Chisolm stated that two of the six to ten employees are going to be there only on the weekend for cleaning. Dr. Chisolm stated that the parents are going to drop off in the rear of the building. Dr. Chisolm stated that they had an engineer look at the traffic. Dr. Chisolm stated that the engineer did not see any concerns with the traffic. Mr. McMahon asked about the traffic analysis. Dr. Chisolm discussed the ingress and egress. He stated that when the engineer looked at it he had no concerns. Dr. Chisolm stated that private schools are held to a high standard by the State of Florida for safety. Dr. Chisolm stated six to ten. She asked if there was an outdoor play area. Dr. Chisolm stated no. Mrs. McKellum asked why they chose the site they did across from the VA. Dr. Chisolm stated that they like to work in communities they can help.

Closing Statement:

Mrs. Chisolm read a closing statement from her phone not submitted into evidence. She stated that safety is paramount. She stated that they are in 100% compliance with state law. She stated as for parking they have maximized the space available. She stated that during the renovation that they have taken down several trees to allow for more area to park. She stated that they have implemented a staggering schedule for student arrivals and departures so at no point even if there's a parent that does need to come in for a meeting no students will be arriving at the same time. She stated that by staggering the start and end times for the classes this allows us to distribute the demand for parking throughout the day. She stated some the employee count includes the engineer, landscaper, painters, and cleaning service.

Resolution: Mr. Martin read Resolution 2024-SE-04 a resolution of the Board of Adjustments in to the record.

Motion to Approve Resolution SE24-04 by Mrs. Wilson **and seconded by** Mr. Woolum.

Mrs. McKellum: Aye **Mr. McMahon:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Aye
Mr. Lydick: Aye

Petition # SE24-05 Presented By: Carol Chadwick, as Agent
As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL

Staff Sworn in by: Mr. Lydick **Petitioner Sworn in by:** Mr. Lydick

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Discussion:

Mr. Young introduced petition SE 24-05. He stated that this is located at NE Bradley Terr and Hwy 90. He stated that the Future Land Use is Commercial and the zoning is Commercial Intensive. He stated that the proposed use is for an RV Park. He stated the land is conducive for the proposed use per section 4.13.5.16 of the City of Lake City Land Development Regulations with and approved special exception. He stated that after review the petition is consistent with the Land Development Regulations and the Comprehensive Plan.

Carol Chadwick stated that the land is currently using the property for a commercial business. She stated that the current owner would like to open an RV Park. She stated that there will be RV spaces for parking and cabins. She stated that there are no other RV parks in the City that has cabins but there are a few in the County. She stated that the addressed everything in the concurrency and comprehensive plan analysis. She stated that they have moved the current driveway back further to make is safer for people coming in and out of the RV park.

Mr. Lydick asked Mr. Young if he would like to introduce the applicant packet into evidence. He stated yes.

Mr. Young stated that the City Staff did review all of the documents submitted. He stated the City had no comment and the County had no issue. He stated that Suwannee River Water Management said permitting threshold for ERP. He stated that FDOT did not respond. He stated that since this is along HWY 90 this falls under FDOT jurisdiction.

Public Comment:

Charles Keith, Mike Koolich, Glen L Bowden, Nathan Gamble, and Lutsha Harrell discussed the following.

They had questions on impervious surfaces, Suwannee River Water Management, how do you make a one acre track profitable, owns property adjacent for forty years, a lot of traffic in the area, concerned about his properties security, thinks that no response from FDOT is a yes, Florida is a very fast growing area, can not get a hotel or air BNB during events, works out of town and stays in an RV when she travels, and RV sites are more affordable.

Carol Chadwick addressed the questions about Suwannee River Water Management and stated that the project is exempt. She stated that there will be a six-foot fence and a decorative fence along Hwy 90 to help with security. She stated that they will have security cameras.

Motion to close public comment by: Mrs. Wilson **Seconded by:** Mrs. Douglas

Board Discussion:

Mrs. Douglas asked Carol Chadwick if these will be long term or short-term sites. She stated that she did not know but thought that may be regulated by County or City. Mrs. Douglas asked if the sites were going to be full hook-ups. Carol stated yes. Mr. Woolum asked if they were going to be 30-amp or 50-amp hoop-ups. Carol stated she did not know.

Mr. Martin read Resolution 2024-BA-SE24-05 by title into the record.

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Motion to Approve Resolution SE24-05 by Mrs. McKellum and seconded by Mrs. Wilson.

Mrs. McKellum: Aye Mr. McMahon: Aye Mrs. Douglas: Aye Mrs. Wilson: Aye
Mr. Lydick: Aye

Workshop: None

ADJOURNMENT:

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. McKellum

Time: 7:36pm

Motion Seconded By: Mr. McMahon

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved



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

| |
|------------------------------|
| Item ii. |
| FOR PLANNING USE ONLY |
| Application # <u>5E24-06</u> |
| Application Fee \$200.00 |
| Receipt No. _____ |
| Filing Date _____ |
| Completeness Date _____ |

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: City of Lake City Special Events- Darby Pravillion
2. Address of Subject Property: _____
3. Parcel ID Number(s): See Legal Description for List of Parcels
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C-CBD
6. Acreage: 4.14
7. Existing Use of Property: Special Events
8. Proposed use of Property: Special Events serving alcohol.
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.14.5.2 "bar, tavern, or cocktail lounge"

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Don Rosenthal Title: City Manager
 Company name (if applicable): City of Lake City
 Mailing Address: 205 N. Marion Ave
 City: Lake City State: FL Zip: 32055
 Telephone (386) 752-2031 Fax: (386) _____ 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.

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): City of Lake City
 Mailing Address: 205 N. Marion Ave
 City: Lake City State: FL Zip: 32055
 Telephone: (386) 752-2031 Fax: (386) _____ 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: _____

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. _____

Rezoning Amendment: Yes No

Rezoning 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. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):

- a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
- b. Whether the proposed use is compatible with the established land use pattern.
- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
- e. Whether the proposed use will adversely influence living conditions in the neighborhood.
- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
- g. Whether the proposed use will create a drainage problem.
- h. Whether the proposed use will seriously reduce light and air to adjacent areas.
- i. Whether the proposed use will adversely affect property values in the adjacent area.
- j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. 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).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

- 1. All twelve (12) 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 Board of Adjustment.**
- 2. A total of two (2) copies of proposed Special Exception Application and support material, and one (1) PDF copy on a CD, are required at the time of submittal. See LDR submittal requirements for more detail.**
- 3. 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.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development
 Lake City – Growth Management Department
 205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Don L. Rosenthal

Applicant/Agent Name (Type or Print)

Don Rosenthal

Applicant/Agent Signature

8/12/24

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 12th day of August, 2024, by (name of person acknowledging) Don Rosenthal.



(NOTARY SEAL or STAMP)

Michelle Cannon

Signature of Notary

Michelle Cannon

Printed Name of Notary

Personally Known OR On-Line Produced Identification Type of Identification



Columbia County Property Appraiser

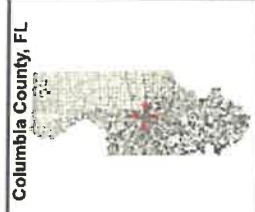
Jeff Hampton | Lake City, Florida | 386-758-1083

PARCEL: 00-00-00-12022-000 (40607) | MUNICIPAL IMP-EX (8900) | 0.266 AC
 N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB, BLOCK 83, ORB 404-029, CASE# 94-1088-DR ORB 851-083, 094,
 QCD 1

CITY OF LAKE CITY FLORIDA
 Owner: 205 N MARION AVE
 LAKE CITY, FL 32055
 Site: 380 NE CALHOUN AVE, LAKE CITY
 Sales 7/23/2015 \$100 I(U)
 Info 4/20/2006 \$20,000 I(U)
 6/30/2005 \$65,000 I(Q)

| 2024 Working Values | |
|---------------------|----------------------|
| Mkt Lnd | \$8,724 |
| Ag Lnd | \$0 |
| Bldg | \$0 |
| XFOB | \$0 |
| Just | \$8,724 |
| Appraised | \$8,724 |
| Assessed | \$8,724 |
| Exempt | \$8,724 |
| Total | county:\$0 city:\$0 |
| Taxable | other:\$0 school:\$0 |

NOTES:



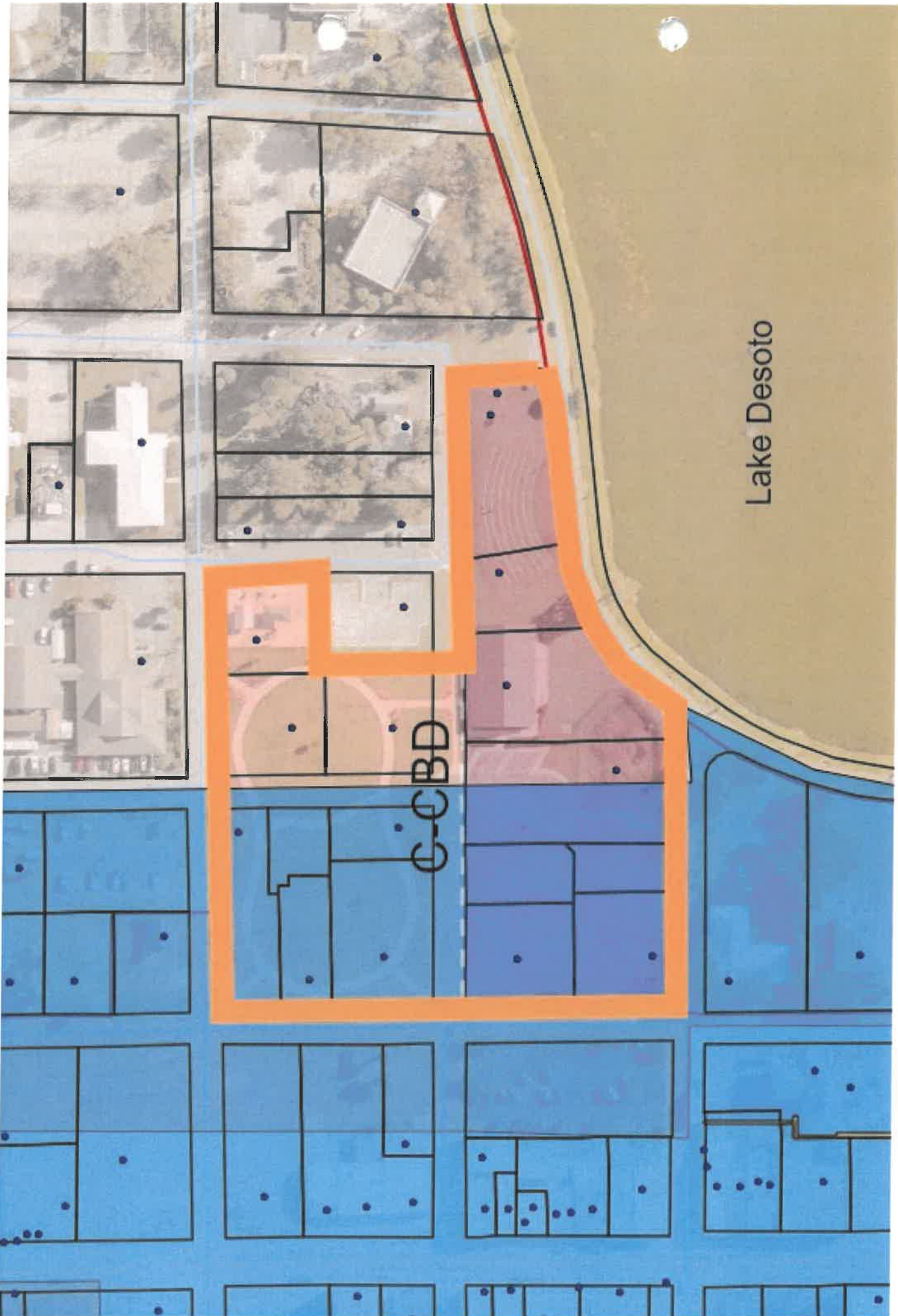
The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. 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: 8/6/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

SITE PLAN FOR CITY OF LAKE CITY- DARBY PRAVILLION



- **FLU- Commercial**
- **Zoning- C-CBD**
- **Parking**
 - 86 Total Parking Spaces
 - 4 Handicap Spaces
- **Landscaping Plan-None**
- **Lighting Plan- Will use existing lighting.**
- **Utility Hook-Up- Will use existing utilities.**
- **Trash Receptacles- Will use existing trash receptacles.**
- **Screen and Buffering- None**



ANALYSIS OF SECTION 11.3 OF THE LDR

1. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
The proposed use would not have an adverse effect on the Comprehensive Plan because the land is used for public events.
2. Whether the proposed use is compatible with the established land use pattern.
The proposed use is compatible with the established land use pattern because the land is used for public events and would still be used for public events.
3. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
The proposed use would not alter the population density pattern because the land will be used for public event as it is now.
4. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
The use would not have a change on the conditions of the community.
5. Whether the proposed use will adversely influence living conditions in the neighborhood.
The proposed use will not adversely living conditions in the neighborhood because the land will still be used for public events.
6. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed use will not create or excessively increase traffic congestion because the land is currently used for public events.
7. Whether the proposed use will create a drainage problem.
The proposed use will use the existing drainage and is not changing any contours of the land.
8. Whether the proposed use will seriously reduce light and air to adjacent areas.
The proposed use will not seriously reduce light or air to adjacent areas because no structures are being built. The proposed use will use the existing structures.
9. Whether the proposed use will adversely affect property values in the adjacent area.
The proposed use should not adversely affect property values in the adjacent area because the land is currently used for public events.
10. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
The proposed use will not be a deterrent to the improvement or development of the adjacent property because the land is currently being used for public events.
11. Whether the proposed use is out of scale with the needs of the neighborhood or the community.
The proposed use is not out of scale with the needs of the neighborhood or the community because the land was developed for public events.

