

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

November 12, 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 10-08-2024

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **CPA24-04-** Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC (owner), to amend the Future Land Use Map by changing the Future Land Use from Commercial County to Commercial City on property described, as follows: Parcel No. 02631-000.

QUASI JUDICIAL PETITION

- A. Brief introduction of petition by city staff.
- B. Presentation of petition by applicant.
- C. Presentation of evidence by city staff.
- D. Presentation of petition by third party intervenors, if any.
- E. Public comments.
- F. Cross examination of parties by party participants.
- G. Questions of parties by Board Members.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by Board Members.

- iii. Z24-05-** Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Commercial Intensive County to Commercial Intensive City on property described, as follows: Parcel No. 02631-000.

QUASI JUDICIAL PETITION

A. Brief introduction of petition by city staff.

B. Presentation of petition by applicant.

C. Presentation of evidence by city staff.

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

E. Public comments.

F. Cross examination of parties by party participants.

G. Questions of parties by Board Members.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by Board Members.

- iv. SPR24-11,** Petition submitted by Carol Chadwick (agent) for Isaac Schlimmer (owner), for a Site Plan Review for Schlimmer Multi-Family Development, in the Residential Multi-Family 1 Zoning District, and located on Parcel 11695-080, which is regulated by the Land Development Regulations section 4.09.

QUASI JUDICIAL PETITION

A. Brief introduction of petition by city staff.

B. Presentation of petition by applicant.

C. Presentation of evidence by city staff.

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

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

WORKSHOP- Presentation on Accessory Dwelling Units, ADU's and Tiny Homes;
Presented by Bryan Thomas.

ADJOURNMENT

YouTube Channel Information

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

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

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

File Attachments for Item:

i. Meeting Minutes 10-08-2024

PLANNING AND ZONING

MEETING MINUTES

DATE: 10/08/2024

ROLL CALL:

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

MINUTES: August 13, 2024 Planning and Zoning Meeting
September 10, 2024 Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 08/13/2024 meeting minutes by Mrs. Douglas and seconded by Mr. Woolum.

Motion to approve 09/10/2024 meeting minutes by Mrs. Douglas and seconded by Mr. Woolum.

Ex Parte Communications

Mr. Martin polled the Board if they had any ex parte communications for petitions CPA 24-03, Z 24-04, and SPR 24-10

Mrs. McKellum- No, Mr. Woolum- No, Mrs. Douglas- No, Mrs. Wilson- No, and Mr. Lydick- Only the regular exercise of his duties on briefing of the agenda. Mr. Martin asked if it would affect his ability to render a fair decision. Mr. Lydick- No

OLD BUSINESS: None

NEW BUSINESS:

Petition # CPA 24-03 Presented By: Lance Jones, PE

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

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

Mr. Martin read resolution PZ/CPA 24-03 by title into the record.

Discussion:

Robert introduced CPA 24-03. Lance presented petition CPA 24-03. Mr. Martin asked Lance if he wished to introduce the application into the record. He stated yes. Robert presented the staff review. Robert introduced the staff review and reports into the record.

Exhibits introduced: None

Public Comment: Mr. St Johns spoke against.

Mr. Lydick closed public comment

Board Discussion:

PLANNING AND ZONING

MEETING MINUTES

The board discussed the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria in the City of Lake City's Comp Plan.

Motion to recommend approval of CPA 24-03, to the City Council, by resolution as submitted by: Mr. Woolum **Motion Seconded By:** Mrs. Douglas.

Mrs. McKellum: Aye **Mr. Woolum:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Absent
Mrs. Johnson: Absent **Mr. Lydick:** Aye

Petition # Z 24-03 Presented By: Lance Jones, PE
As owner or agent and gives address of: 855 SW Baya Dr., Lake City
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/Z 24-04 by title into the record.

Discussion:

Robert introduced Z 24-04. Lance presented petition Z 24-04. Mr. Lydick asked Lance if he wished to introduce the application into the record. He stated yes. Robert presented the staff review. Mr. Lydick asked Robert if he wished to introduce the staff review and reports into the record. He stated yes.

Exhibits introduced: None

Public Comment: None

Mr. Lydick closed public comment

Board Discussion:

The board discussed the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 15.2.2 of the Land Development Regulations.

Motion to recommend approval of Z 24-04, to the City Council, by resolution as submitted by: Mr. Woolum **Motion Seconded By:** Mrs. McKellum.

Mrs. McKellum: Aye **Mr. Woolum:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Absent
Mrs. Johnson: Absent **Mr. Lydick:** Aye

Petition # SPR 24-10 Presented By: Carol Chadwick, PE
As owner or agent and gives address of: 1208 SW Fairfax Geln, Lake City
Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2024-PZ-24-10 by title into the record.

PLANNING AND ZONING

MEETING MINUTES

Discussion:

Robert introduced SPR 24-10. Lance presented petition SPR 24-10. Carol introduced the application into the record. Robert presented the staff review. Robert introduced the staff review and reports into the record.

Exhibits introduced: None

Public Comment: None

Mr. Lydick closed public comment

Board Discussion:

The board discussed the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 13.11.3 of the Land Development Regulations.

Motion to approve of SPR 24-10 by resolution as submitted by: Mr. Woolum **Motion Seconded By:** Mrs. Douglas.

Mrs. McKellum: Aye **Mr. Woolum:** Aye **Mrs. Douglas:** Aye **Mrs. Wilson:** Absent
Mrs. Johnson: Absent **Mr. Lydick:** Aye

WORKSHOP: None

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mrs. Douglas

Time: 6:24 pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. CPA24-04- Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC (owner), to amend the Future Land Use Map by changing the Future Land Use from Commercial County to Commercial City on property described, as follows: Parcel No. 02631-000.

QUASI JUDICIAL PETITION

- A. Brief introduction of petition by city staff.**
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- I. Instruction on law by attorney.**
- J. Discussion and action by Board Members.**



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

FOR PLANNING USE ONLY	
Application #	_____
Application Fee \$	_____
Receipt No.	_____
Filing Date	_____
Completeness Date	_____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: Take 5 Oil Change
2. Address of Subject Property: 2196 W US HIGHWAY 90, LAKE CITY
3. Parcel ID Number(s): 36-3S-16-02631-000
4. Existing Future Land Use Map Designation: Unincorporated Columbia County
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: CI - Commercial Intensive
7. Acreage: 0.583 Acres
8. Existing Use of Property: Black Cat Fireworks
9. Proposed use of Property: Take 5 Oil Change

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): holder) Charles Millar Title: Senior Project Manager
 Company name (if applicable): Atwell
 Mailing Address: 11770 US Highway 1 North, Suite 404 East
 City: Palm Beach Gardens State: Florida Zip: 33408
 Telephone: (772)486-1977 Fax: () Email: cmillar@atwell-group.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): VYP, LLC
 Mailing Address: 794 SW MANDIBI DR
 City: Lake City State: Florida Zip: 32024
 Telephone: (561) 593-1900 Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: Project Approval
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. In Process
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. In Process
Variance: Yes No
Variance Application No. _____
Special Exception: Yes No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

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

NOTICE TO APPLICANT

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

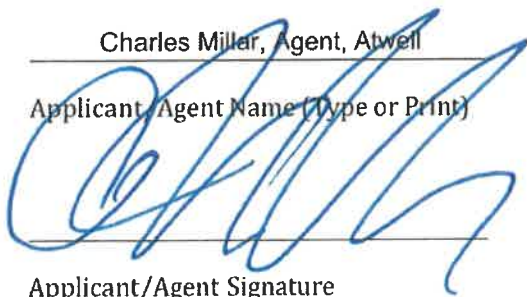
A total of two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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

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

Charles Miller, Agent, Atwell

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

8-27

Date



**PLEASE FIND ATTACHED THE REPORT
FOR THE FOLLOWING SITE**

BV Project #: 164758.23R000-001.389 [Version 3]

Service: Topographic Survey

Site Name: Take 5 Oil Change 2194 - FL

Site Address: 2194 West US Highway 90

City/State: Lake City/FL

In order to ensure that all comments are addressed properly, please send them to **Alyssa Girtten** at alyssa.girtten@bureauveritas.com. Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Cliff Stout** at Cliff.Stout@bureauveritas.com.



Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 8/8/2024

Parcel: **36-3S-16-02631-000 (10740)**

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

2023 2022 2019 2016 2013 Sales

Owner & Property Info Result: 1 of 2

Owner	VYP, LLC 794 SW MANDIBI DR LAKE CITY, FL 32024		
Site	2196 W US HIGHWAY 90, LAKE CITY		
Description*	LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION 337-685, WD 1001-2463, QC 1072-510, QC 1272-423 WD 1272-426.		
Area	0.583 AC	S/T/R	36-3S-16
Use Code**	STORES/1 STORY (1100)	Tax District	2

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



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$182,880	Mkt Land	\$228,600
Ag Land	\$0	Ag Land	\$0
Building	\$34,779	Building	\$36,174
XFOB	\$0	XFOB	\$0
Just	\$217,659	Just	\$264,774
Class	\$0	Class	\$0
Appraised	\$217,659	Appraised	\$264,774
SOH/10% Cap	\$0	SOH/10% Cap	\$25,349
Assessed	\$217,659	Assessed	\$264,774
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$217,659 city:\$0 other:\$0 school:\$217,659	Total Taxable	county:\$239,425 city:\$0 other:\$0 school:\$264,774

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
3/29/2014	\$180,000	1272 / 426	WD	I	Q	01
1/26/2006	\$100	1072 / 510	QC	I	U	06
12/9/2003	\$100	1001 / 2463	WD	I	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
	STORE DISC (3600)	1950	2701	2995	\$36,174

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	25,400,000 SF (0.583 AC)	1,0000/1,0000 1,0000/6,000000 /	\$9 /SF	\$228,600

Search Result 1 of 2

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 388-758-1083

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



CONSULTING. ENGINEERING. CONSTRUCTION.