STORMWATER MANAGEMENT PLAN

- The proposed use will use the existing storm drains.
- There will be no changes to the contours and elevations of the land.
- No additional impervious surfaces will be added.

FIRE DEPARTMENT ACCESS AND WATER SUPPLY PLAN

- The proposed use will use the existing fire department access.
- The proposed use will use the existing water supply plan.

CONCURRENCY IMPACT ANALYSIS

There will be no additional impact to the public utilities such as; transportation, potable water, sanitary sewer, and solid waste. The current use of the land is for public events. The proposed use is for public events with the addition of serving alcohol.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

No goal, objective, or policy in the City of Lake City Comprehensive Plan limits or prohibits the sell of alcohol. There for the proposed will still be consistent with the Comprehensive Plan because the proposed use is adding the sale of alcohol on the land.

LEGAL DESCRIPTION

PARCEL 29-3S-17-12022-000

N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB.
BLOCK 83. ORB 404-029, CASE# 94-1098-DR ORB 851-093, 094, QCD 1009-411, QCD 1011-1981,
ORB 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419

PARCEL 29-3S-17-12023-000

N DIV: BEG 60 FT S OF NW COR, RUN S 52.5 FT, E 140 FT, N 41 FT, W 10 FT, N 9 FT, W 123 FT
TO POB. BLOCK 83. ORB 515-761, 831-622, 902-1550 THRU 1554, 933-848, 942-1827, WD 1089-
1280, WD 1298-2419

PARCEL 29-3S-17-12025-000

N DIV: BEG SW COR, RUN N 105 FT, E 160 FT, S 105 FT, W 160 FT TO POB. BLOCK 83. EX 4.20
FT DESC ORB 1077-1366. ORB 502-183, WD 1091-1499, WD 1298-2419

PARCEL 29-3S-17-12024-000

N DIV: BEG 55 FT S OF NE COR, RUN S 56 FT, W 69 FT, N 42 FT, W 10 FT, N 16 FT, E 87 FT TO
POB, BLOCK 83. ORB 529-409, 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419

PARCEL 29-3S-17-12066-000

N DIV: NW1/4 BLOCK 92. 403-235, 851-93, 94, QC 1009-244, WD 1011-1981, WD 1051-555 WD
1072-2631, WD 1081-701, 1285-155, 1326-2340, WD 1349-905

PARCEL 29-3S-17-12064-000

N DIV: NE 1/4 BLOCK 92. ORB 776-351, 849-161 THRU 165, WD 1041-1648, WD 1303-180

PARCEL 29-3S-17-12067-000

N DIV: SW1/4 & 10 FT OFF W SIDE OF SE1/4 BLOCK 92. ORB 510-498, 710-837, 821-1180, 825-
1481, CT 905-1449, 919-831, 934-1065 & CT 1195-304 & SWD 1201-2475

PARCEL 32-3S-17-12619-000

C DIV: LOTS 1, 2, 3 & 4 DESOTO PARK S/D & W1/2 OF A 20-FOOT ALLEY LYING EAST OF
LOTS 1 THRU 4 DESOTO PARK S/D. ORB 801-1043 - 1045, 872-1488, 901-1577, WD 1189-1327,
QC 1189-1329, CWD 1190-2057

PARCEL 32-3S-17-12626-000

C DIV: 119 FT E & W BY 99 FT N & S IN SW COR BLK 2. ORB 624-407 698-449, 719-325, 810-567

PARCEL 32-3S-17-12620-000

C DIV: LOT 5 DESOTO PARK S/D & E1/2 OF A 20-FOOT ALLEY LYING WEST OF LOT 5. ORB
355-646, WD 613-651, 810-565

PARCEL 32-3S-17-12627-000

C DIV: BEG 10 FT E OF SW COR LOT 18 DESOTO PARK, RUN N TO SW COR LOT 6, SW 15.6
FT, W 40 FT, S 99 FT, E ALONG HAMILTON ST TO POB. (BLK 2) ORB 810-556

PARCEL 32-3S-17-12621-000

C DIV: LOTS 6, 7 & 17 & 15.42 FT OFF W SIDE OF LOT 16 & ALL LOT 18 EX 10 FT OFF WEST SIDE LOT 18 DESOTO PARK S/D. ORB 350-485, 810-553, 810-556

PARCEL 32-3S-17-12624-000

C DIV: LOTS 8, 15 & LOT 16 EX 15.42 FT OFF W SIDE OF LOT 16 DESOTO PARK S/D & PART OF LOTS 13 & 14 DESC AS: COMM NW COR LOT 8, RUN E 105.40 FT FOR POB, CONT E 9.31 FT, S 125.50 TO N R/W NE LAKE DESOTO CIR (FKA CIRCLE DR), W ALONG R/W 28.11 FT, NW 97.48 FT, NE 55 FT, NW 15.80 FT TO POB. ORB 780-852, 820-1759

PARCEL 32-3S-17-12622-000

C DIV: BEG 200 FT W OF NE COR OF LOT 9, RUN SE 102 FT, W 91.70 FT, N 125.50 FT, E 72.40 FT TO POB. BEING A PORTION OF LOTS 12, 13 & 14 DESOTO PARK S/D. ORB 34-310, DC 681-014, PROB# 97-127-CP ORB 844-854 THRU 844-866, 851-2118 THRU 851-2128

PARCEL 32-3S-1712623-000

C DIV: LOTS 9, 10, 11 & LOT 12 EX 19 FT OFF W SIDE DESOTO PARK S/D

Columbia County Property Appraiser

Jeff Hampton

2024 Working

updated: 8/1/2024

Parcel: << 00-00-00-12022-000 (40607) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

| Owner & Property Info | | Result: 1 of 1 |
|-----------------------|---|----------------|
| Owner | CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055 | |
| Site | 380 NE CALHOUN AVE, LAKE CITY | |
| Description* | N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB. BLOCK 83. ORB 404-029, CASE# 94-1098-DR ORB 851-093, 094, QCD 1009-411, QCD 1011-1981, ORB 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419, | |
| Area | 0.266 AC | S/T/R 29-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District 1 |

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



| Property & Assessment Values | | | |
|------------------------------|--|---------------------|--|
| 2023 Certified Values | | 2024 Working Values | |
| Mkt Land | \$8,724 | Mkt Land | \$8,724 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$8,724 | Just | \$8,724 |
| Class | \$0 | Class | \$0 |
| Appraised | \$8,724 | Appraised | \$8,724 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$8,724 | Assessed | \$8,724 |
| Exempt 04 | \$8,724 | Exempt 04 | \$8,724 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 | |
| 7/23/2015 | \$100 | 1298 / 2419 | WD | I | U | 18 | |
| 4/20/2006 | \$320,000 | 1081 / 701 | WD | I | U | | |
| 6/30/2005 | \$65,000 | 1051 / 555 | WD | I | Q | | |
| 3/31/2004 | \$100 | 1011 / 1981 | WD | I | U | 06 | |
| 12/16/1997 | \$100 | 1009 / 411 | QC | I | U | 06 | |

| Building Characteristics | | | | | | |
|--------------------------|--------------|----------|---------|-----------|------------|--|
| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value | |
| NONE | | | | | | |

| Extra Features & Out Buildings | | | | | | |
|--------------------------------|------|----------|-------|-------|------|--|
| Code | Desc | Year Blt | Value | Units | Dims | |
| NONE | | | | | | |

| Land Breakdown | | | | | | |
|----------------|---------------|--------------------------|-------------------------|----------|------------|--|
| Code | Desc | Units | Adjustments | Eff Rate | Land Value | |
| 0000 | VAC RES (MKT) | 10,290.000 SF (0.236 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$7,718 | |
| 0000 | VAC RES (MKT) | 1,342.000 SF (0.030 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$1,006 | |

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: << 00-00-00-12023-000 (40608) >>

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 365 NE HERNANDO AVE, LAKE CITY | | |
| Description* | N DIV: BEG 60 FT S OF NW COR, RUN S 52.5 FT, E 140 FT, N 41 FT, W 10 FT, N 9 FT, W 123 FT TO POB. BLOCK 83. ORB 515-761, 831-622, 902-1550 THRU 1554, 933-848, 942-1827, WD 1089-1280, WD 1298-2419, | | |
| Area | 0.16 AC | S/T/R | 29-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$5,280 | Mkt Land | \$5,280 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$5,280 | Just | \$5,280 |
| Class | \$0 | Class | \$0 |
| Appraised | \$5,280 | Appraised | \$5,280 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$5,280 | Assessed | \$5,280 |
| Exempt | 04 \$5,280 | Exempt | 04 \$5,280 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 7/23/2015 | \$100 | 1298 / 2419 | WD | I | U | 18 |
| 7/11/2006 | \$84,000 | 1089 / 1280 | WD | I | U | |
| 12/21/2001 | \$26,000 | 942 / 1827 | WD | I | Q | |
| 8/17/2001 | \$17,500 | 933 / 848 | WD | I | U | 08 |
| 5/12/2000 | \$10,200 | 902 / 1554 | WD | I | U | 03 |
| 11/7/1996 | \$0 | 831 / 622 | WD | I | U | 03 |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| | | | | | NONE |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|---------------|-------------------------|-------------------------|----------|------------|
| 0000 | VAC RES (MKT) | 1,300.000 SF (0.029 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$975 |
| 0000 | VAC RES (MKT) | 5,740.000 SF (0.131 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$4,305 |

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working

Item ii.

updated: 8/17/2024

Parcel: << 00-00-00-12025-000 (40610) >>

Owner & Property Info

| | | | |
|--------------|---|--------------|----------|
| Owner | CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 351 NE HERNANDO AVE, LAKE CITY | | |
| Description* | N DIV: BEG SW COR, RUN N 105 FT, E 160 FT, S 105 FT, W 160 FT TO POB, BLOCK 83, EX 4.20 FT DESC ORB 1077-1366, ORB 502-183, WD 1091-1499, WD 1298-2419, | | |
| Area | 0.385 AC | S/T/R | 29-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$12,600 | Mkt Land | \$12,600 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$12,600 | Just | \$12,600 |
| Class | \$0 | Class | \$0 |
| Appraised | \$12,600 | Appraised | \$12,600 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$12,600 | Assessed | \$12,600 |
| Exempt | 04 \$12,600 | Exempt | 04 \$12,600 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 7/23/2015 | \$100 | 1298 / 2419 | WD | I | U | 18 |
| 8/1/2006 | \$200,000 | 1091 / 1499 | WD | I | U | |
| 12/1/1982 | \$15,000 | 502 / 183 | WD | I | Q | |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|---------------|--------------------------|-------------------------|----------|------------|
| 0000 | VAC RES (MKT) | 16,800,000 SF (0.385 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$12,600 |

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Columbia County Property Appraiser
Jeff Hampton

2024 Working Values
updated: 8/1/2024

Parcel: << 00-00-00-12024-000 (40609) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | | | |
| Description* | N DIV: BEG 55 FT S OF NE COR, RUN S 56 FT, W 69 FT, N 42 FT, W 10 FT, N 16 FT, E 87 FT TO POB, BLOCK 83, ORB 529-409, 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419, | | |
| Area | 0.098 AC | S/T/R | 29-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$3,218 | Mkt Land | \$3,218 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$3,218 | Just | \$3,218 |
| Class | \$0 | Class | \$0 |
| Appraised | \$3,218 | Appraised | \$3,218 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$3,218 | Assessed | \$3,218 |
| Exempt 04 | \$3,218 | Exempt 04 | \$3,218 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 7/23/2015 | \$100 | 1298 / 2419 | WD | I | U | 18 |
| 4/20/2006 | \$320,000 | 1081 / 701 | WD | I | U | |
| 1/20/2006 | \$78,000 | 1072 / 2631 | WD | I | Q | |
| 6/30/2005 | \$65,000 | 1051 / 555 | WD | I | Q | |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|---------------|-------------------------|-------------------------|----------|------------|
| 0000 | VAC RES (MKT) | 4,290,000 SF (0.098 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$3,218 |

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working

Item ii.

updated: 8/11/2024

Parcel: << 00-00-00-12026-000 (40611) >>

Owner & Property Info

| | | | |
|--------------|---|--------------|----------|
| Owner | CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 348 NE CALHOUN AVE, LAKE CITY | | |
| Description* | N DIV: BEG SE COR, RUN N 105 FT, W 50 FT, S 105 FT, E 50 FT TO POB. (BLOCK 83) & 4.20 FT DESC ORB 1077-1366, ORB 420-662, 614-492, 712-352, 768-1665, 921-2340, 930-504, WD 1056-2701, WD 1093-2, WD 1298-2419, | | |
| Area | 0.12 AC | S/T/R | 29-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$3,938 | Mkt Land | \$3,938 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$3,938 | Just | \$3,938 |
| Class | \$0 | Class | \$0 |
| Appraised | \$3,938 | Appraised | \$3,938 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$3,938 | Assessed | \$3,938 |
| Exempt 04 | \$3,938 | Exempt 04 | \$3,938 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 7/23/2015 | \$100 | 1298 / 2419 | WD | I | U | 18 |
| 8/15/2006 | \$94,500 | 1093 / 002 | WD | I | U | |
| 8/30/2005 | \$60,000 | 1056 / 2701 | WD | I | Q | |
| 6/20/2001 | \$30,000 | 930 / 504 | WD | I | U | 03 |
| 3/5/2001 | \$100 | 921 / 2340 | CT | I | U | 01 |
| 12/11/1992 | \$0 | 768 / 1665 | QC | I | U | 01 |
| 2/21/1990 | \$0 | 712 / 352 | WD | I | U | |
| 12/1/1986 | \$20,000 | 614 / 492 | WD | I | Q | |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| | | | | | NONE |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|---------------|-------------------------|-------------------------|----------|------------|
| 0000 | VAC RES (MKT) | 5,250.000 SF (0.120 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$3,938 |

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/17/2024

Parcel: << 00-00-00-12066-000 (40652) >>

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY, FLORIDA 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 202 NE FRANKLIN ST, LAKE CITY | | |
| Description* | N DIV: NW1/4 BLOCK 92, 403-235, 851-93, 94, QC 1009-244, WD 1011-1981, WD 1051-555 WD 1072-2631, WD 1081-701, 1285-155, 1326-2340, WD 1349-905, | | |
| Area | 0.245 AC | S/TR | 29-3S-17 |
| Use Code** | MUNICIPAL VAC (8089) | Tax District | 1 |

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

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$10,710 | Mkt Land | \$10,710 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$10,710 | Just | \$10,710 |
| Class | \$0 | Class | \$0 |
| Appraised | \$10,710 | Appraised | \$10,710 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$10,710 | Assessed | \$10,710 |
| Exempt | 04 \$10,710 | Exempt | 04 \$10,710 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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.

Aerial Viewer Pictometry Google Maps
 2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCODE |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 6/12/2017 | \$0 | 1349 / 905 | WD | V | U | 18 |
| 12/2/2016 | \$27,500 | 1326 / 2340 | WD | V | U | 18 |
| 10/3/2014 | \$27,500 | 1285 / 155 | WD | V | U | 18 |
| 4/20/2006 | \$320,000 | 1081 / 701 | WD | I | U | |
| 1/20/2006 | \$78,000 | 1072 / 2631 | WD | I | Q | |
| 6/30/2005 | \$65,000 | 1051 / 555 | WD | I | Q | |
| 3/31/2004 | \$100 | 1011 / 1981 | WD | V | U | 06 |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|---------------|--------------------------|------------------------|----------|------------|
| 0000 | VAC RES (MKT) | 10,710.000 SF (0.245 AC) | 1.0000/1.0000 1.0000/1 | \$1 /SF | \$10,710 |

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working updated: 8/1/2024 Item ii.

Parcel: << 00-00-00-12067-000 (40653) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 205 NE HILLSBORO ST, LAKE CITY | | |
| Description* | N DIV: SW1/4 & 10 FT OFF W SIDE OF SE1/4 BLOCK 92. ORB 510-498, 710-837, 821-1180, 825-1481, CT 905-1449, 919-831, 934-1065 & CT 1195-304 & SWD 1201-2475, | | |
| Area | 0.284 AC | S/T/R | 29-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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

Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$12,384 | Mkt Land | \$12,384 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$12,384 | Just | \$12,384 |
| Class | \$0 | Class | \$0 |
| Appraised | \$12,384 | Appraised | \$12,384 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$12,384 | Assessed | \$12,384 |
| Exempt | 04 \$12,384 | Exempt | 04 \$12,384 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 |
|-----------|------------|-------------|------|-----|-----------------------|-------|
| 8/24/2010 | \$74,900 | 1201 / 2475 | WD | I | U | 12 |
| 5/24/2010 | \$100 | 1195 / 304 | CT | I | U | 18 |
| 8/6/2001 | \$100 | 934 / 1065 | QC | I | U | 01 |
| 1/23/2001 | \$25,000 | 919 / 831 | WD | I | U | 01 |
| 7/6/2000 | \$100 | 905 / 1449 | CT | I | U | 01 |
| 7/19/1996 | \$30,000 | 825 / 1481 | WD | I | U | 04 |
| 5/3/1996 | \$4,000 | 821 / 1180 | CT | I | U | 11 |
| 2/14/1990 | \$21,500 | 710 / 837 | WD | I | U | |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| | | | | | NONE |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------|--------------------------|-------------------------|----------|------------|
| 0100 | SFR (MKT) | 12,383.710 SF (0.284 AC) | 1.0000/1.0000 1.0000/ / | \$1 / SF | \$12,384 |

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Columbia County Property Appraiser

Jeff Hampton

2024 Working

Item ii.

updated: 8/1/2024

Parcel: << 00-00-00-12064-000 (40650) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

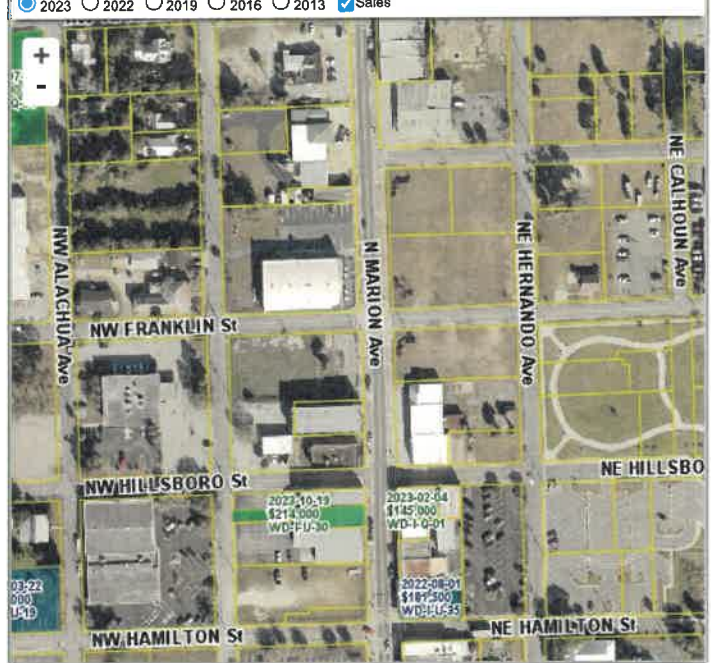
| | | | |
|--------------|---|--------------|----------|
| Owner | CITY OF LAKE CITY FLORIDA 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 220 NE FRANKLIN ST, LAKE CITY | | |
| Description* | N DIV: NE 1/4 BLOCK 92. ORB 776-351, 849-161 THRU 165, WD 1041-1648, WD 1303-180, | | |
| Area | 0.245 AC | S/T/R | 29-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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**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

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$10,710 | Mkt Land | \$10,710 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$10,710 | Just | \$10,710 |
| Class | \$0 | Class | \$0 |
| Appraised | \$10,710 | Appraised | \$10,710 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$10,710 | Assessed | \$10,710 |
| Exempt | 04 \$10,710 | Exempt | 04 \$10,710 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------|
| 10/20/2015 | \$125,000 | 1303 / 180 | WD | I | U | 18 |
| 3/25/2005 | \$40,000 | 1041 / 1648 | WD | I | Q | |
| 8/20/1997 | \$30,000 | 849 / 165 | WD | I | Q | |
| 8/19/1997 | \$100 | 849 / 163 | WD | I | U | 01 |
| 6/10/1993 | \$34,000 | 776 / 351 | WD | I | U | 03 |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| | | | | | NONE |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|--------------------------|-------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 10,710.000 SF (0.245 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$10,710 |

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 8/1/2024

Parcel: 00-00-00-12619-000 (41157)

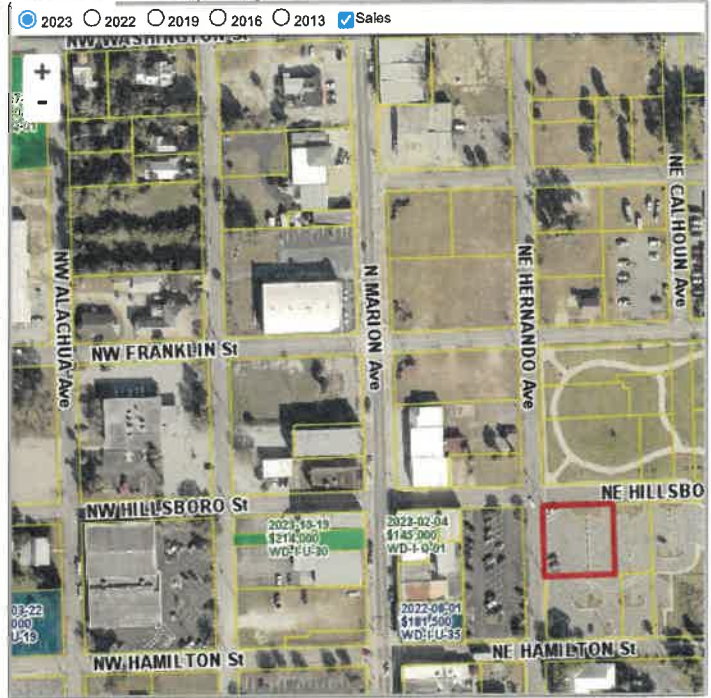
Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY 205 NORTH MARION AVE LAKE CITY, FL 32055 | | |
| Site | 325 NE HERNANDO AVE, LAKE CITY | | |
| Description* | C DIV: LOTS 1, 2, 3 & 4 DESOTO PARK S/D & W1/2 OF A 20-FOOT ALLEY LYING EAST OF LOTS 1 THRU 4 DESOTO PARK S/D. ORB 801-1043 - 1045, 872-1488, 901-1577, WD 1189-1327, QC 1189-1329, CWD 1190-2057. | | |
| Area | 0.28 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$12,210 | Mkt Land | \$12,210 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$12,210 | Just | \$12,210 |
| Class | \$0 | Class | \$0 |
| Appraised | \$12,210 | Appraised | \$12,210 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$12,210 | Assessed | \$12,210 |
| Exempt 04 | \$12,210 | Exempt 04 | \$12,210 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 | VI | Qualification (Codes) | RCode |
|-----------|------------|-------------|------|----|-----------------------|-------|
| 2/19/2010 | \$100 | 1189 / 1329 | QC | I | U | 18 |
| 2/19/2010 | \$158,000 | 1189 / 1327 | WD | I | U | 18 |
| 3/5/2001 | \$100 | 1190 / 2057 | WD | I | U | 01 |
| 4/28/2000 | \$92,000 | 901 / 1577 | WD | I | Q | |
| 1/8/1999 | \$71,800 | 872 / 1488 | WD | I | Q | |
| 1/31/1995 | \$49,900 | 801 / 1045 | WD | I | Q | |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|--------------------------|-------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 12,210.000 SF (0.280 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$12,210 |

Columbia County Property Appraiser

Jeff Hampton

2024 Working

updated: 8/1/2024

Parcel: << 00-00-00-12626-000 (41163) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056 | | |
| Site | 159 NE HAMILTON ST, LAKE CITY | | |
| Description* | C DIV: 119 FT E & W BY 99 FT N & S IN SW COR BLK 2. ORB 624-407 698-449, 719-325, 810-567, | | |
| Area | 0.27 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$14,137 | Mkt Land | \$14,137 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$12,000 | XFOB | \$12,000 |
| Just | \$26,137 | Just | \$26,137 |
| Class | \$0 | Class | \$0 |
| Appraised | \$26,137 | Appraised | \$26,137 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$26,137 | Assessed | \$26,137 |
| Exempt | 04 \$26,137 | Exempt | 04 \$26,137 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 9/1/1995 | \$52,000 | 810 / 567 | WD | I | U | 11 |
| 4/19/1990 | \$60,500 | 719 / 325 | WD | I | Q | |
| 4/14/1987 | \$50,600 | 624 / 407 | WD | I | U | |
| 4/1/1986 | \$55,000 | 589 / 480 | WD | I | Q | |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------------------|----------|-------------|-------|-------|
| 0260 | PAVEMENT-ASPHALT | 0 | \$12,000.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|--------------------------|----------------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 11,781.000 SF (0.270 AC) | 1.0000/1.0000 1.0000/1.2000000 / | \$1 /SF | \$14,137 |

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Item ii.

updated: 8/1/2024

Parcel: << 00-00-00-12620-000 (41158) >>

Owner & Property Info

| | | | |
|--------------|---|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056 | | |
| Site | | | |
| Description* | C DIV: LOT 5 DESOTO PARK S/D & E 1/2 OF A 20-FOOT ALLEY LYING WEST OF LOT 5. ORB 355-646, WD 613-651, 810-565. | | |
| Area | 0.15 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$3,267 | Mkt Land | \$3,267 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$3,267 | Just | \$3,267 |
| Class | \$0 | Class | \$0 |
| Appraised | \$3,267 | Appraised | \$3,267 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$3,267 | Assessed | \$3,267 |
| Exempt | 04 \$3,267 | Exempt | 04 \$3,267 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 9/1/1995 | \$22,000 | 810 / 565 | WD | I | U | 11 |
| 1/1/1987 | \$17,500 | 613 / 651 | WD | I | | 01 |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|-------------------------|----------------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 6,534,000 SF (0.150 AC) | 1.0000/1.0000 1.0000/1.5000000 / | \$1 /SF | \$3,267 |

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by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working

Item ii.

updated: 8/1/2024

Parcel: << 00-00-00-12627-000 (41164) >>

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056 | | |
| Site | | | |
| Description* | C DIV: BEG 10 FT E OF SW COR LOT 18 DESOTO PARK, RUN N TO SW COR LOT 6, SW 15.6 FT, W 40 FT, S 99 FT, E ALONG HAMILTON ST TO POB. (BLK 2) ORB 810-556, | | |
| Area | 0.113 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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**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

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$4,950 | Mkt Land | \$4,950 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$400 | XFOB | \$400 |
| Just | \$5,350 | Just | \$5,350 |
| Class | \$0 | Class | \$0 |
| Appraised | \$5,350 | Appraised | \$5,350 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$5,350 | Assessed | \$5,350 |
| Exempt | 04 \$5,350 | Exempt | 04 \$5,350 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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.