**LAKE CITY
CONCURRENCY IMPACT ANALYSIS
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS
VPY, LLC
2196 W. US HIGHWAY 90**

Concurrency:

In Florida, concurrency impact analysis is a crucial component of the development approval process, especially in the context of land use and infrastructure planning. It ensures that new developments do not overwhelm existing infrastructure and that they contribute to the community's overall growth and sustainability. Here's an overview of how concurrency impact analysis is applied in Florida for development projects:

Key Aspects of Florida's Concurrency Impact Analysis

1. **Concurrency Management System (CMS)**
 - **Purpose:** To ensure that infrastructure (such as roads, schools, and utilities) is available to serve new development without degrading the level of service below established standards.
 - **Requirements:** Florida law mandates that local governments implement a CMS to assess the impact of new developments on public facilities and services.
2. **Infrastructure Components**
 - **Transportation:** Evaluates the impact of new development on road networks, including traffic volume, congestion, and level of service (LOS).
 - **Education:** Assesses the capacity of local schools to accommodate additional students generated by new developments.
 - **Utilities:** Examines the adequacy of water, sewer, and stormwater management systems to support new development.
3. **Level of Service Standards**
 - **Definition:** Standards set by local governments to determine acceptable performance levels for various types of infrastructure (e.g., the acceptable traffic delay on roads or the student-to-teacher ratio in schools).
 - **Analysis:** New developments must be assessed against these standards to ensure they do not degrade the current level of service below acceptable thresholds.
4. **Impact Fees**
 - **Purpose:** To fund necessary infrastructure improvements or expansions required to support new development.
 - **Assessment:** Developers may be required to pay impact fees based on the projected demand their development will place on public facilities.

5. Concurrency Analysis Process

- **Pre-Application Consultation:** Developers often engage in discussions with local planning departments to understand concurrency requirements and potential impacts.
- **Traffic Impact Analysis (TIA):** Conducted to evaluate the effect of the development on local roadways and transportation systems.
- **School Impact Analysis:** Determines the effect on local school capacities and whether additional educational facilities are needed.
- **Utility Capacity Analysis:** Assesses whether existing water, sewer, and stormwater systems can handle the additional demand.

6. Mitigation Measures

- **Infrastructure Improvements:** Developers may be required to contribute to or fund infrastructure improvements to mitigate the impact of their development.
- **Phased Development:** Large projects may be implemented in phases to align with infrastructure capacity and availability.

7. Local Government Review

- **Approval Process:** Local governments review the concurrency analysis as part of the development review process to ensure compliance with local land use and development regulations.
- **Public Input:** Public hearings and community meetings may be held to gather input and address concerns related to new developments.

8. Regulatory Framework

- **Florida Statutes:** Chapter 163, Part II, of the Florida Statutes outlines the requirements for concurrency management and infrastructure planning.
- **Local Comprehensive Plans:** Each municipality or county may have its own comprehensive plan that includes concurrency management policies and standards.

Steps for Developers in Florida

1. **Understand Local Requirements:** Research and understand the concurrency management requirements and infrastructure standards specific to the jurisdiction where the development is proposed.
2. **Engage Early:** Initiate discussions with local planning and zoning officials early in the development process to identify potential concurrency issues and requirements.
3. **Conduct Required Analyses:** Complete necessary impact studies (traffic, school, utility) and ensure they are submitted as part of the development application.
4. **Plan for Mitigation:** Develop and propose mitigation strategies for any identified impacts to align with local concurrency requirements and secure development approval.
5. **Monitor Changes:** Stay informed about any changes in local concurrency regulations or infrastructure standards that could affect the development project.

By following these guidelines and understanding the concurrency impact analysis requirements in Florida, developers can better navigate the regulatory landscape and contribute to balanced and sustainable community development.

Project Concurrency Analysis:

Public Facilities Concurrency	Provider	Existing Demand	Proposed Demand Reserved Capacity
1. Roads	FDOT	Existing Condition	96 trips per weekday (Using ITE trip generator – code 941)
2. Sewer	Lake City	Septic Tank	312.5 GPD (1.25 ERU X 250 GPD)
3. Solid Waste	Lake City	Existing Condition	8.24 lbs. per capita per day X 6 persons = 49.44 lbs. per day 49.44 lbs. per day X 365 days = 18,045.6 lbs. per year
4. Drainage	SRWMD	Existing Condition	No Impact
5. Potable Water	Lake City	City Utility	437.5 GPD (1.25 ERU X 350 GPD)

Comprehensive Land Use Plan:

In Florida, the Comprehensive Plan Consistency Analysis is an essential process for ensuring that land use and development decisions align with the state's comprehensive planning requirements. This analysis is part of the broader framework established by Florida's Growth Management Act, which aims to manage growth and development in a way that promotes sustainable and orderly development.

Here's a breakdown of the key aspects involved in a Florida Comprehensive Plan Consistency Analysis:

1. Understanding the Comprehensive Plan

- **Purpose:** The comprehensive plan is a long-term policy framework that guides land use, growth, infrastructure, and public services within a municipality or county.
- **Components:** It typically includes elements such as land use, housing, transportation, parks and recreation, conservation, and capital improvements.

2. Consistency Analysis

- **General Approach:** The analysis assesses whether a proposed change—such as a zoning amendment, land use change, or development project—is consistent with the goals, objectives, and policies of the comprehensive plan.
- **Steps in Analysis:**
 1. **Review the Proposal:** Examine the specifics of the proposed change or development.
 2. **Compare with Comprehensive Plan:** Evaluate how the proposal aligns with the comprehensive plan's policies and objectives.
 3. **Consider Impacts:** Assess the potential impacts on land use, infrastructure, environment, and community services.

3. Key Considerations

- **Land Use Compatibility:** Ensure the proposed land use aligns with the designated future land use category in the comprehensive plan.
- **Infrastructure Adequacy:** Check whether existing or planned infrastructure (e.g., roads, water, sewer) can support the proposed change.
- **Environmental Impact:** Evaluate potential effects on natural resources and adherence to conservation policies.
- **Public Services:** Assess whether public services like schools and emergency services can accommodate the proposed changes.

4. Regulatory Framework

- **State Requirements:** Florida Statutes (e.g., Chapter 163, Part II) and Florida Administrative Code outline requirements for comprehensive plans and consistency analysis.
- **Local Procedures:** Each jurisdiction may have specific procedures for conducting and reviewing consistency analyses, including public hearings and advisory board reviews.

5. Public Participation

- **Engagement:** Public input is often sought through community meetings and hearings, providing an opportunity for residents to express concerns or support.

6. Decision-Making

- **Approval Process:** The local government's decision-making bodies (e.g., city council, county commission) review the consistency analysis and decide whether to approve, modify, or reject the proposed change based on its alignment with the comprehensive plan.

7. Documentation and Reporting

- **Reporting:** The findings of the consistency analysis are usually documented in reports that detail how the proposal meets or does not meet the comprehensive plan's criteria.

8. Appeals and Amendments

- **Appeals:** There may be processes for appealing decisions or requesting amendments to the comprehensive plan if necessary.

This analysis is crucial for maintaining orderly and planned growth while balancing development needs with community and environmental considerations.

Project Comprehensive Land Use Plan Analysis:

The proposed Future Land Use Plan Map Amendment complies with and is consistent with the City of Lake City Comprehensive Plan as adopted by Ordinance No. 21-2206 on December 6, 2021.

The proposed amendment identifies below the applicable elements which demonstrates consistency with the Goals, Objectives and Policies:

- Future Land Use
- Transportation
- Housing
- Sanitary Sewer
- Solid Waste
- Drainage
- Potable Water
- Natural Groundwater Aquifer Recharge
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities
- Property Rights Element

LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

TAX PARCEL NUMBER: 36-3S-16-02631-000 (10740)

HFD/lss
1803.02-14-055
3/20/2014

REC. 27.00
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION 180,000.00

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps Green & Stadler, LLP
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:201412004811 Date:4/3/2014 Time:2:49 PM
Doc Stamp-Deed:1260.00
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1272 P:426

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of March, 2014, by
WILLIAM D. EPPERSON, a single person not residing on the property, but whose
mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called
the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office
address is 7585 216th Street, O'Brien, Florida 32071, 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:

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a
Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36,
Township 3 South, Range 16 East, in Columbia County, Florida, according to
Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8,
1926, and filed in the Office of the Clerk of Circuit Court, Columbia County,
Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that
portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions,
reservations, easements, and limitations of record, if any, and all zoning and land

use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered
in the presence of:

① Mary A Miller
Witness

✓ MARY A. MILLER
(Print/type name)

② [Signature]
Witness

✓ Greg Harrell
(Print/type name)

[Signature] (SEAL)
WILLIAM D. EPPERSON

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this 29th day of
March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.



(NOTARIAL
SEAL)

[Signature]
Notary Public, State of Florida
CRYSTAL C. KING
(Print/type name)

My Commission Expires:



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

AGENT AUTHORIZATION FORM

I, PEURRUNG, VICTORIA (owner name), owner of property parcel

number 363S1602631000 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Kimmy Phan	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

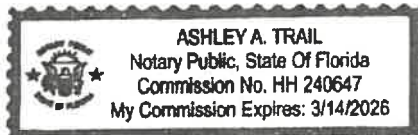
Victoria Peurrung _____ 3-28-24 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Kimmy Phan Victoria Peurrung, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver License on this 28th day of March, 2024.

Ashley A. Trail
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 7/8/2024 2:31:48 PM EDT

Tax Record

Last Update: 7/8/2024 2:30:47 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R02631-000	REAL ESTATE	2023			
Mailing Address VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024		Property Address 2196 US HIGHWAY 90 LAKE CITY GEO Number 363S16-02631-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	002				
Legal Description (click for full description) 36-3S-16 1100/1100.58 Acres LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	217,659	0	\$217,659	\$1,701.01
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	217,659	0	\$217,659	\$162.81
LOCAL	3.2170	217,659	0	\$217,659	\$700.21
CAPITAL OUTLAY	1.5000	217,659	0	\$217,659	\$326.49
SUWANNEE RIVER WATER MGT DIST	0.3113	217,659	0	\$217,659	\$67.76
LAKE SHORE HOSPITAL AUTHORITY	0.0001	217,659	0	\$217,659	\$0.02
Total Millage		13.5914	Total Taxes		\$2,958.30
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
FFIR	FIRE ASSESSMENTS				\$380.96
Total Assessments					\$380.96
Taxes & Assessments					\$3,339.26
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/20/2023	PAYMENT	3300990.0002	2023	\$3,205.69

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES



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

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

Date: 09/24/24

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

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

Project Number: CPA 24-04 and Z 24-05

Project Name: VYP, LLC (Take 5 Oil Change)

Project Address: 2196 W US Hwy 90, Lake City, FL

Project Parcel Number: 36-3S-16-02631-000

Owner Name: VYP, LLC

Owner Address: 794 SW Mandibi Dr, Lake City, FL

Owner Contact Information: Telephone Number: 561-593-1900 Email: _____

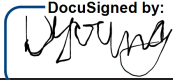
Owner Agent Name: Charles Millar, Senior Project Manager

Owner Agent Address: 11770 US Hwy 1 North, Palm Beach Gardens, FL

Owner Agent Contact Information: Telephone: 772-486-1977 Email: cmillar@atwell-group.com

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

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

Building Department: Reviewed by:  **Date:** 10/3/2024
6A9220F9CF20485...