Aerial Viewer Pictometry Google Maps
 2023 2022 2019 2016 2013 Sales



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 9/1/1995 | \$92,000 | 810 / 556 | WD | I | U | 11 |
| 2/1/1986 | \$22,000 | 585 / 681 | WD | I | Q | |
| 5/1/1981 | \$10,000 | 468 / 257 | WD | I | Q | |
| 8/1/1978 | \$9,500 | 409 / 040 | 03 | I | Q | |

Building Characteristics

| Bldg Sketch | Description* | Year Bilt | Base SF | Actual SF | Bldg Value |
|-------------|--------------|-----------|---------|-----------|------------|
| | | | | | NONE |

Extra Features & Out Buildings

| Code | Desc | Year Bilt | Value | Units | Dims |
|------|------------------|-----------|----------|-------|-------|
| 0166 | CONC.PAVMT | 0 | \$100.00 | 1.00 | 0 x 0 |
| 0260 | PAVEMENT-ASPHALT | 0 | \$300.00 | 1.00 | 0 x 0 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|-------------------------|-------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 4,950.000 SF (0.113 AC) | 1.0000/1.0000 1.0000/ / | \$1 /SF | \$4,950 |

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by: GriztlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working

updated: 8/1/2024

Parcel: << 00-00-00-12621-000 (41159) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32056 | | |
| Site | 195 NE HAMILTON ST, LAKE CITY | | |
| Description* | C DIV: LOTS 6, 7 & 17 & 15.42 FT OFF W SIDE OF LOT 16 & ALL LOT 18 EX 10 FT OFF WEST SIDE LOT 18 DESOTO PARK S/D. ORB 350-485, 810-553, 810-556. | | |
| Area | 0.506 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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 **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

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$49,612 | Mkt Land | \$49,612 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$21,100 | XFOB | \$21,100 |
| Just | \$70,712 | Just | \$70,712 |
| Class | \$0 | Class | \$0 |
| Appraised | \$70,712 | Appraised | \$70,712 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$70,712 | Assessed | \$70,712 |
| Exempt | 04 \$70,712 | Exempt | 04 \$70,712 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 9/1/1995 | \$92,000 | 810 / 558 | WD | I | U | 11 |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------------------|----------|-------------|-------|---------|
| 0166 | CONC,PAVMT | 0 | \$500.00 | 1.00 | 0 x 0 |
| 0260 | PAVEMENT-ASPHALT | 0 | \$600.00 | 1.00 | 0 x 0 |
| 0270 | POOL COMM | 1970 | \$20,000.00 | 1.00 | 40 x 20 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|--------------------------|------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 22,050.000 SF (0.506 AC) | 1.0000/1.0000 1.0000/1 | \$2 /SF | \$49,612 |

© 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: 8/1/2024 and may not reflect the data currently on file at our office.

Columbia County Property Appraiser

Jeff Hampton

2024 Working

updated: 8/17/2024

Parcel: << 00-00-00-12624-000 (41162) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

| | | | |
|--------------|--|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 828 NE LAKE DESOTO CIR, LAKE CITY | | |
| Description* | C DIV: LOTS 8, 15 & LOT 16 EX 15.42 FT OFF W SIDE OF LOT 16 DESOTO PARK S/D & PART OF LOTS 13 & 14 DESC AS: COMM NW COR LOT 8, RUN E 105.40 FT FOR POB, CONT E 9.31 FT, S 125.50 TO N RW NE LAKE DESOTO CIR (FKA CIRCLE DR), W ALONG R/W 28.11 FT, NW 97.48 FT, ...more>>> | | |
| Area | 0.429 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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

Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|-------------------------------|---------------------|-------------------------------|
| Mkt Land | \$56,190 | Mkt Land | \$56,190 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$108,115 | Building | \$110,002 |
| XFOB | \$3,682 | XFOB | \$3,682 |
| Just | \$167,987 | Just | \$169,874 |
| Class | \$0 | Class | \$0 |
| Appraised | \$167,987 | Appraised | \$169,874 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$167,987 | Assessed | \$169,874 |
| Exempt | 04 \$167,987 | Exempt | 04 \$169,874 |
| Total Taxable | county:\$0 city:\$0 other:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 |

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 |
|-----------|------------|------------|------|-----|-----------------------|-------|
| 4/16/1996 | \$68,000 | 820 / 1759 | WD | I | U | 11 |
| 9/13/1993 | \$59,900 | 780 / 852 | WD | I | U | 12 |
| 5/1/1981 | \$39,500 | 468 / 473 | WD | I | Q | |

Building Characteristics

| Bldg Sketch | Description* | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch | PREF M B A (8700) | 2014 | 1281 | 6161 | \$110,002 |

*Bldg Desc determinations are used by the Property Appraiser's 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 |
|------|------------|----------|------------|---------|---------|
| 0166 | CONC,PAVMT | 2014 | \$3,682.00 | 1841.00 | 7 x 263 |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|--------------------------|-------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 18,730.000 SF (0.429 AC) | 1.0000/1.0000 1.0000/ / | \$3 /SF | \$56,190 |

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

by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working

updated: 8/17/2024

Parcel: << 00-00-00-12622-000 (41160) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

| | | | |
|--------------|---|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 232 NE HILLSBORO ST, LAKE CITY | | |
| Description* | C DIV: BEG 200 FT W OF NE COR OF LOT 9, RUN SE 102 FT, W 91.70 FT, N 125.50 FT, E 72.40 FT TO POB. BEING A PORTION OF LOTS 12, 13 & 14 DESOTO PARK S/D. ORB 34-310, DC 681-014, PROB# 97-127-CP ORB 844-854 THRU 844-866, 851-2118 THRU 851-2128, | | |
| Area | 0.189 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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



Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$24,828 | Mkt Land | \$24,828 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$24,828 | Just | \$24,828 |
| Class | \$0 | Class | \$0 |
| Appraised | \$24,828 | Appraised | \$24,828 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$24,828 | Assessed | \$24,828 |
| Exempt | 04 \$24,828 | Exempt | 04 \$24,828 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 |
|-----------|------------|------------|------|-----|-----------------------|-------|
| 1/6/1998 | \$68,000 | 851 / 2128 | WD | I | U | 01 |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| | | | | | NONE |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|-------------------------|-------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 8,276.000 SF (0.189 AC) | 1.0000/1.0000 1.0000/ / | \$3 /SF | \$24,828 |

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

by: GrizzlyLogic.com

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Columbia County Property Appraiser

Jeff Hampton

2024 Working Values updated: 8/1/2024

Parcel: << 00-00-00-12623-000 (41161) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

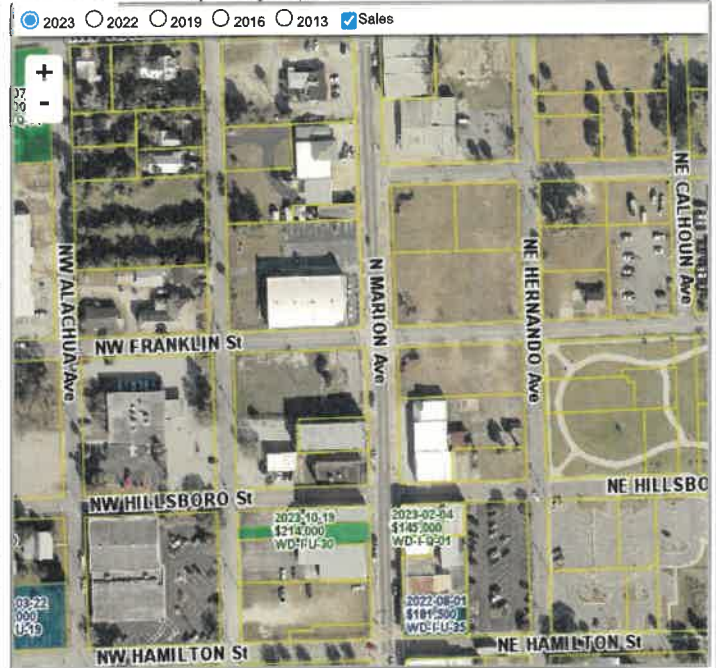
| | | | |
|--------------|---|--------------|----------|
| Owner | CITY OF LAKE CITY 205 N MARION AVE LAKE CITY, FL 32055 | | |
| Site | 778 NE LAKE DESOTO CIR, LAKE CITY | | |
| Description* | C DIV: LOTS 9, 10, 11 & LOT 12 EX 19 FT OFF W SIDE DESOTO PARK S/D. | | |
| Area | 0.4 AC | S/T/R | 32-3S-17 |
| Use Code** | MUNICIPAL IMP-EX (8900) | Tax District | 1 |

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

Property & Assessment Values

| 2023 Certified Values | | 2024 Working Values | |
|-----------------------|--|---------------------|--|
| Mkt Land | \$52,272 | Mkt Land | \$52,272 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$52,272 | Just | \$52,272 |
| Class | \$0 | Class | \$0 |
| Appraised | \$52,272 | Appraised | \$52,272 |
| SOH/10% Cap | \$0 | SOH/10% Cap | \$0 |
| Assessed | \$52,272 | Assessed | \$52,272 |
| Exempt | 04 \$52,272 | Exempt | 04 \$52,272 |
| Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 | Total Taxable | county:\$0 city:\$0 other:\$0 school:\$0 |

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 |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| NONE | | | | | | |

Building Characteristics

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

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims |
|------|------|----------|-------|-------|------|
| NONE | | | | | |

Land Breakdown

| Code | Desc | Units | Adjustments | Eff Rate | Land Value |
|------|-----------------|--------------------------|-------------------------|----------|------------|
| 8900 | MUNICIPAL (MKT) | 17,424.000 SF (0.400 AC) | 1.0000/1.0000 1.0000/ / | \$3 /SF | \$52,272 |

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

by: GrizzlyLogic.com

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HFD/lss
C-15-1092
6/1/2015

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps & Green, LLP
Attorneys at Law
285 NE Hernando Avenue
Lake City, Florida 32055

REF. 27.00
DCC. .70
INDEX 9
CONSIDERATION 0

Inst: 201512013081 Date: 8/3/2015 Time: 3:32 PM
Stamp-Deed: 0.70
DC, P.DeWitt Cason, Columbia County Page 1 of 3 B:1298 P:2419

WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of July, 2015, by LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, a corporate body politic of the State of Florida, whose mailing address is 422 NE Lake Shore Terrace, Lake City, Florida 32055, hereinafter called the Grantor, to CITY OF LAKE CITY, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

All of Block 83 in the Northern Division of the City of Lake City, Florida, bounded on the East by Calhoun Avenue, on the South by Hillsboro Street, on the West by Hernando Avenue, and on the North by Franklin Street and identified on the Tax Rolls as Parcels 12022, 12023, 12024, 12025 and 12026.

This deed is given to and accepted by Grantee pursuant to and in accordance with the terms, conditions, limitations, and provisions of an Interlocal Agreement dated May 11, 2015, by and among the Lake Shore Hospital Authority, the City of Lake City, Florida, and the Lake City Community Redevelopment Agency (the "Interlocal Agreement"), copy of which is recorded in Official Records Book 1295, beginning at Page 2391, public records of Columbia County, Florida.

Grantee agrees to be bound by and comply with the terms, conditions, provisions, and requirements of the Interlocal Agreement and covenants and agrees with Grantor that the property herein conveyed to Grantee shall be used in perpetuity for a public purpose, such as, but not limited to, a public park or parking lot. The City further agrees that in the event the property herein conveyed is not used for a proper public purpose, title to the property shall revert to the Grantee, its successors or assigns.

The Interlocal Agreement has been authorized by Lake City Community Redevelopment Agency Resolution No. CRA 2015-02, City of Lake City, Florida, City Council Resolution No. 2015-031, and Lake Shore Hospital Authority Resolution No. 2015-001.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in the presence of:

LAKE SHORE HOSPITAL
AUTHORITY OF COLUMBIA
COUNTY, FLORIDA

Cynthia A Watson

Witness
Cynthia A Watson

(Print/type name)

By: *Loretta Chancy*

LORETTA CHANCY
Chairperson

ATTEST:

J.P. Beatty

Witness
J.P. Beatty

(Print/type name)

Janet Creel

JANET CREEL
Secretary

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of July, 2015, by LORETTA CHANCY and JANET CREEL, as Chairperson and Secretary, respectively, of LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA, a corporate body politic of the State of Florida, who is personally known to me.



Sonja A. Meads

Notary Public, State of Florida
Sonja A. Meads

(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:

Return To:
PowerLink Settlement Services
Attn: Post Closing
345 Rouser Rd Bldg. 5
Coraopolis, PA 15108

This Document Prepared By: *ROXANNE WALKER*
PowerLink Settlement Services
345 Rouser Rd Bldg. 5
Coraopolis, PA 15108
PL# 106027
PR# 0031832132C
Parcel ID: 00-00-00-12067-000

*CONSIDERATION
\$74,900.00*

Inst:201012015404 Date:9/23/2010 Time:1:24 PM
Doc Stamp-Deed:524.30
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1201 P:2475

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 24TH day of August 2010, by American Home Mortgage Servicing, Inc. whose address is 4600 Regent Blvd Irving, TX 75063, hereinafter called the Grantor, to HANSEL HOLTON and CHRISTOPHER AFRICANO, married, whose address is 235 SW MARKS DRIVE LAKE CITY, FL 32024, hereinafter called the Grantee.