No comments at this phase

Planning and Zoning: Reviewed by:  **Date:** 10/3/2024
C6C8B0B3106848...

The agent applicant is not listed on the agent authorization form.

Business License: Reviewed by:  **Date:** 10/4/2024
E8B18D144D974CD...

will need to apply for a business tax receipt

Code Enforcement: Reviewed by:  **Date:** 10/4/2024
E8B18D144D974CD...

No liens, codes or violations

Permitting: Reviewed by:  **Date:** 10/2/2024
F5E79CA8532C435...

NO ISSUES AT THIS TIME UNTILL CONSTRUCTION AND AWARDED CONTRACTOR TO SUBMIT THEIR OWN PERMIT

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

Water Department: Reviewed by: Signed by: Mike Wilson 896E039544B74E31 **Date:** 10/3/2024

no comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Wilson DBA01EFSAD248B **Date:** 10/3/2024

none

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0C4E8F2F4B5 **Date:** 10/4/2024

Is there a request for gas?

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F590E68125784F8 **Date:** 10/3/2024

need utility plans before approval

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam 8B097A03165D4E0 **Date:** 10/11/2024

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

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 10/4/2024

we will need to see a stormwater design.

Fire Department: Reviewed by: _____ **Date:** _____

Police Department: Reviewed by: _____ **Date:** _____

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

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

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

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spawar _____ **Date:** 10/21/2024

The project may require an ERP stormwater permit.

School Board: Reviewed by: DocuSigned by: Keith Archer _____ **Date:** 10/3/2024

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams _____ **Date:** 10/26/2024

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

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

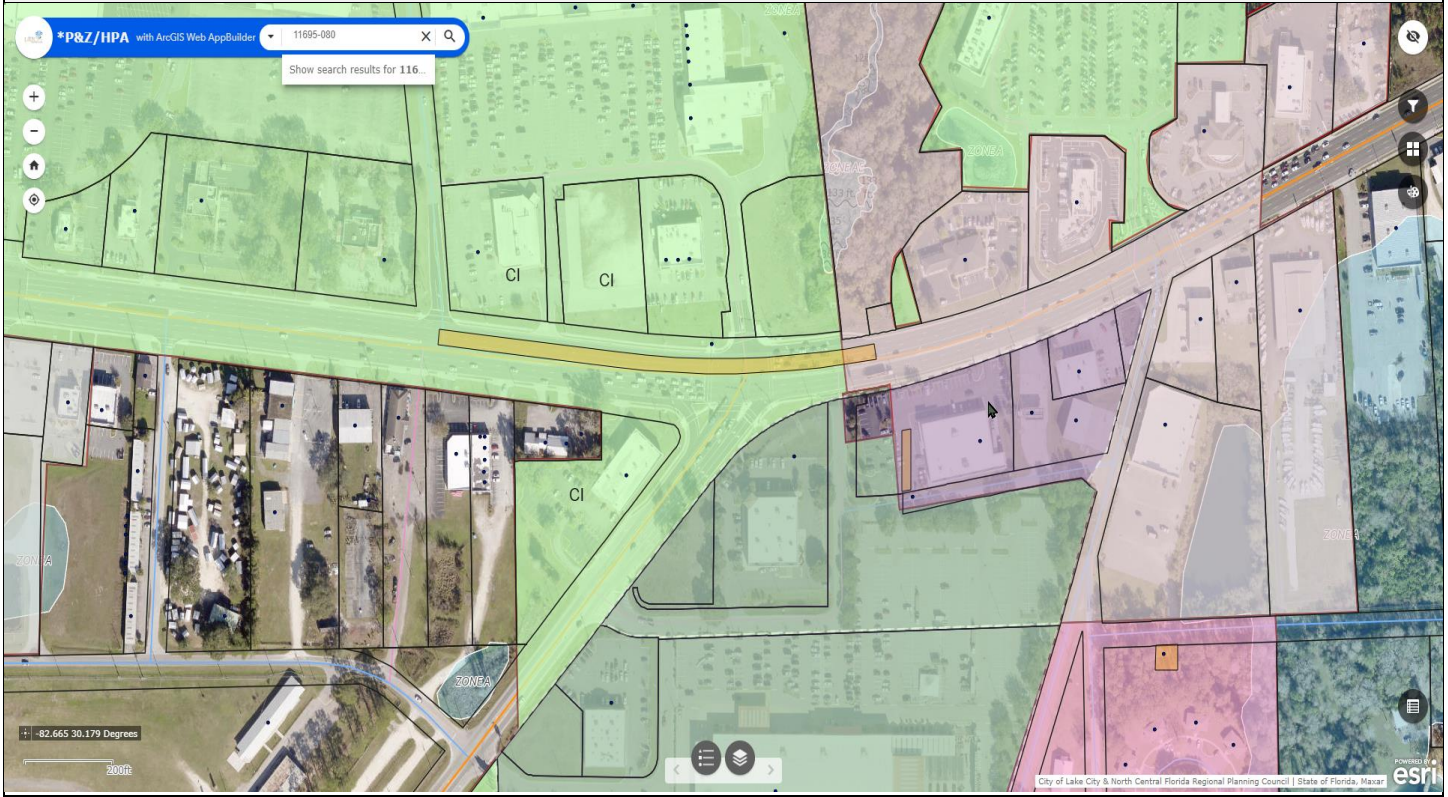
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Take 5 Comp Plan Amendment, CPA24-04 and Rezoning Z24-05
Applicant	Charles Miller, agent
Owner	VYP, LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment changing the Future Land Use from Commercial County to Commercial City. • Rezoning changing the Zoning Atlas from Commercial Intensive County to Commercial Intensive City.
Hearing Date	11-12-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

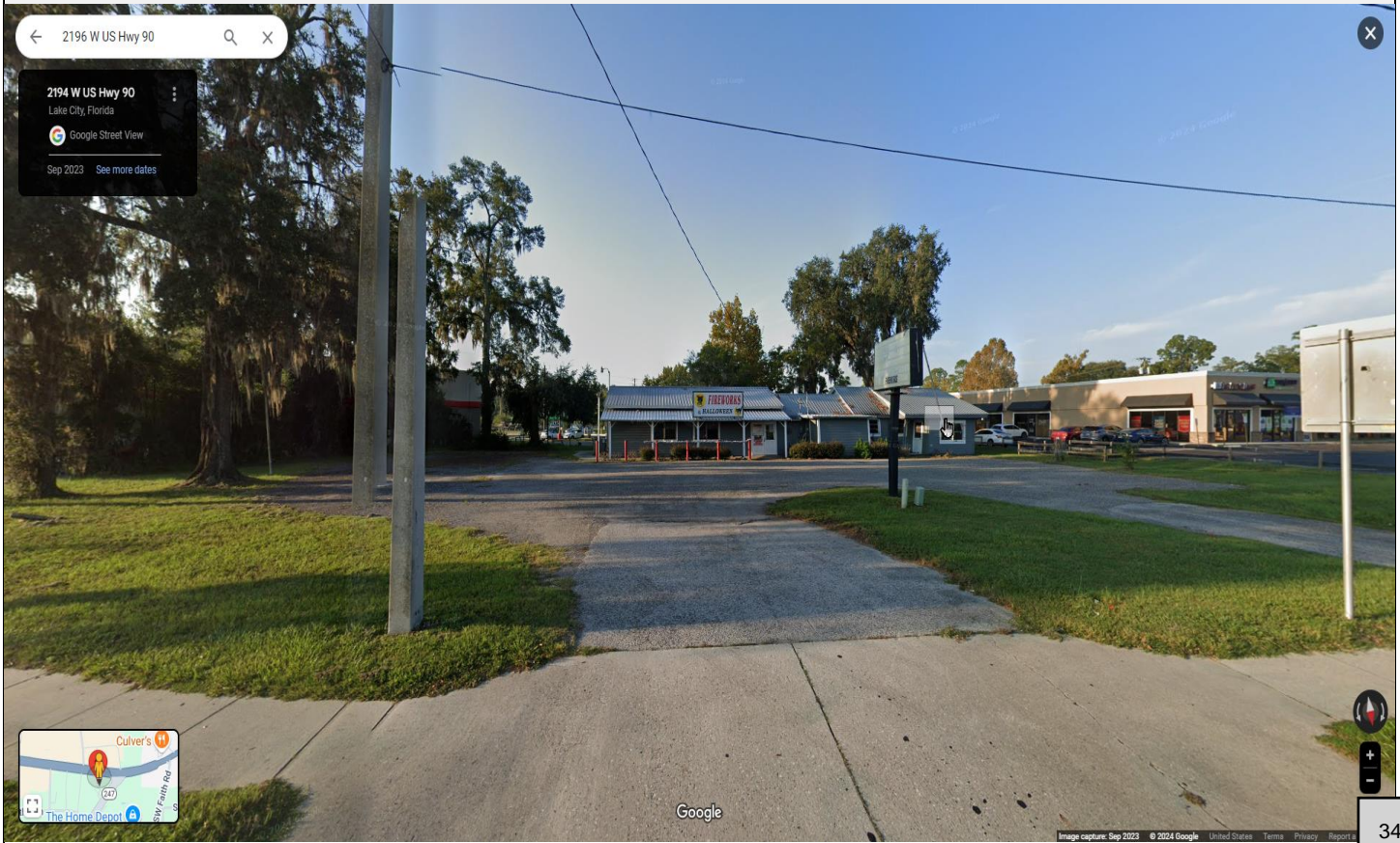
Subject Property Information	
Size	+/- .583 Acres
Location	2196 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02631-000
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial City	CI	Retail	
E	Commercial City	CI	Retail	
S	Commercial City	CI	Retail	
W	Commercial County	CI Co	Office	County Jurisdiction

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to change the future land use from Commercial County to Commercial City. The applicant has petitioned to change the zoning atlas from Commercial Intensive County to Commercial Intensive City.



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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-05, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County (CI Co) to COMMERCIAL Intensive City (CI City) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

WHEN;	November 12, 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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

Robert Angelo

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, October 30, 2024 10:47 AM
To: Robert Angelo
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Welcome!

Kym Harrison • 386-754-0401

Serving: Columbia • Suwannee • Hamilton • Lafayette • Union

LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

Support your local news source while reaching our community of loyal subscribers

From: Robert Angelo <AngeloR@lcfla.com>
Sent: Wednesday, October 30, 2024 10:44 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Yes, 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: Wednesday, October 30, 2024 8:59 AM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Is this correct?

Kym Harrison • 386-754-0401

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CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>

Sent: Tuesday, October 29, 2024 5:05 PM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Kym,

Is there any way to correct a spot on the Ad for P&Z. The parcel number was incorrect. I have attached the corrected ads. It is agenda item 3, the parcel number should have been 11695-080.

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: Robert Angelo

Sent: Tuesday, October 29, 2024 8:00 AM

To: 'LCR-Classifieds' <classifieds@lakecityreporter.com>

Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Looks good.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, October 28, 2024 2:47 PM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Whoops. NOW they're attached.

Kym Harrison • 386-754-0401

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CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>
Sent: Monday, October 28, 2024 12:11 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **October 31, 2024** paper.

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



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

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

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, November 12, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **CPA 24-04**, an application by Charles Millar, agent for VYP, LLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Commercial County to Commercial City on land located on parcel 02631-000.
2. **Z24-05**, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County to Commercial Intensive City on property located on parcel 02631-000.
3. **SPR 24-11**, an application submitted by Carol Chadwick, P.E., (agent) for Isaac Schlimmer, (owner), for a Site Plan Review for Schlimmer Multi-Family Development, in a Residential Multi-Family 1 zoning district, and located on parcel 11695-080, which is regulated by the Land Development Regulations Section 4.9.
4. **Workshop**, Presentation for ADU and Tiny Homes, Presented by Bryan Thomas.

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.

Robert Angelo

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, October 30, 2024 12:56 PM
To: Robert Angelo
Subject: RE: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

It is

Kym Harrison • 386-754-0401

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LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>
Sent: Wednesday, October 30, 2024 12:35 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

Is this set for 10/31.

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: Robert Angelo
Sent: Tuesday, October 29, 2024 10:10 AM
To: 'LCR-Classifieds' <classifieds@lakecityreporter.com>
Subject: RE: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

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, October 28, 2024 8:43 AM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

Good morning!

Two proofs attached for approval.

Thank you

Kym Harrison • 386-754-0401

Serving: Columbia • Suwannee • Hamilton • Lafayette • Union

LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>
Sent: Friday, October 25, 2024 2:14 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal Ad Notice for CPA 24-04 and Z 24-05

Kym,

Please publish in the legal section of the Lake City Reporter on **October 31, 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 10/28/24 08:39 by kharr-cn

Acct #: 45150

Ad #: 838965

Status: New WHOLD

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

Start: 10/31/2024 Stop: 10/31/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 14.01 Words: 524

Total STD 14.01

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 231.17

Affidavits: 1

Ad Descript: Z 24-05

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 10/28/24 08:37

Last Changed: kharr 10/28/24 08:39

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 10/31

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on November 12, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

Z24-05, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County (CI Co) to COMMERCIAL Intensive City (CI City) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

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 12:00 p.m. on

the day of the meeting.

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

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

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

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

838965

October 31, 2024

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 10/28/24 08:37 by kharr-cn

Acct #: 45150

Ad #: 838963

Status: New WHOLD

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

Start: 10/31/2024 Stop: 10/31/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 14.48 Words: 542

Total STD 14.48

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 238.92

Affidavits: 1

Ad Descript: CPA 24-04

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 10/28/24 08:35

Last Changed: kharr 10/28/24 08:37

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 10/31

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on November 12, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

CPA 24-04, an application by Charles, agent for VYP, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use from COMMERCIAL COUNTY to COMMERCIAL CITY, on property described as follows:

A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

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

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

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

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

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

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

838963
October 31, 2024

NOTICE OF PUBLIC HEARINGS
CONCERNING AMENDMENTS TO THE
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on November 12, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

Z24-05, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County (CI Co) to COMMERCIAL Intensive City (CI City) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

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 12:00 p.m. on the day of the meeting.

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

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

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

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CPA 24-04, an application by Charles, agent for VYP, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use from COMMERCIAL COUNTY to COMMERCIAL CITY, on property described as follows:

A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia County, Florida.
Being more particularly described as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

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Lake City, FL 32851

Certified Mail Fee	\$4.85	0807
Extra Services & Fees (check box, add fee as appropriate)		
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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 OCT 23 2024
 LAKE CITY, FL

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 City, State, ZIP+4®

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Ponte Vedra, FL 32081

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Extra Services & Fees (check box, add fee as appropriate)		
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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Lockport, GA 30219

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Extra Services & Fees (check box, add fee as appropriate)		
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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Brooklyn, MD 21223

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Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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Orlando, GA 30348

Certified Mail Fee	\$4.85	0807
Extra Services & Fees (check box, add fee as appropriate)		
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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Los Angeles, CA 90070

Certified Mail Fee	\$4.85	0807
Extra Services & Fees (check box, add fee as appropriate)		
Return Receipt (hardcopy)	\$0.00	
Return Receipt (electronic)	\$0.00	
Certified Mail Restricted Delivery	\$0.00	
Adult Signature Required	\$0.00	
Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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Chicago, IL 60605

Certified Mail Fee \$4.85

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

Return Receipt (hardcopy)	\$10.00
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Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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City, State, ZIP+4® _____

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Chicago, IL 60605

Certified Mail Fee \$4.85

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

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Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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City, State, ZIP+4® _____

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Atlanta, GA 30320

Certified Mail Fee \$4.85

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

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Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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City, State, ZIP+4® _____

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Atlanta, GA 30320

Certified Mail Fee \$4.85

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

Return Receipt (hardcopy)	\$10.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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Lake City, IL 32024

Certified Mail Fee \$4.85

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

Return Receipt (hardcopy)	\$10.00
Return Receipt (electronic)	\$0.00
Certified Mail Restricted Delivery	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

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Lake City, IL 32024

Certified Mail Fee \$4.85

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

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Return Receipt (electronic)	\$0.00
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Postage \$0.73

Total Postage and Fees \$5.58

Sent To _____

Street and Apt. No., or PO Box No. _____

City, State, ZIP+4® _____

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



October 18, 2024

To Whom it May Concern

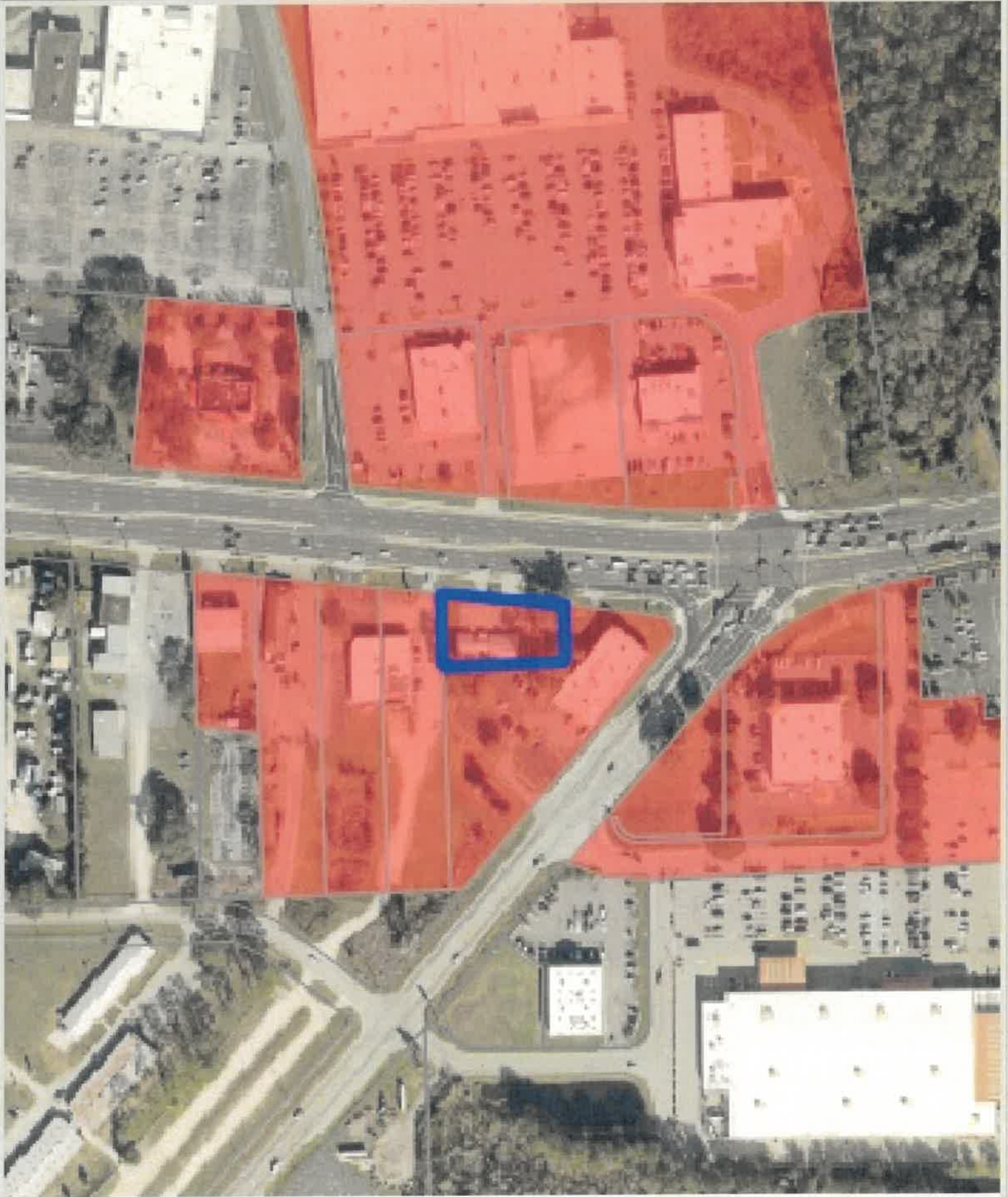
On November 12, 2024 the Planning and Zoning Board will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, CPA 24-04, to change the Future Land Use from Commercial County to Commercial City and petition, Z 24-05, to change the Zoning Atlas from Commercial Intensive County to Commercial Intensive City on property located at 2196 W US Highway 90, located on parcel 02631-000.