WITNESSETH: That said Grantor, for and in consideration of the sum of \$74,900.00 Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, State of Florida, to wit:

THE FOLLOWING DESCRIBED LAND IN COLUMBIA COUNTY, FLORIDA, TO-WIT:

SOUTHWEST 1/4 AND WEST 10 FEET OF SOUTHEAST 1/4 OF BLOCK 92, IN THE NORTHERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, SAID BLOCK BEING BOUNDED ON THE NORTH BY EAST FRANKLIN STREET; ON THE EAST BY TAYLOR STREET; ON THE SOUTH BY EAST HILLSBOROUGH STREET; AND ON THE WEST BY CALHOUN STREET, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 12, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel ID: 00-00-00-12067-000

More commonly known as: 205 NE HILLSBORO ST, LAKE CITY, FL 32055-2975

This property is not the homestead of the Grantor(s).

BEING the same premises which the Clerk of Court of Columbia in Certificate of Title recorded MAY 26, 2010 in the Columbia County Recorder's Office in 1195 Page 304, granted and conveyed to American Home Mortgage Servicing, Inc., the Grantors herein.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land.

Grantor conveys title by Special Warranty Deed without covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property, except taxes accruing subsequent to 2010, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Ashley Brent
Witness Ashley Brent

[Signature]
American Home Mortgage Servicing, Inc. by
American Home Mortgage Servicing as Attorney In
Fact

By: Dawnelle Porter
Its: Assistant Secretary

Witness

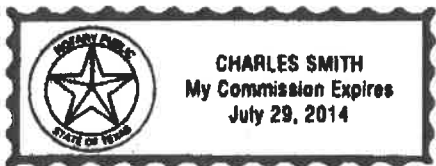
County of Dallas

State of Texas

THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of Aug , 2010 by Dawnelle Porter Assistant Secretary of American Home Mortgage Servicing, Inc. By American Home Mortgage Servicing as Attorney In Fact, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

(SEAL)

[Signature]
Notary Public
Print Name: Charles Smith
My Commission Expires: 7/29/2014



Item ii.
Dec 21, 2017
④

THIS INSTRUMENT PREPARED BY:

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

Inst: 201712022309 Date: 12/06/2017 Time: 3:21PM
Page 1 of 2 B: 1349 P: 905, P. DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 71.40

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of June, 2017,
by **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a
body politic of the State of Florida, acting through its Board of Trustees, whose mailing address
is Post Office Box 988, Lake City, Florida 32056-0988, hereinafter called the Grantor, to the
CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the
State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)**
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby
grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that
certain land situate in Columbia County, Florida, viz:

NW 1/4 of Lot or Block 92, Northern Division of the City of Lake
City, Florida.

Tax Parcel No.: 00-00-00-12066-000.

This deed is given to and accepted by Grantee subject to
easements, restrictions, covenants, and limitations of record, if any,
which shall not serve to reimpose the same, existing zoning, land
use, and governmental regulations, public road right-of-way; and
the terms, conditions, declarations, uses, options, leases,
agreements, easements, covenants and restrictions as shown in
Declaration of Covenants, Conditions and Restrictions for NW 1/4
of Block 92, North Division recorded in the public records of
Columbia County, Florida.

SUBJECT TO ad valorem taxes and non-ad valorem assessments
subsequent to December 31, 2016.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA

[Signature]
Witness
J.P. BERRY Sr.

By: *[Signature]*
DeKoven Adams, Chairman
Board of Trustees

Print or type name
Cynthia A. Watson
Witness
Cynthia A. Watson
Print or type name

ATTEST: *[Signature]*
Janet Creel, Secretary

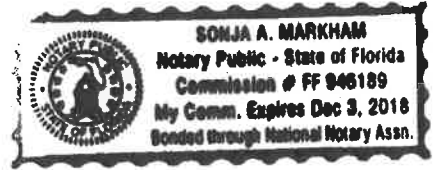
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of June, 2017, by **DeKOVEN ADAMS** and **JANET CREEL**, as the Chairman and Secretary, respectively, of **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a body politic of the State of Florida, on behalf of the corporation, who are personally known to me.

[Signature]
Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires:



Item ii.
DEC 21, 2017
④

THIS INSTRUMENT PREPARED BY:

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

Inst: 201712022309 Date: 12/06/2017 Time: 3:21PM
Page 1 of 2 B: 1349 P: 905, P. DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 71.40

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of June, 2017,
by **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a
body politic of the State of Florida, acting through its Board of Trustees, whose mailing address
is Post Office Box 988, Lake City, Florida 32056-0988, hereinafter called the Grantor, to the
CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the
State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055,
hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00)**
DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby
grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that
certain land situate in Columbia County, Florida, viz:

NW 1/4 of Lot or Block 92, Northern Division of the City of Lake
City, Florida.

Tax Parcel No.: 00-00-00-12066-000.

This deed is given to and accepted by Grantee subject to
easements, restrictions, covenants, and limitations of record, if any,
which shall not serve to reimpose the same, existing zoning, land
use, and governmental regulations, public road right-of-way, and
the terms, conditions, declarations, uses, options, leases,
agreements, easements, covenants and restrictions as shown in
Declaration of Covenants, Conditions and Restrictions for NW 1/4
of Block 92, North Division recorded in the public records of
Columbia County, Florida.

SUBJECT TO ad valorem taxes and non-ad valorem assessments
subsequent to December 31, 2016.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its seal the day and year first above written.

Signed, sealed and delivered in the presence of:

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA

[Signature]
Witness
J. Barry Sr.
Print or type name

By: *[Signature]*
DeKoven Adams, Chairman
Board of Trustees

Cynthia A. Watson
Witness
Cynthia A. Watson
Print or type name

ATTEST: *[Signature]*
Janet Creel, Secretary

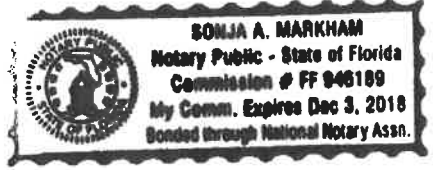
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 12th day of June, 2017, by **DeKOVEN ADAMS** and **JANET CREEL**, as the Chairman and Secretary, respectively, of **LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA**, a body politic of the State of Florida, on behalf of the corporation, who are personally known to me.

[Signature]
Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires:



Item ii.

HFD/lss
306.02-15-106
10/2/2015

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps & Green, LLP
285 NE Hernando Avenue
Lake City, Florida 32055

REC. 78.00
DOC. 875.00
IMT. 0
INDEX 0
CONSIDERATION 125,000.00

Inst: 201512017592 Date: 10/23/2015 Time: 3:45 PM
Doc Stamp Deed: 875.00
DC, P.DeWitt Cason, Columbia County Page 1 of 9 B: 1303 P: 180

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of October, 2015, by ROBERT F. McMANUS and DIANE C. McMANUS, his wife, whose mailing address is Post Office Box 3393, Lake City, Florida 32025, hereinafter called the Grantor, to the CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State of Florida, whose post office address is 205 North Marion Avenue, Lake City, Florida 32055, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

Section 29: The NE 1/4 of Block No. 92 in the Northern Division of the City of Lake City, Florida, said Block No. 92 bounded on the North by Franklin Street and on the West by Calhoun Street.

Parcel Number: 00-00-00-12064-000

This deed is given subject to easements, restrictions, reservations, and limitations of record, if any, and land use and zoning rules, regulations, and ordinances.

Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by them or any member of their family as their homestead.

This deed is authorized pursuant to City Council Resolution No. 2015-051 approved and adopted by the City Council on September 9, 2015, certified copy of which is attached hereto and made a part of this deed.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

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

[Signatures begin on next page]

Signed, sealed and delivered
in the presence of:

Delores B. Brannen
Witness

Delores B. Brannen
(Print/type name)

Loretta S. Steinmann
Witness
Loretta S. Steinmann

Loretta S. Steinmann
(Print/type name)

Robert F. McManus (SEAL)
ROBERT F. McMANUS

Diane C. McManus (SEAL)
DIANE C. McMANUS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 20th day of October, 2015, by ROBERT F. McMANUS and DIANE C. McMANUS, his wife, who are personally known to me, or who produced _____ as identification.



Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires:



City of Lake City

205 N. MARION AVE.
LAKE CITY, FLORIDA 32055

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

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Resolution 2015-051 (5 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 2nd day of October 2, 2015.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES, MMC
City Clerk

Mayor-Council Member
STEPHEN M. WITT

Vice-Mayor-Council Member
MELINDA MOSES

Council Members
EUGENE JEFFERSON
ZACK PAULK
GEORGE WARD

City Attorney
HERBERT F. DARBY

City Manager
WENDELL JOHNSON

City Clerk
AUDREY E. SIKES

HFD/lss
306.02-15-106
8/24/2015

CITY COUNCIL RESOLUTION 2015-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA ("CITY"), AUTHORIZING THE CITY TO PURCHASE FROM ROBERT F. McMANUS AND DIANE C. McMANUS, HIS WIFE, A PARCEL OF REAL PROPERTY LOCATED IN THE NORTHERN DIVISION OF LAKE CITY, FLORIDA, PURSUANT TO AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CONTRACT FOR SALE AND PURCHASE EFFECTIVE AUGUST 10, 2015, BETWEEN ROBERT F. McMANUS AND DIANE C. McMANUS, HIS WIFE, AND CITY (THE "McMANUS CONTRACT") FOR THE PURCHASE PRICE OF ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 (\$125,000.00) DOLLARS.

RECITALS

A. The City of Lake City, Florida ("City") has entered into a written contract effective August 10, 2015, with Robert F. McManus and Diane C. McManus, his wife (the "McManus Contract" and/or "Contract"), wherein the City proposes to purchase the following described property:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

Section 29: The NE 1/4 of Block No. 92 in the Northern Division of the City of Lake City, Florida, said Block No. 92 bounded on the North by Franklin Street and on the West by Calhoun Street.

TOGETHER WITH all improvements located thereon.

Parcel Number: 00-00-00-12064-000

herein the "Property"), in accordance with and pursuant to the terms and conditions set forth and contained in the McManus Contract, copy of which, while not attached hereto, is on file in the office of the City Clerk of the City of Lake City, Florida.

B. The McManus Contract and the right of and authority for buying the Property is subject to the City complying with the provisions and requirements of Section

166.045, Florida Statutes.

C. The City has given the required notice of its intent to purchase the Property for various public purposes in the implementation of the CRA Plan.

D. The Property is located within the Community Redevelopment Area.

E. The Community Redevelopment Agency ("CRA"), by its Resolution No. 2015-04 appropriated TIF funds in the amount of \$125,000.00, plus an additional amount sufficient to pay closing costs to purchase the Property.

F. Pursuant to Section 166.045, Florida Statutes, the City Council held the required public hearing on September 9, 2015, to hear and consider all comments from the public concerning the purchase of the Property.

G. Proof of the publication of the notice of the public hearing is on file in the Office of the City Clerk.

H. The City Council finds that the City has complied with all of the requirements of Section 166.045, Florida Statutes, relating to the purchase of the Property pursuant to the terms of the McManus Contract

I. The City Council finds that it is in the public interest and welfare for the City to purchase the Property under the terms of the Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, as follows:

Section 1. The above recitals are all true and correct and are incorporated herein and made a part of this resolution.

Section 2. That the McManus Contract is hereby approved, ratified and confirmed and the City is authorized to purchase the Property described therein in accordance with the terms and conditions contained and set forth therein for the purchase price of \$125,000.00.

Section 3. The City Attorney is authorized and instructed to prepare and have executed any and all documents necessary for the City to acquire good and marketable title, free and clear from all liens and encumbrances to said real property, subject only to the Permitted Exceptions, for and on behalf of the City and to complete the purchase of the Property in accordance with the provisions and requirements of the McManus Contract.

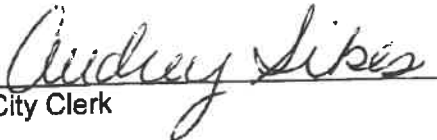
Section 4. The Mayor is hereby authorized and directed to execute and sign all closing documents for and on behalf of the City.

[Remainder of this Page intentionally left blank]

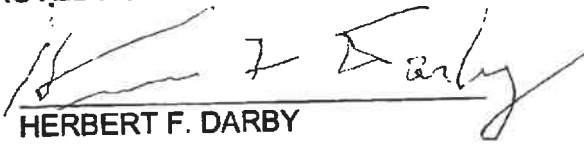
PASSED AND ADOPTED at a meeting of the City Council this 9th day of
September, 2015.


Mayor-Councilman

ATTEST:


City Clerk

APPROVED AS TO FORM AND LEGALITY:

By: 
HERBERT F. DARBY
City Attorney

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

Legal Copy
As Published

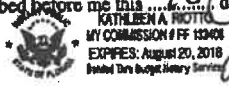
STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared **Todd Wilson** who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a .

in the matter of Legal Notice of Proposed Purchase of Real Estate By the City of Lake City, Florida

in the _____ Court, was published in said newspaper in the issues of August 9, 2015

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 10 day of August A.D., 2015

[Signature]
Notary Public

HFD/lss
C-94-571
8/14/95

Item ii.

0810 180567

95-11372

OFFICIAL RECORDS

FILED IN PUBLIC RECORDS OFFICE OF THE CLERK OF THE COURT, COLUMBIA COUNTY, FLORIDA

1995 SEP -6 PM 5:34

RECORDED
P. DeWitt Cason
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY: *MLK* D.C.

DOCUMENTARY STAMP # 36400
INTANGIBLE TAX
P. DEWITT CASON, CLERK OF COURTS, COLUMBIA COUNTY, FLORIDA
BY: *MLK* D.C.

WARRANTY DEED

THIS WARRANTY DEED made this *1st* day of September, 1995, by **A. MONEIM RAMADAN, M.D., P.A.**, a Florida professional service corporation, hereinafter called the Grantor, to **THE CITY OF LAKE CITY, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose federal identification number is 03-6000-352, and whose post office address is Post Office Box 1687, Lake City, Florida 32056-1687, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

BEGIN at the Southwest corner of Block 2 of the Central Division of the City of Lake City, Florida (being the intersection of the North right-of-way line of Hamilton Street and the East right-of-way line of Hernando Street) and run thence N 89°25'24" E along the North right-of-way line of Hamilton Street, 121.18 feet, thence N 00°27'56" W, 99.47 feet, thence S 89°12'05" W, 121.27 feet to the East right-of-way line of Hernando Street, thence S 00°31'00" E along said East right-of-way line, 99.00 feet to the POINT OF BEGINNING.

Parcel Number: 00-00-00-12626-000

This deed and the conveyance of the property herein described by the Grantor to the Grantee is authorized by resolution of the Board of Directors of Grantor, certified copy of which is attached as Exhibit "A" and hereby incorporated in and made a part hereof.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1994.

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

Signed, sealed and delivered in the presence of:

A. MONEIM RAMADAN, M.D., P.A.
a Florida professional service corporation

Jean Cranfill
Witness
JEAN CRANFILL
(Print/type name)

By: Rebecca G. Evans
REBECCA G. EVANS
Vice President

Loretta S. Steinhilber
Witness
LORETTA S. STEINHILBER
(Print/type name)

(CORPORATE SEAL)

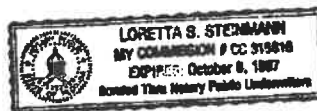
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1st day of September, 1995, by REBECCA G. EVANS, as Vice President for and on behalf of A. MONEIM RAMADAN, M.D., P.A., a Florida professional service corporation, who is personally known to me.

Loretta S. Steinhilber
Notary Public, State of Florida
LORETTA S. STEINHILBER
(Print/type name)

(NOTARIAL SEAL)

My Commission Expires:



EX 0810 PG 0568
OFFICIAL RECORDS

SPECIAL MEETING MINUTES
OF BOARD OF DIRECTORS
OF
A. MONEIM RAMADAN, M.D., P.A.

DK 0810 PG0569

OFFICIAL RECORDS

The meeting was called to order at 11:00 AM on April 10, 1995, in the home of Dr. Ramadan located at 9303 N.W. 143rd Street, Alachua, Florida, 32615.

Waiver of Notice for this Special Meeting is attached and hereby made a part of these Minutes.

Upon motion duly made and carried, it was agreed that the Corporation authorize the sale of the property located at 407 North Hernando Street in Lake City, Florida, to the City of Lake City for the sum of \$52,000.00, and that Rebecca G. Evans, as Vice-President, Secretary, Treasurer, and Director, be authorized to execute the Contract For Sale and Purchase and the Deed of Conveyance to transfer the title to the City of Lake City, and to execute any and all other documents which are required to consummate the sale.

Upon motion duly made and carried, it was agreed that the Corporation authorize a certified corporate resolution attesting to the above motion.

There being no further business and upon motion duly made and carried, the meeting was adjourned at 11:10 AM.




Rebecca G. Evans
Vice President, Secretary, Treasurer, Director

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of this Corporation, this 10 day of APRIL, 1995.



Rebecca G. Evans, Secretary

I hereby further certify that I am a director of the Corporation and that the foregoing is a correct copy of the Minutes of a Special Meeting of the Board of Directors held on April 10, 1995.



A. Moneim Ramadan, M.D., President/Director

THIS INSTRUMENT WAS PREPARED BY:

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

PK 0851 PG 2128

Recording Fee \$ 10.50
Documentary Stamp \$ 95.20

RETURN TO:

TERRY MCDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328
96-352

OFFICIAL RECORDS

Grantee's FEI No. [REDACTED]

Property Appraiser's
Parcel Identification No.
00-00-00-12622-000

Documentary Stamp 95.20
Intangible Tax _____
F. Del. Tax _____
City of Lake City _____
S. _____

WARRANTY DEED

THIS INDENTURE, made this 9th day of January, 1998, BETWEEN EDWARD R. LIPSCOMB, who does not reside on the property described below, whose post office address is 1430 S. Church Street, Lake City, FL 32025, of the County of Columbia, State of Florida, grantor*, and THE CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State of Florida, whose post office address is Post Office Box 1687, Lake City, Florida 32056-1687, 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 heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Begin at a point on the South Boundary line of East Hillsboro Street 200 feet West of the Northeast Corner of Lot 9 in DeSoto Park Subdivision, and run thence South 9°40' East, a distance of 102 feet to the North boundary line of Circle Street, thence Westerly along a line 16.5 feet North from the center line of the pavement of Circle Street a distance of 91.7 feet to a point, thence North 8' East a distance of 125.5 feet to the South boundary line of said East Hillsboro Street, thence East along the said South Boundary line of East Hillsboro Street a distance of 72.4 feet to the point of beginning; said lands being a portion of Lots 12, 13, and 14 of DeSoto Park, a subdivision in the Eastern Division of the City of Lake City, Florida, according to map or plat thereof recorded in Plat Book 1, Page 47, among the public records of Columbia County, Florida.

SUBJECT TO taxes for the current year.

N.B. Neither the Grantor nor any member of his family live or reside on the property described herein or any land adjacent thereto or claim any part thereof or any land adjacent thereto as their homestead.

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 our presence:

DeEtte F. Brown
(First Witness)
DeEtte F. Brown
Printed Name

Edward R. Lipscomb (SEAL)
EDWARD R. LIPSCOMB

BK 0851 PG 2129
OFFICIAL RECORDS

Lisa C. Ogburn
(Second Witness)
Lisa C. Ogburn
Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of January, 1998, by EDWARD R. LIPSCOMB, who is personally known to me or who has produced _____ as identification and who did not take an oath.

My Commission Expires:

DeEtte F. Brown
Notary Public
Printed, typed, or stamped name:



FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY

98-00621

1998 JAN 14 PH 4:25

REC'D
[Signature]
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA
BY [Signature] DC





CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

SE 24-06, an application by Don Rosenthal, agent for City of Lake City, to request a special exception be granted as provided for in Section 4.14.5.2 of the Land Development Regulations, to permit a package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge, as defined by these Land Development Regulations, within a COMMERCIAL-CENTRAL BUSINESS DISTRICT (C-CBD) zoning district, in accordance with a site plan and a petition dated May 30, 2024, to be located on property described as follows:

PARCEL 29-3S-17-12022-000

N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB. BLOCK 83. ORB 404-029, CASE# 94-1098-DR ORB 851-093, 094, QCD 1009-411, QCD 1011-1981, ORB 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419
Containing 0.266 acres, more or less

PARCEL 29-3S-17-12023-000

N DIV: BEG 60 FT S OF NW COR, RUN S 52.5 FT, E 140 FT, N 41 FT, W 10 FT, N 9 FT, W 123 FT TO POB. BLOCK 83. ORB 515-761, 831-622, 902-1550 THRU 1554, 933-848, 942-1827, WD 1089-1280, WD 1298-2419
Containing 0.16 acres, more or less

PARCEL 29-3S-17-12025-000

N DIV: BEG SW COR, RUN N 105 FT, E 160 FT, S 105 FT, W 160 FT TO POB. BLOCK 83. EX 4.20 FT DESC ORB 1077-1366. ORB 502-183, WD 1091-1499, WD 1298-2419
Containing 0.385 acres, more or less

PARCEL 29-3S-17-12024-000

N DIV: BEG 55 FT S OF NE COR, RUN S 56 FT, W 69 FT, N 42 FT, W 10 FT, N 16 FT, E 87 FT TO POB, BLOCK 83. ORB 529-409, 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419
Containing 0.098 acres, more or less

PARCEL 29-3S-17-12066-000

N DIV: NW1/4 BLOCK 92. 403-235, 851-93, 94, QC 1009-244, WD 1011-1981, WD 1051-555 WD 1072-2631, WD 1081-701, 1285-155, 1326-2340, WD 1349-905
Containing 0.245 acres, more or less

PARCEL 29-3S-17-12064-000

N DIV: NE 1/4 BLOCK 92. ORB 776-351, 849-161 THRU 165, WD 1041-1648, WD 1303-180
Containing 0.245 acres, more or less

PARCEL 29-3S-17-12067-000

N DIV: SW1/4 & 10 FT OFF W SIDE OF SE1/4 BLOCK 92. ORB 510-498, 710-837, 821-1180, 825-1481, CT 905-1449, 919-831, 934-1065 & CT 1195-304 & SWD 1201-2475
Containing 0.284 acres, more or less

PARCEL 32-3S-17-12619-000

C DIV: LOTS 1, 2, 3 & 4 DESOTO PARK S/D & W1/2 OF A 20-FOOT ALLEY LYING EAST OF LOTS 1 THRU 4 DESOTO PARK S/D. ORB 801-1043 - 1045, 872-1488, 901-1577, WD 1189-1327, QC 1189-1329, CWD 1190-2057

Containing 0.28 acres, more or less

PARCEL 32-3S-17-12626-000

C DIV: 119 FT E & W BY 99 FT N & S IN SW COR BLK 2. ORB 624-407 698-449, 719-325, 810-567

Containing 0.27 acres, more or less

PARCEL 32-3S-17-12620-000

C DIV: LOT 5 DESOTO PARK S/D & E1/2 OF A 20-FOOT ALLEY LYING WEST OF LOT 5. ORB 355-646, WD 613-651, 810-565

Containing 0.15 acres, more or less

PARCEL 32-3S-17-12627-000

C DIV: BEG 10 FT E OF SW COR LOT 18 DESOTO PARK, RUN N TO SW COR LOT 6, SW 15.6 FT, W 40 FT, S 99 FT, E ALONG HAMILTON ST TO POB. (BLK 2) ORB 810-556

Containing 0.113 acres, more or less

PARCEL 32-3S-17-12621-000

C DIV: LOTS 6, 7 & 17 & 15.42 FT OFF W SIDE OF LOT 16 & ALL LOT 18 EX 10 FT OFF WEST SIDE LOT 18 DESOTO PARK S/D. ORB 350-485, 810-553, 810-556

Containing 0.506 acres, more or less

PARCEL 32-3S-17-12624-000

C DIV: LOTS 8, 15 & LOT 16 EX 15.42 FT OFF W SIDE OF LOT 16 DESOTO PARK S/D & PART OF LOTS 13 & 14 DESC AS: COMM NW COR LOT 8, RUN E 105.40 FT FOR POB, CONT E 9.31 FT, S 125.50 TO N R/W NE LAKE DESOTO CIR (FKA CIRCLE DR), W ALONG R/W 28.11 FT, NW 97.48 FT, NE 55 FT, NW 15.80 FT TO POB. ORB 780-852, 820-1759

Containing 0.429 acres, more or less

PARCEL 32-3S-17-12622-000

C DIV: BEG 200 FT W OF NE COR OF LOT 9, RUN SE 102 FT, W 91.70 FT, N 125.50 FT, E 72.40 FT TO POB. BEING A PORTION OF LOTS 12, 13 & 14 DESOTO PARK S/D. ORB 34-310, DC 681-014, PROB# 97-127-CP ORB 844-854 THRU 844-866, 851-2118 THRU 851-2128

Containing 0.189 acres, more or less

PARCEL 32-3S-1712623-000

C DIV: LOTS 9, 10, 11 & LOT 12 EX 19 FT OFF W SIDE DESOTO PARK S/D
Containing 0.4 acres, more or less

All said parcels containing 3.775 acres, more or less

WHEN;

September 10, 2024 at 5:30pm or as soon after.

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

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

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

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

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. **SE 24-06** (City of Lake City)- Parcels 12022-000, 12023-000, 12025-000, 12024-000, 12066-000, 12064-000, 12067-000, 12619-000, 12626-000, 12620-000, 12627-000, 12621-000, 12624-000, 12622-000, 12623-000- Special Exception petition to permit a bar, tavern, or cocktail lounge on certain property within the Commercial- Central Business zoning district.

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

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, August 28, 2024 8:38 AM
To: Angelo, Robert
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Confirmed

Kym Harrison - 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103
Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Wednesday, August 28, 2024 8:12 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Looks Good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, August 27, 2024 12:17 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: FW: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Just making sure you saw this. Below and attached please

Kym Harrison - 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103

Lake City, FL 32055

From: LCR-Classifieds
Sent: Monday, August 26, 2024 4:31 PM
To: 'Angelo, Robert' <AngeloR@lcfla.com>
Subject: 77986 77985 77984 RE: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Hi Robert! 3 ads attached to publish 8/29
P&A 3 x 3.5 272.25
BOA 3 x 5 247.50
HISTORIC 3 x 5.5 272.25

Kym Harrison - 386-754-0401
Support your local news source while reaching our community of loyal subscribers
Lake City Reporter • Currents Magazine • HomeSeller Magazine • Thrive Magazine
1086 SW Main Blvd. Ste 103
Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, August 26, 2024 3:23 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 09-10-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 29, 2024** paper.

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



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NOTICE OF PUBLIC MEETING

CITY OF LAKE CITY

BOARD OF ADJUSTMENTS

THIS SERVES AS PUBLIC NOTICE the Board of Adjustments will hold a meeting on Tuesday, September 10, 2024 at 5:30 PM or as soon after.