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

Robert Angelo

Planning and Zoning Tech
City of Lake City

GIS Buffer



0 350 700 1050 1400

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
HOME DEPOT USA INC	PO BOX 105841	PROPERTY TAX DEPT 6864	ATLANTA	GA	30348-5842	
DISCOUNT AUTO PARTS INC	C/O RYAN, LLC	P.O. BOX 20117	ATLANTA	GA	30325	
NORTH LAUDERDALE ASSOCIATES II	211 N STADIUM BLVD, STE 201	.	COLUMBIA	MO	65203	
CP THUNDER FS LLC	545 SOUTH FIGUEROA ST SUITE 614	C/O CORPORATE PARTNERS CAPITAL GROUP LLC	LOS ANGELES	CA	90070	
OPPER JON B REVOCABLE TRUST	3520 BROOKSIDE ROAD SUITE 151	.	STOCKTON	CA	95219	
HUTTON GLEASON PLACE LC EX LLC	736 CHERRY ST	.	CHATTANOOGA	TN	37402	
VYP, LLC	794 SW MANDIBI DR	.	LAKE CITY	FL	32024	
SHAW LARRY KEITH	2218 W US HIGHWAY 90	SUITE 102	LAKE CITY	FL	32055	
5517 KATINA REALTY CORP	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
VYP, LLC	794 SW MANDIBI DR	.	LAKE CITY	FL	32024	
2260 US HWY REALTY LLC	35 VILLAGE ROAD N	.	BROOKLYN	NY	11223	
2281 W US 90 LLC	32 LITTLE WOOD RD	.	PONTE VEDRA	FL	32081	
BRIAN'S SPORTS LLC	2282 W US HIGHWAY 90	.	LAKE CITY	FL	32055	

File Attachments for Item:

iii. Z24-05- Petitions submitted by Charles Millar of Atwell (agent) for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Commercial Intensive County to Commercial Intensive City on property described, as follows: Parcel No. 02631-000.

QUASI JUDICIAL PETITION

- A. Brief introduction of petition by city staff.**
- B. Presentation of petition by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of petition by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by Board Members.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by Board Members.**



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

FOR PLANNING USE ONLY	
Application #	Z _____
Application Fee \$	_____
Receipt No.	_____
Filing Date	_____
Completeness Date	_____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Take 5 - Lake City
2. Address of Subject Property: 2194 W US Hwy 90, Lake City, FL 32055
3. Parcel ID Number(s): 363S1602631000
4. Future Land Use Map Designation: N/A
5. Existing Zoning Designation: CI (County)
6. Proposed Zoning Designation: CI (City)
7. Acreage: 0.58
8. Existing Use of Property: General Retail
9. Proposed use of Property: Motor Vehicle Repair (Oil Change)

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Charles Millar Title: Senior Project Manager
 Company name (if applicable): Atwell LLC
 Mailing Address: 11770 US Highway 1 Suite 404 East
 City: Palm Beach Gardens State: FL Zip: 33408
 Telephone: () 772-486-1977 Fax: () Email: cmillar@atwell-group.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): VYP LLC
 Mailing Address: 94 SW MANDIBI DR
 City: LAKE CITY State: FL Zip: 32024
 Telephone: () See Agent Fax: () Email: See Agent

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization form (signed and notarized)

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

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

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

NOTICE TO APPLICANT

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

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

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

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

Charles Millar

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

8-24

Date

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 3 day of Sept, 2024 by (name of person acknowledging).

(NOTARY SEAL of STATE OF FLORIDA PUBLIC)

Signature of Notary

Keisha McKenzie

Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



**PLEASE FIND ATTACHED THE REPORT
FOR THE FOLLOWING SITE**

BV Project #: 164758.23R000-001.389 [Version 3]

Service: Topographic Survey

Site Name: Take 5 Oil Change 2194 - FL

Site Address: 2194 West US Highway 90

City/State: Lake City/FL

In order to ensure that all comments are addressed properly, please send them to **Alyssa Girten** at alyssa.girten@bureauveritas.com. Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Cliff Stout** at Cliff.Stout@bureauveritas.com.



Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 8/8/2024

Parcel: 36-3S-16-02631-000 (10740)

Owner & Property Info

Result: 1 of 2

Owner	VYP, LLC 794 SW MANDIBI DR LAKE CITY, FL 32024
Site	2196 W US HIGHWAY 90, LAKE CITY
Description*	LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION, 337-685, WD 1001-2463, QC 1072-510, QC 1272-423 WD 1272-426.
Area	0.583 AC
S/T:R	36-3S-16
Use Code**	STORES/1 STORY (1100)
Tax District	2

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

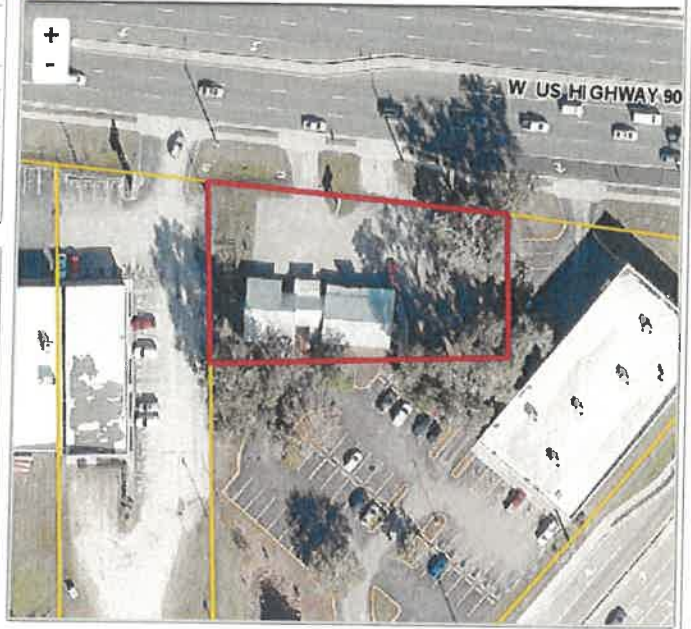
Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$182,880	Mkt Land	\$228,600
Ag Land	\$0	Ag Land	\$0
Building	\$34,779	Building	\$36,174
XFOB	\$0	XFOB	\$0
Just	\$217,659	Just	\$264,774
Class	\$0	Class	\$0
Appraised	\$217,659	Appraised	\$264,774
SOH/10% Cap	\$0	SOH/10% Cap	\$25,349
Assessed	\$217,659	Assessed	\$264,774
Exempt	\$0	Exempt	\$0
Total	county:\$217,659 city:\$0	Total	county:\$239,425 city:\$0
Taxable	other:\$0 school:\$217,659	Taxable	other:\$0 school:\$264,774

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
3/29/2014	\$180,000	1272 / 426	WD	I	Q	01
1/26/2006	\$100	1072 / 510	QC	I	U	06
12/9/2003	\$100	1001 / 2463	WD	I	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
	STORE DISC (3600)	1950	2701	2995	\$36,174

*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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	25,400,000 SF (0.583 AC)	1.0000/1,0000 1.0000/6,000,000 /	\$9 /SF	\$228,600

Search Result 1 of 2

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1033

by GazdyLogic.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 on this site 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 8/8/2024 and may not reflect the data currently on file at our office.



CONSULTING. ENGINEERING. CONSTRUCTION.

**LAKE CITY
CONCURRENCY IMPACT ANALYSIS
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS
VPY, LLC
2196 W. US HIGHWAY 90**

Concurrency:

In Florida, concurrency impact analysis is a crucial component of the development approval process, especially in the context of land use and infrastructure planning. It ensures that new developments do not overwhelm existing infrastructure and that they contribute to the community's overall growth and sustainability. Here's an overview of how concurrency impact analysis is applied in Florida for development projects:

Key Aspects of Florida's Concurrency Impact Analysis

1. **Concurrency Management System (CMS)**
 - **Purpose:** To ensure that infrastructure (such as roads, schools, and utilities) is available to serve new development without degrading the level of service below established standards.
 - **Requirements:** Florida law mandates that local governments implement a CMS to assess the impact of new developments on public facilities and services.
2. **Infrastructure Components**
 - **Transportation:** Evaluates the impact of new development on road networks, including traffic volume, congestion, and level of service (LOS).
 - **Education:** Assesses the capacity of local schools to accommodate additional students generated by new developments.
 - **Utilities:** Examines the adequacy of water, sewer, and stormwater management systems to support new development.
3. **Level of Service Standards**
 - **Definition:** Standards set by local governments to determine acceptable performance levels for various types of infrastructure (e.g., the acceptable traffic delay on roads or the student-to-teacher ratio in schools).
 - **Analysis:** New developments must be assessed against these standards to ensure they do not degrade the current level of service below acceptable thresholds.
4. **Impact Fees**
 - **Purpose:** To fund necessary infrastructure improvements or expansions required to support new development.
 - **Assessment:** Developers may be required to pay impact fees based on the projected demand their development will place on public facilities.

5. **Concurrency Analysis Process**

- **Pre-Application Consultation:** Developers often engage in discussions with local planning departments to understand concurrency requirements and potential impacts.
- **Traffic Impact Analysis (TIA):** Conducted to evaluate the effect of the development on local roadways and transportation systems.
- **School Impact Analysis:** Determines the effect on local school capacities and whether additional educational facilities are needed.
- **Utility Capacity Analysis:** Assesses whether existing water, sewer, and stormwater systems can handle the additional demand.