Agenda Items-

1. **SE 24-06** (City of Lake City)- Parcels 12022-000, 12023-000, 12025-000, 12024-000, 12066-000, 12064-000, 12067-000, 12619-000, 12626-000, 12620-000, 12627-000, 12621-000, 12624-000, 12622-000, 12623-000- Special Exception petition to permit a bar, tavern, or cocktail lounge on certain property within the Commercial- Central Business zoning district.

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

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, August 28, 2024 8:35 AM
To: Angelo, Robert
Subject: RE: 830844 RE: Legal Ad Notice for SE 24-06

Confirmed

Kym Harrison - 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Wednesday, August 28, 2024 8:14 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 830844 RE: Legal Ad Notice for SE 24-06

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, August 26, 2024 3:44 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 830844 RE: Legal Ad Notice for SE 24-06

Proof attached for approval

Kym Harrison - 386-754-0401

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

1086 SW Main Blvd. Ste 103

Lake City, FL 32055

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, August 26, 2024 3:20 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal Ad Notice for SE 24-06

Kym,

Please publish in the legal section of the Lake City Reporter on **August 29, 2024.**

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



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

LAKE CITY REPORTER
1086 SW MAIN BLVD STE 103
PO BOX 1709
LAKE CITY FL 32056-1709
(386)752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 08/28/24 08:37 by kharr-cn

Acct #: 45150

Ad #: 830844

Status: New

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

Start: 08/29/2024 Stop: 08/29/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 28.59 Words: 1088
Total STD 28.59
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 471.74

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

Affidavits: 1
Ad Descrpt: SE 24-06
Descr Cont: NOTICE OF PUBLIC HEARING
Given by: *
P.O. #:
Created: kharr 08/26/24 15:42
Last Changed: kharr 08/28/24 08:37

PUB ZONE EDT TP RUN DATES
LCR A 96 S 08/29

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

NOTICE OF PUBLIC HEARING CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING AS THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the special exception, as described below, will be heard by the Planning and Zoning Board of the Lake City Florida serving as the Board of Adjustment of the City of Lake City, Florida, at a public hearing on September 10, 2024 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the Second Floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

SE 24-06, an application by Don Rosenthal, agent for City of Lake City, to request a special exception be granted as provided for in Section 4.14.5.2 of the Land Development Regulations, to permit a package store for sale of alcoholic beverages; bar, tavern, or cocktail lounge, as defined by these Land Development Regulations, within a COMMERCIAL-CENTRAL BUSINESS DISTRICT (C-CBD) zoning district, in accordance with a site plan and a petition dated August 12, 2024, to be located on property described as follows:

PARCEL 29-3S-17-12022-000
N DIV: BEG NW COR, RUN E 210 FT, S 49 FT, W 88 FT, S 11 FT, W 122 FT, N 60 FT TO POB. BLOCK 83. ORB 404-029, CASE# 94-1098-DR ORB 851-093, 094, QCD 1009-411, QCD 1011-1981, ORB 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419
Containing 0.266 acres, more or less

PARCEL 29-3S-17-12023-000
N DIV: BEG 60 FT S OF NW COR, RUN S 52.5 FT, E 140 FT, N 41 FT, W 10 FT, N 9 FT, W 123 FT TO POB. BLOCK 83. ORB 515-761, 831-622, 902-1550 THRU 1554, 933-848, 942-1827, WD 1089-1280, WD 1298-2419
Containing 0.16 acres, more or less

PARCEL 29-3S-17-12025-000
N DIV: BEG SW COR, RUN N 105 FT, E 160 FT, S 105 FT, W 160 FT TO POB. BLOCK 83. EX 4.20 FT DESC ORB 1077-1366. ORB 502-183, WD 1091-1499, WD 1298-2419
Containing 0.385 acres, more

or less
PARCEL 29-3S-17-12024-000
N DIV: BEG 55 FT S OF NE COR, RUN S 56 FT, W 69 FT, N 42 FT, W 10 FT, N 16 FT, E 87 FT TO POB, BLOCK 83. ORB 529-409, 1051-555, WD 1072-2631, WD 1081-701, WD 1298-2419
Containing 0.098 acres, more or less

PARCEL 29-3S-17-12066-000
N DIV: NW1/4 BLOCK 92, 403-235, 851-93, 94, QC 1009-244, WD 1011-1981, WD 1051-555 WD 1072-2631, WD 1081-701, 1285-155, 1326-2340, WD 1349-905
Containing 0.245 acres, more or less

PARCEL 29-3S-17-12064-000
N DIV: NE 1/4 BLOCK 92. ORB 776-351, 849-161 THRU 165, WD 1041-1648, WD 1303-180
Containing 0.245 acres, more or less

PARCEL 29-3S-17-12067-000
N DIV: SW1/4 & 10 FT OFF W SIDE OF SE1/4 BLOCK 92. ORB 510-498, 710-837, 821-1180, 825-1481, CT 905-1449, 919-831, 934-1065 & CT 1195-304 & SWD 1201-2475
Containing 0.284 acres, more or less

PARCEL 32-3S-17-12619-000
C DIV: LOTS 1, 2, 3 & 4 DESOTO PARK S/D & W1/2 OF A 20-FOOT ALLEY LYING EAST OF LOTS 1 THRU 4 DESOTO PARK S/D. ORB 801-1043 - 1045, 872-1488, 901-1577, WD 1189-1327, QC 1189-1329, CWD 1190-2057
Containing 0.28 acres, more or less

PARCEL 32-3S-17-12626-000
C DIV: 119 FT E & W BY 99 FT N & S IN SW COR BLK 2. ORB 624-407 698-449, 719-325, 810-567
Containing 0.27 acres, more or less

PARCEL 32-3S-17-12620-000
C DIV: LOT 5 DESOTO PARK S/D & E1/2 OF A 20-FOOT ALLEY LYING WEST OF LOT 5. ORB 355-646, WD 613-651, 810-565
Containing 0.15 acres, more or less

PARCEL 32-3S-17-12627-000
C DIV: BEG 10 FT E OF SW COR LOT 18 DESOTO PARK, RUN N TO SW COR LOT 6, SW 15.6 FT, W 40 FT, S 99 FT, E ALONG HAMILTON ST TO POB. (BLK 2) ORB 810-556
Containing 0.113 acres, more or less

PARCEL 32-3S-17-12621-000
C DIV: LOTS 6, 7 & 17 & 15.42 FT OFF W SIDE OF LOT 16 & ALL LOT 18 EX 10 FT OFF WEST SIDE LOT 18 DESOTO PARK S/D. ORB 350-485, 810-553, 810-556
Containing 0.506 acres, more or less

PARCEL 32-3S-17-12624-000
C DIV: LOTS 8, 15 & LOT 16 EX 15.42 FT OFF W SIDE OF LOT 16 DESOTO PARK S/D & PART OF LOTS 13 & 14 DESC

AS: COMM NW COR LOT 8, RUN E 105.40 FT FOR POB, CONT E 9.31 FT, S 125.50 TO N R/W NE LAKE DESOTO CIR (FKA CIRCLE DR), W ALONG R/W 28.11 FT, NW 97.48 FT, NE 55 FT, NW 15.80 FT TO POB. ORB 780-852, 820-1759
Containing 0.429 acres, more or less

PARCEL 32-3S-17-12622-000
C DIV: BEG 200 FT W OF NE COR OF LOT 9, RUN SE 102 FT, W 91.70 FT, N 125.50 FT, E 72.40 FT TO POB. BEING A PORTION OF LOTS 12, 13 & 14 DESOTO PARK S/D. ORB 34-310, DC 681-014, PROB# 97-127-CP ORB 844-854 THRU 844-866, 851-2118 THRU 851-2128
Containing 0.189 acres, more or less

PARCEL 32-3S-1712623-000
C DIV: LOTS 9, 10, 11 & LOT 12 EX 19 FT OFF W SIDE DESOTO PARK S/D
Containing 0.4 acres, more or less

All said parcels containing 3.775 acres, more or less
Members of the public may also view the meeting on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>.

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

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

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

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

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

830844
August 29, 2024

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LAKE CITY, FL 32055

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443 N MARION ST
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MARION STREET DELI AND PUB LLC
298 N MARION AVE
LAKE CITY, FL 32055

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884 N TEXAS ST
LAKE CITY, FL 32055

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WESTON LESLIE L
P O BOX 7104
LAKE CITY, FL 32056

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| Total P | \$ |

Sent to: 00-00-00-12632-001
 Street: LAND INVESTMENTS COMPANY, INC
 PO BOX 177
 City, St: BRANFORD, FL 32008

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Sent to: 00-00-00-12632-003
 Street: TRISKAL LLC
 213 SW MAIN BLVD
 City: LAKE CITY, FL 32025

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Sent to: 00-00-00-12634-003
 Street: MCINALLY MICHAEL
 354 SE BEAR RUN ST
 City: LAKE CITY, FL 32025

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Sent to: 00-00-00-12658-000
 Street: THE DECKER LAW FIRM, PA
 261 N MARION AVE
 City: LAKE CITY, FL 32055

Postmark Here: AUG 26 2024

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 Street: HAIR HOME AND AUTO INC
 314 N MARION AVE
 City: LAKE CITY, FL 32055

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| Total | \$ |

Sent to: 00-00-00-12654-000
 Street: HALPATTER BREWING LLC
 264 NE HERNANDO AVE
 City: LAKE CITY, FL 32055

Postmark Here: AUG 26 2024

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To *Steven Carr*

Street and Apt. No., or PO Box No. *135 1st Minnie Blvd*

City, State, ZIP+4® *Lake City, FL 32025*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6414 02

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To *Hillsboro Center*

Street and Apt. No., or PO Box No. *1511 Burrill Ct*

City, State, ZIP+4® *San Jose, CA*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Item ii.

9589 0710 5270 0853 6414 33

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To *EIKS BPOE #893*

Street and Apt. No., or PO Box No. *PO Box 1122*

City, State, ZIP+4® *Lake City, FL 32056*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6414 26

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Ser *00-00-00-12629-000*

Sir *BERTRAM JEFFERY C*

Str *327 NORTH MARION STREET*

City *LAKE CITY, FL 32055*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6412 73

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent *00-00-00-12020-000*

Street *COMPASSION LOVE CENTER INC*

PO BOX 3785

City, State, ZIP+4® *LAKE CITY, FL 32056*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6412 66

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Ser *00-00-00-12630-000*

Sir *HOUSTOUN JESSICA*

Str *321 N MARION AVE*

City *LAKE CITY, FL 32055*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0853 6412 59

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OFFICIAL USE

| | |
|--|----|
| Certified Mail Fee | \$ |
| Extra Services & Fees (check box, add fee as appropriate) | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ |
| <input type="checkbox"/> Adult Signature Required | \$ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ |
| Postage | \$ |

LAKE CITY, FL
 Postmark Here
 JUN 16 2016

00-00-00-12632-002
LAMMERS FRED J
309 N MARION AVE
SUITE 1
LAKE CITY, FL 32055

for Instructions



August 26, 2024

To Whom it May Concern,

On September 10, 2024 the Board of Adjustments will be having a hearing at 5:30pm or as soon after at 205 N Marion Ave. At this hearing we will be hearing a petition submitted by Don Rosenthal, as agent for City of Lake City, owner, for a special exception, SE 24-06, on parcels 12022-000, 12023-000, 12024-000, 12025-000, 12066-000, 12064-000, 12067-000, 12619-000, 12626-000, 12620-000, 12627-000, 12621-000, 12624-000, 12622-000, and 12623-000, Darby Pavilion. The special exception is to permit a bar, tavern, or cocktail lounge, as defined by these Land Development Regulations, within a COMMERCIAL-CENTRAL BUSINESS DISTRICT (C-CBD) zoning district.

If you have any questions or concerns please call 386-752-2031 ext. 820 or email me at growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning
City of Lake City

Columbia County Property Appraiser - Sales Report

| Name | Address1 | Address2 | Address3 | City | State | ZIP |
|--|-------------------------|----------|-----------|------|------------|-----|
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| COLUMBIA COUNTY, FLORIDA | P O DRAWER 1529 | | LAKE CITY | FL | 32056-1529 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAMMERS FRED J | 309 N MARION AVE | SUITE 1 | LAKE CITY | FL | 32055 | |
| HOUSTOUN JESSICA | 321 N MARION AVE | | LAKE CITY | FL | 32055 | |
| COMPASSION LOVE CENTER INC | PO BOX 3785 | | LAKE CITY | FL | 32056 | |
| WILSON SCHARA | 884 N TEXAS ST | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| SHIN DONG-JOON | 222 NE WASHINGTON ST | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| ANGEL MINISTRIES OF LAKE CITY INC | 443 N MARION ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | P O BOX 7104 | | LAKE CITY | FL | 32056 | |
| WESTON LESLIE L | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | PO BOX 1529 | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY | 205 NORTH MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| BERTRAM JEFFERY C | 327 NORTH MARION STREET | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
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| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |

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Item ii.



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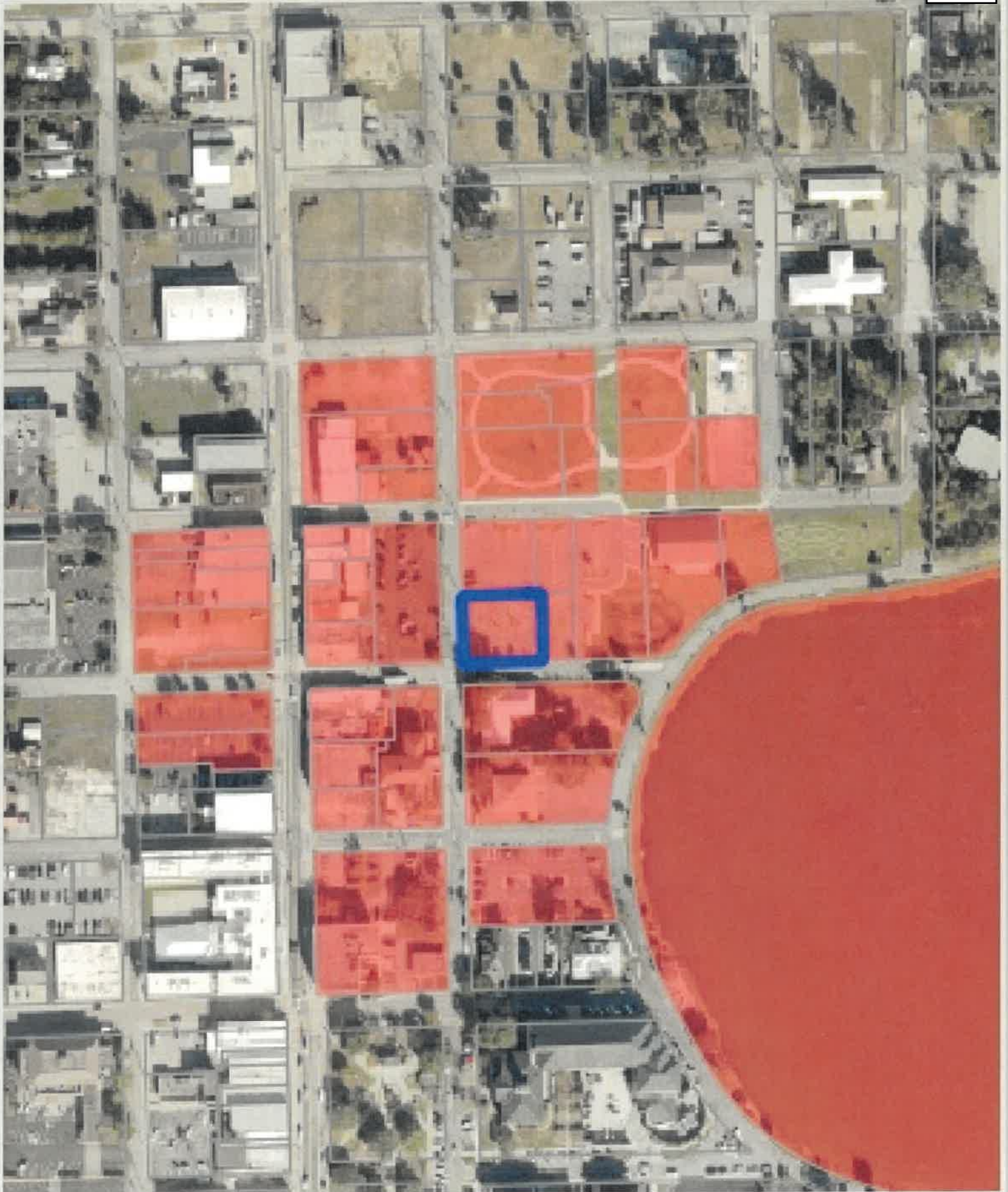
Columbia County Property Appraiser - Sales Report

| Name | Address1 | Address2 | Address3 | City | State | ZIP |
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| CITY OF LAKE CITY FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| MARION STREET DELI AND PUB LLC | 298 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| MADISON STREET LLC | PO BOX 1653 | | LAKE CITY | FL | 32056-1653 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| THE DECKER LAW FIRM, PA | 261 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAND INVESTMENTS COMPANY, INC | PO BOX 177 | | BRANFORD | FL | 32008 | |
| MARION STREET DELI AND PUB LLC | 298 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAMMERS FRED J | 309 N MARION AVE | SUITE 1 | LAKE CITY | FL | 32055 | |
| HAIR HOME AND AUTO INC | 314 N MARION AVE | | LAKE CITY | FL | 32055 | |
| TRISKAL LLC | 213 SW MAIN BLVD | | LAKE CITY | FL | 32025 | |
| MCINALLY MICHAEL | 354 SE BEAR RUN ST | | LAKE CITY | FL | 32025 | |
| HOUSIGLIN JESSICA | 321 N MARION AVE | | LAKE CITY | FL | 32055 | |
| COMPASSION LOVE CENTER INC | PO BOX 3785 | | LAKE CITY | FL | 32056 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| MARION STREET DELI AND PUB LLC | 281 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| ELKS BPOE #893 | P O BOX 1122 | | LAKE CITY | FL | 32056 | |
| TRISKAL LLC | 4154 NW TELFAIR GLN | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 NORTH MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| BERTRAM JEFFERY C | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY, FLORIDA | 327 NORTH MARION STREET | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
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| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| HAL PATTEN BREWING LLC | 264 NE HERNANDO AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| HILLSBORO CENTER LLC | 1511 BURRELL CT | | SAN JOSE | CA | 95126 | |

Item ii.

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Item ii.



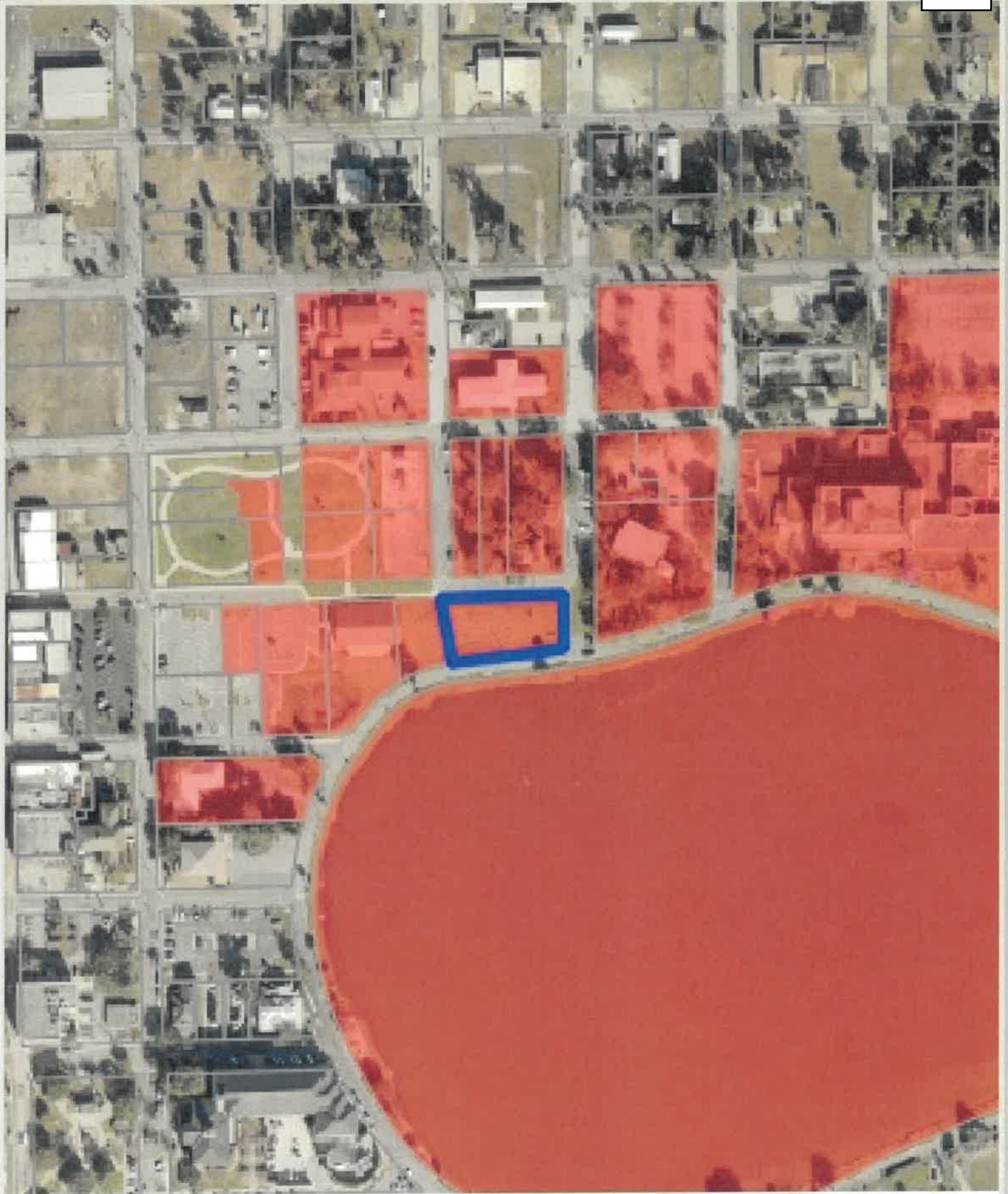
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Columbia County Property Appraiser - Sales Report

| Name | Address 1 | Address 2 | Address 3 | City | State | ZIP |
|--|----------------------|-----------|-----------|------|------------|-----|
| CITY OF LAKE CITY, FLORIDA | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| COLUMBIA COUNTY, FLORIDA | P O DRAWER 1529 | | LAKE CITY | FL | 32056-1529 | |
| CARR STEVEN | 135 SW MINNIE GLN | | LAKE CITY | FL | 32025 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
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| CITY OF LAKE CITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
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| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CARR STEVEN | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 135 SW MINNIE GLN | | LAKE CITY | FL | 32025 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
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| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| COLUMBIA COUNTY, FLORIDA | P O BOX 1529 | | LAKE CITY | FL | 32056 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |

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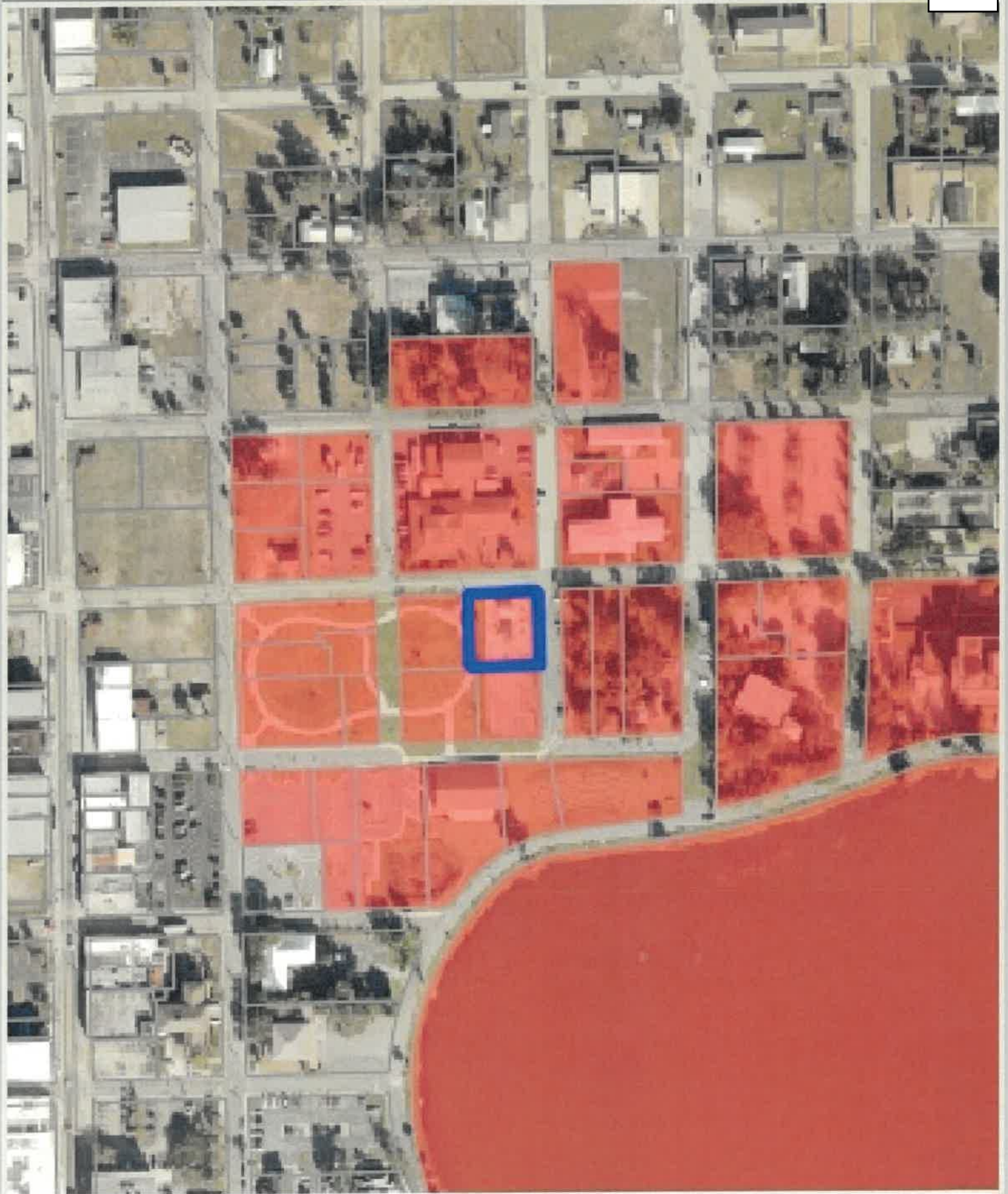
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| LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY, FLORIDA | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32056 | |
| FRISKALLES | 4154 NW TELFAIR GLN | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CARR STEVEN | 135 SW MINNIE GLN | | LAKE CITY | FL | 32025 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| CITY OF LAKE CITY | 205 N MARION AVE | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |
| LAKE SHORE HOSPITAL AUTHORITY | 259 NE FRANKLIN ST | | LAKE CITY | FL | 32055 | |



0 320 640 960 1280