6. **Mitigation Measures**

- **Infrastructure Improvements:** Developers may be required to contribute to or fund infrastructure improvements to mitigate the impact of their development.
- **Phased Development:** Large projects may be implemented in phases to align with infrastructure capacity and availability.

7. **Local Government Review**

- **Approval Process:** Local governments review the concurrency analysis as part of the development review process to ensure compliance with local land use and development regulations.
- **Public Input:** Public hearings and community meetings may be held to gather input and address concerns related to new developments.

8. **Regulatory Framework**

- **Florida Statutes:** Chapter 163, Part II, of the Florida Statutes outlines the requirements for concurrency management and infrastructure planning.
- **Local Comprehensive Plans:** Each municipality or county may have its own comprehensive plan that includes concurrency management policies and standards.

Steps for Developers in Florida

1. **Understand Local Requirements:** Research and understand the concurrency management requirements and infrastructure standards specific to the jurisdiction where the development is proposed.
2. **Engage Early:** Initiate discussions with local planning and zoning officials early in the development process to identify potential concurrency issues and requirements.
3. **Conduct Required Analyses:** Complete necessary impact studies (traffic, school, utility) and ensure they are submitted as part of the development application.
4. **Plan for Mitigation:** Develop and propose mitigation strategies for any identified impacts to align with local concurrency requirements and secure development approval.
5. **Monitor Changes:** Stay informed about any changes in local concurrency regulations or infrastructure standards that could affect the development project.

By following these guidelines and understanding the concurrency impact analysis requirements in Florida, developers can better navigate the regulatory landscape and contribute to balanced and sustainable community development.

Project Concurrency Analysis:

Public Facilities Concurrency	Provider	Existing Demand	Proposed Demand Reserved Capacity
1. Roads	FDOT	Existing Condition	96 trips per weekday (Using ITE trip generator – code 941)
2. Sewer	Lake City	Septic Tank	312.5 GPD (1.25 ERU X 250 GPD)
3. Solid Waste	Lake City	Existing Condition	8.24 lbs. per capita per day X 6 persons = 49.44 lbs. per day 49.44 lbs. per day X 365 days = 18,045.6 lbs. per year
4. Drainage	SRWMD	Existing Condition	No Impact
5. Potable Water	Lake City	City Utility	437.5 GPD (1.25 ERU X 350 GPD)

Comprehensive Land Use Plan:

In Florida, the Comprehensive Plan Consistency Analysis is an essential process for ensuring that land use and development decisions align with the state's comprehensive planning requirements. This analysis is part of the broader framework established by Florida's Growth Management Act, which aims to manage growth and development in a way that promotes sustainable and orderly development.

Here's a breakdown of the key aspects involved in a Florida Comprehensive Plan Consistency Analysis:

1. Understanding the Comprehensive Plan

- **Purpose:** The comprehensive plan is a long-term policy framework that guides land use, growth, infrastructure, and public services within a municipality or county.
- **Components:** It typically includes elements such as land use, housing, transportation, parks and recreation, conservation, and capital improvements.

2. Consistency Analysis

- **General Approach:** The analysis assesses whether a proposed change—such as a zoning amendment, land use change, or development project—is consistent with the goals, objectives, and policies of the comprehensive plan.
- **Steps in Analysis:**
 1. **Review the Proposal:** Examine the specifics of the proposed change or development.
 2. **Compare with Comprehensive Plan:** Evaluate how the proposal aligns with the comprehensive plan's policies and objectives.
 3. **Consider Impacts:** Assess the potential impacts on land use, infrastructure, environment, and community services.

3. Key Considerations

- **Land Use Compatibility:** Ensure the proposed land use aligns with the designated future land use category in the comprehensive plan.
- **Infrastructure Adequacy:** Check whether existing or planned infrastructure (e.g., roads, water, sewer) can support the proposed change.
- **Environmental Impact:** Evaluate potential effects on natural resources and adherence to conservation policies.
- **Public Services:** Assess whether public services like schools and emergency services can accommodate the proposed changes.

4. Regulatory Framework

- **State Requirements:** Florida Statutes (e.g., Chapter 163, Part II) and Florida Administrative Code outline requirements for comprehensive plans and consistency analysis.
- **Local Procedures:** Each jurisdiction may have specific procedures for conducting and reviewing consistency analyses, including public hearings and advisory board reviews.

5. Public Participation

- **Engagement:** Public input is often sought through community meetings and hearings, providing an opportunity for residents to express concerns or support.

6. Decision-Making

- **Approval Process:** The local government's decision-making bodies (e.g., city council, county commission) review the consistency analysis and decide whether to approve, modify, or reject the proposed change based on its alignment with the comprehensive plan.

7. Documentation and Reporting

- **Reporting:** The findings of the consistency analysis are usually documented in reports that detail how the proposal meets or does not meet the comprehensive plan's criteria.

8. Appeals and Amendments

- **Appeals:** There may be processes for appealing decisions or requesting amendments to the comprehensive plan if necessary.

This analysis is crucial for maintaining orderly and planned growth while balancing development needs with community and environmental considerations.

Project Comprehensive Land Use Plan Analysis:

The proposed Future Land Use Plan Map Amendment complies with and is consistent with the City of Lake City Comprehensive Plan as adopted by Ordinance No. 21-2206 on December 6, 2021.

The proposed amendment identifies below the applicable elements which demonstrates consistency with the Goals, Objectives and Policies:

- Future Land Use
- Transportation
- Housing
- Sanitary Sewer
- Solid Waste
- Drainage
- Potable Water
- Natural Groundwater Aquifer Recharge
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities
- Property Rights Element



CONSULTING. ENGINEERING. CONSTRUCTION.

**LAKE CITY
REZONING IMPACT ANALYSIS
ARTICLE 12 / LAND DEVELOPMENT REGULATIONS**

**VPY, LLC
2196 W. US HIGHWAY 90
26-3S-16-02631-000 (10740)**

Benefits of Rezoning:

Rezoning in Florida, as in other places, can offer several benefits depending on the context and goals of the rezoning effort. Here are some common advantages:

1. **Economic Development:** Rezoning can attract new businesses and investments, fostering economic growth. For instance, changing an area from residential to commercial zoning can facilitate the development of shopping centers, offices, and other businesses, boosting local employment and revenue.
2. **Improved Land Use Efficiency:** Rezoning can help optimize land use by aligning it with current and future needs. For example, transforming vacant or underutilized land into higher-density residential or mixed-use areas can make better use of limited space and infrastructure.
3. **Increased Property Values:** Changing zoning designations can enhance property values. For instance, rezoning a residential area to allow for higher-density development or mixed-use can lead to more lucrative development opportunities, benefiting property owners.
4. **Enhanced Infrastructure Utilization:** Rezoning can lead to more effective use of existing infrastructure. For example, higher-density zoning can ensure that roads, water, and sewer systems are used more efficiently and economically.
5. **Community Revitalization:** In areas experiencing decline, rezoning can stimulate redevelopment and rejuvenation. By allowing for new types of development or investment, rezoning can revitalize neighborhoods and improve the overall quality of life.
6. **Better Alignment with Growth Plans:** Rezoning can align land use with long-term community plans and growth strategies. This can help ensure that development occurs in a manner consistent with the vision of local comprehensive plans, such as promoting sustainability or preserving green spaces.
7. **Increased Housing Options:** Rezoning can facilitate the creation of diverse housing options, including affordable housing. For example, rezoning areas to allow for multi-family units or mixed-use developments can help address housing shortages and meet varying residential needs.
8. **Flexibility for Developers:** Rezoning can provide developers with more flexibility in terms of the types of projects they can undertake, potentially leading to innovative and diverse development solutions.
9. **Improved Quality of Life:** When done thoughtfully, rezoning can enhance the quality of life for residents by providing better amenities, services, and recreational opportunities. For example, rezoning to include parks or community centers can enrich local neighborhoods.

An Analysis of the Requirements of Article 12 of the Land Development Regulations:

- a) Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
Response: The proposed change would be in conformance with the City's Comprehensive Plan and maintains consistency with same.
- b) The existing land use pattern.
Response: The existing land use pattern in the area is long established commercial uses, therefore a commercial use maintains the existing and proposed development pattern of managed growth.
- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.
Response: No isolated zoning district is being created. The request is logical and in conformance with sound land use practices.
- d) The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Response: The project will meet concurrency standards and will pay all applicable impact fees as required.
- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Response: The rezoning request follows an approved annexation.
- f) Whether changed or changing conditions will adversely influence living conditions in the neighborhood.
Response: The rezoning request will offer a value-added increase to the tax base and provide a new infill and redevelopment option to the City.
- g) Whether the proposed change will adversely influence living conditions in the neighborhood.
Response: This is a commercial request so not applicable.
- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Response: No. The rezoning will meet all concurrency standards so the impacts to the existing infrastructure will be in compliance.
- i) Whether the proposed change will create a drainage problem.
Response: No. The rezoning will meet all concurrency standards so the impacts to the existing infrastructure will be in compliance.
- j) Whether the proposed change will seriously reduce light and air to adjacent areas.
Response: No. The rezoning will meet all concurrency standards so the impacts to the existing infrastructure will be in compliance.
- k) Whether the proposed change will adversely affect property values in the adjacent area.
Response: No. Adjacent property values will not be affected as this project is value-added improvements.
- l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
Response: No. Adjacent property values will not be affected as this project is value-added improvements.

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

Response: No. This request follows the statutory requirement of an Annexation.

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

Response: Existing zoning is Columbia. After an Annexation, this is the logical and orderly request to rezone to CI.

o) Whether the change suggested is out of scale with the needs of the neighborhood or the City.

Response: No. The request is not out of scale and is an orderly and logical expansion of the City's corporate limits.

p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

Response: This is an annexation request with a change to the Future Land Use Plan Map and Rezoning. The rezoning request meets the following additional standards:

Economic Development

- **Job Creation:** Commercial zoning can attract businesses that create jobs, boosting the local economy.
- **Increased Tax Revenue:** Commercial properties typically generate more tax revenue than residential or agricultural uses, which can support public services and infrastructure.

Community Needs

- **Retail and Services:** If the area lacks essential services like grocery stores, banks, or medical facilities, rezoning can meet these needs.
- **Improved Accessibility:** Commercial zoning can enhance access to goods and services for residents, reducing the need for long commutes.

Infrastructure Capacity

- **Existing Infrastructure:** If the infrastructure (roads, utilities) is already in place and can handle increased demand, rezoning may be appropriate.
- **Planned Upgrades:** Future infrastructure improvements planned by the city or county can support commercial development.

Market Demand

- **Commercial Interest:** If there is strong demand from businesses wanting to locate in the area, it can be a sign that rezoning is a practical move.
- **Local Business Growth:** Supporting local businesses and attracting new ones can stimulate economic growth.

Compatibility with Surrounding Uses

- **Adjacent Commercial Areas:** If the area is near existing commercial zones, rezoning can create a more cohesive commercial district.
- **Transition Areas:** Rezoning may act as a buffer between residential or agricultural areas and more intensive commercial uses.

Land Use Plans

- **Consistency with Comprehensive Plans:** If the proposed rezoning aligns with the community's long-term land use and development plans, it can be justified.
- **Future Growth Projections:** Rezoning may be part of a strategy to accommodate future population and business growth.

Revitalization

- **Economic Revitalization:** In areas in decline, commercial development can lead to revitalization and improved property values.
- **Urban Renewal:** Rezoning can be part of a broader urban renewal effort to redevelop underutilized properties.

LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

TAX PARCEL NUMBER: 36-3S-16-02631-000 (10740)

HFD/lss
1803.02-14-055
3/20/2014

REC. 27.00
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION 180,000.00

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps Green & Stadler, LLP
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:201412004811 Date:4/3/2014 Time:2:49 PM
Doc Stamp-Deed:1260.00
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B:1272 P:426

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of March, 2014, by
WILLIAM D. EPPERSON, a single person not residing on the property, but whose
mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called
the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office
address is 7585 216th Street, O'Brien, Florida 32071, 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:

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a
Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36,
Township 3 South, Range 16 East, in Columbia County, Florida, according to
Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8,
1926, and filed in the Office of the Clerk of Circuit Court, Columbia County,
Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that
portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions,
reservations, easements, and limitations of record, if any, and all zoning and land

use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

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

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered
in the presence of:

① Mary A. Miller
Witness

✓ MARY A. MILLER
(Print/type name)

② Greg Harris
Witness

✓ Greg Harris
(Print/type name)

William D. Epperson (SEAL)
WILLIAM D. EPPERSON

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this 29th day of
March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.



(NOTARIAL
SEAL)

Crystal C. King
Notary Public, State of Florida
CRYSTAL C. KING
(Print/type name)

My Commission Expires:



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

AGENT AUTHORIZATION FORM

I, PEURRUNG, VICTORIA (owner name), owner of property parcel

number 363S1602631000 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Kimmy Phan	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Victoria Peurrung
 Owner Signature (Notarized)

3-28-24
 Date

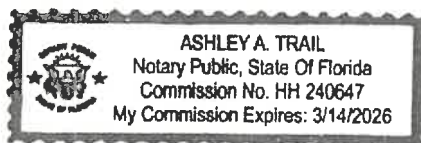
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Kimmy Phan Victoria Peurrung, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver License on this 28th day of March, 2024.

Ashley A. Trail
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 7/8/2024 2:31:48 PM EDT

Tax Record

Last Update: 7/8/2024 2:30:47 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R02631-000	Tax Type REAL ESTATE	Tax Year 2023				
<table style="width: 100%;"> <tr> <td style="width: 50%;">Mailing Address VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024</td> <td style="width: 50%;">Property Address 2196 US HIGHWAY 90 LAKE CITY</td> </tr> <tr> <td></td> <td>GEO Number 363S16-02631-000</td> </tr> </table>			Mailing Address VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024	Property Address 2196 US HIGHWAY 90 LAKE CITY		GEO Number 363S16-02631-000
Mailing Address VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024	Property Address 2196 US HIGHWAY 90 LAKE CITY					
	GEO Number 363S16-02631-000					
Exempt Amount See Below	Taxable Value See Below					
Exemption Detail NO EXEMPTIONS	Millage Code 002	Escrow Code				
Legal Description (click for full description) 36-3S-16 1100/1100.58 Acres LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,						
Ad Valorem Taxes						
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	
BOARD OF COUNTY COMMISSIONERS	7.8150	217,659	0	\$217,659	\$1,701.01	
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	217,659	0	\$217,659	\$162.81	
LOCAL	3.2170	217,659	0	\$217,659	\$700.21	
CAPITAL OUTLAY	1.5000	217,659	0	\$217,659	\$326.49	
SUWANNEE RIVER WATER MGT DIST	0.3113	217,659	0	\$217,659	\$67.76	
LAKE SHORE HOSPITAL AUTHORITY	0.0001	217,659	0	\$217,659	\$0.02	
Total Millage		13.5914	Total Taxes		\$2,958.30	
Non-Ad Valorem Assessments						
Code	Levying Authority				Amount	
FFIR	FIRE ASSESSMENTS				\$380.96	
Total Assessments					\$380.96	
Taxes & Assessments					\$3,339.26	
If Paid By				Amount Due		
				\$0.00		

Date Paid	Transaction	Receipt	Item	Amount Paid
11/20/2023	PAYMENT	3300990.0002	2023	\$3,205.69

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES



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

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

Date: 09/24/24

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

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

Project Number: CPA 24-04 and Z 24-05

Project Name: VYP, LLC (Take 5 Oil Change)

Project Address: 2196 W US Hwy 90, Lake City, FL

Project Parcel Number: 36-3S-16-02631-000

Owner Name: VYP, LLC

Owner Address: 794 SW Mandibi Dr, Lake City, FL

Owner Contact Information: Telephone Number: 561-593-1900 Email: _____

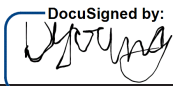
Owner Agent Name: Charles Millar, Senior Project Manager

Owner Agent Address: 11770 US Hwy 1 North, Palm Beach Gardens, FL

Owner Agent Contact Information: Telephone: 772-486-1977 Email: cmillar@atwell-group.com

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

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

Building Department: Reviewed by:  **Date:** 10/3/2024
6A9220F9CF20485...

No comments at this phase

Planning and Zoning: Reviewed by:  **Date:** 10/3/2024
CEC8B8D3106848...

The agent applicant is not listed on the agent authorization form.

Business License: Reviewed by:  **Date:** 10/4/2024
EBB18D144D974CD...

will need to apply for a business tax receipt

Code Enforcement: Reviewed by:  **Date:** 10/4/2024
EBB18D144D974CD...

No liens, codes or violations

Permitting: Reviewed by:  **Date:** 10/2/2024
F5E79CA8532C435...

NO ISSUES AT THIS TIME UNTILL CONSTRUCTION AND AWARDED CONTRACTOR TO SUBMIT THEIR OWN PERMIT

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

Water Department: Reviewed by: Signed by: Mike Wilson 896E039544B74E31 **Date:** 10/3/2024

no comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Wilson DBA01EFSAD248B **Date:** 10/3/2024

none

Gas Department: Reviewed by: Signed by: Steve Brown BB57D0C4E8F2F4B5 **Date:** 10/4/2024

Is there a request for gas?

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F590E68125784F8 **Date:** 10/3/2024

need utility plans before approval

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam 8B097A03165D4E0 **Date:** 10/11/2024

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

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 10/4/2024

we will need to see a stormwater design.

Fire Department: Reviewed by: _____ **Date:** _____

Police Department: Reviewed by: _____ **Date:** _____

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

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

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

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spawar _____ **Date:** 10/21/2024

The project may require an ERP stormwater permit.

School Board: Reviewed by: DocuSigned by: Keith Archer _____ **Date:** 10/3/2024

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams _____ **Date:** 10/26/2024

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

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

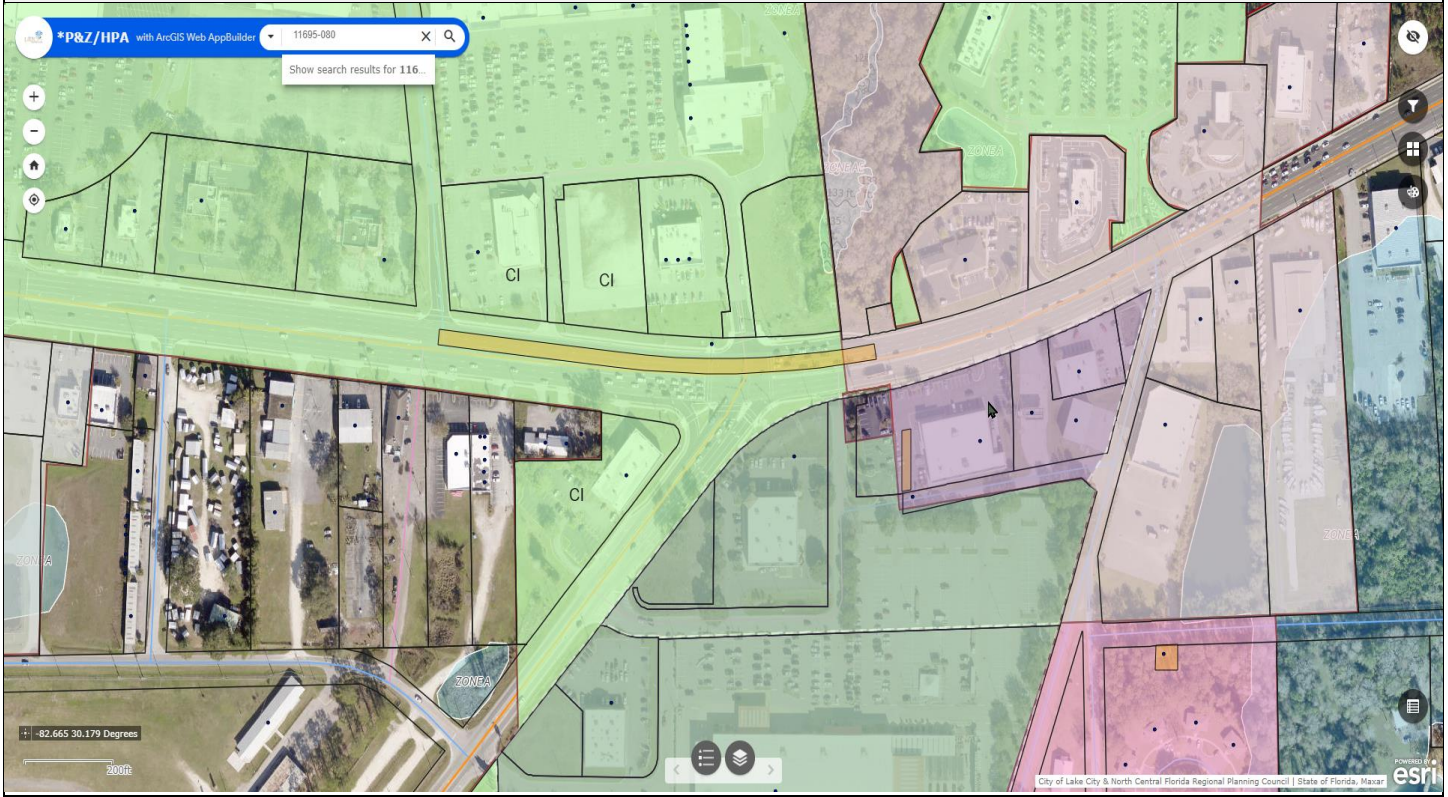
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Take 5 Comp Plan Amendment, CPA24-04 and Rezoning Z24-05
Applicant	Charles Miller, agent
Owner	VYP, LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment changing the Future Land Use from Commercial County to Commercial City. • Rezoning changing the Zoning Atlas from Commercial Intensive County to Commercial Intensive City.
Hearing Date	11-12-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

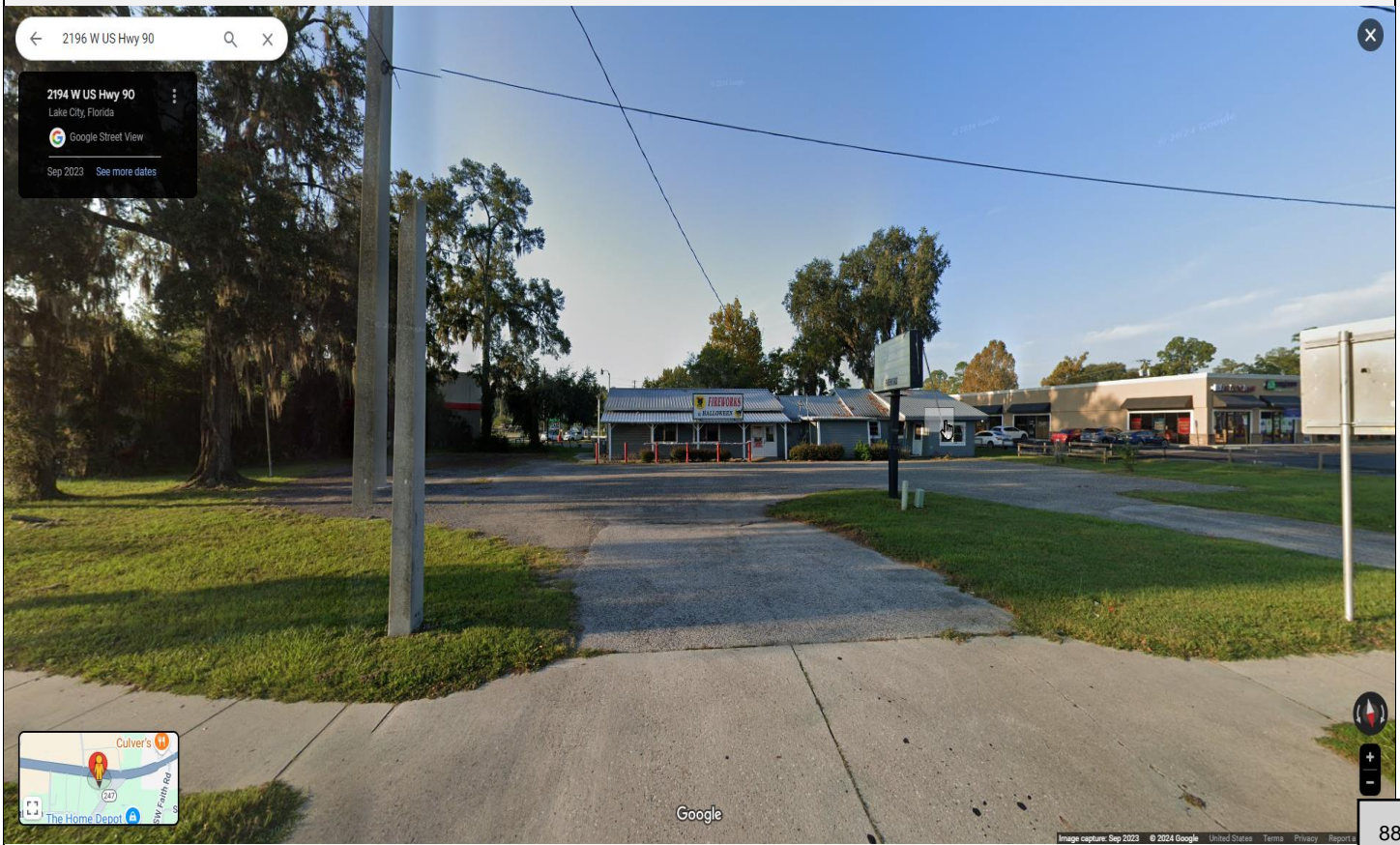
Subject Property Information	
Size	+/- .583 Acres
Location	2196 W US Highway 90, Lake City, FL
Parcel Number	36-3S-16-02631-000
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial City	CI	Retail	
E	Commercial City	CI	Retail	
S	Commercial City	CI	Retail	
W	Commercial County	CI Co	Office	County Jurisdiction

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to change the future land use from Commercial County to Commercial City. The applicant has petitioned to change the zoning atlas from Commercial Intensive County to Commercial Intensive City.



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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-05, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County (CI Co) to COMMERCIAL Intensive City (CI City) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

WHEN;	November 12, 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

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

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

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

Robert Angelo

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, October 30, 2024 10:47 AM
To: Robert Angelo
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Welcome!

Kym Harrison • 386-754-0401

Serving: Columbia • Suwannee • Hamilton • Lafayette • Union

LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

Support your local news source while reaching our community of loyal subscribers

From: Robert Angelo <AngeloR@lcfla.com>
Sent: Wednesday, October 30, 2024 10:44 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Yes, 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: Wednesday, October 30, 2024 8:59 AM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Is this correct?

Kym Harrison • 386-754-0401

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CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>

Sent: Tuesday, October 29, 2024 5:05 PM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Kym,

Is there any way to correct a spot on the Ad for P&Z. The parcel number was incorrect. I have attached the corrected ads. It is agenda item 3, the parcel number should have been 11695-080.

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: Robert Angelo

Sent: Tuesday, October 29, 2024 8:00 AM

To: 'LCR-Classifieds' <classifieds@lakecityreporter.com>

Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Looks good.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, October 28, 2024 2:47 PM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Whoops. NOW they're attached.

Kym Harrison • 386-754-0401

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LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>
Sent: Monday, October 28, 2024 12:11 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **October 31, 2024** paper.

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



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

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

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, November 12, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **CPA 24-04**, an application by Charles Millar, agent for VYP, LLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Commercial County to Commercial City on land located on parcel 02631-000.
2. **Z24-05**, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County to Commercial Intensive City on property located on parcel 02631-000.
3. **SPR 24-11**, an application submitted by Carol Chadwick, P.E., (agent) for Isaac Schlimmer, (owner), for a Site Plan Review for Schlimmer Multi-Family Development, in a Residential Multi-Family 1 zoning district, and located on parcel 11695-080, which is regulated by the Land Development Regulations Section 4.9.
4. **Workshop**, Presentation for ADU and Tiny Homes, Presented by Bryan Thomas.

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.

Robert Angelo

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, October 30, 2024 12:56 PM
To: Robert Angelo
Subject: RE: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

It is

Kym Harrison • 386-754-0401

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LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>
Sent: Wednesday, October 30, 2024 12:35 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

Is this set for 10/31.

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: Robert Angelo
Sent: Tuesday, October 29, 2024 10:10 AM
To: 'LCR-Classifieds' <classifieds@lakecityreporter.com>
Subject: RE: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

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, October 28, 2024 8:43 AM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: 838965 838963 RE: Legal Ad Notice for CPA 24-04 and Z 24-05

Good morning!

Two proofs attached for approval.

Thank you

Kym Harrison • 386-754-0401

Serving: Columbia • Suwannee • Hamilton • Lafayette • Union

LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

Support your local news source while reaching our community of loyal subscribers

From: Robert Angelo <AngeloR@lcfla.com>
Sent: Friday, October 25, 2024 2:14 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal Ad Notice for CPA 24-04 and Z 24-05

Kym,

Please publish in the legal section of the Lake City Reporter on **October 31, 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 10/28/24 08:39 by kharr-cn

Acct #: 45150

Ad #: 838965

Status: New WHOLD

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

Start: 10/31/2024 Stop: 10/31/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 14.01 Words: 524

Total STD 14.01

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 231.17

Affidavits: 1

Ad Descrpt: Z 24-05

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 10/28/24 08:37

Last Changed: kharr 10/28/24 08:39

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES

LCR A 96 S 10/31

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on November 12, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

Z24-05, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County (CI Co) to COMMERCIAL Intensive City (CI City) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

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 12:00 p.m. on

the day of the meeting.

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

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

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

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

838965

October 31, 2024

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 10/28/24 08:37 by kharr-cn

Acct #: 45150

Ad #: 838963

Status: New WHOLD

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

Start: 10/31/2024 Stop: 10/31/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 14.48 Words: 542

Total STD 14.48

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 238.92

Affidavits: 1

Ad Descript: CPA 24-04

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 10/28/24 08:35

Last Changed: kharr 10/28/24 08:37

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 10/31

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on November 12, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

CPA 24-04, an application by Charles, agent for VYP, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use from COMMERCIAL COUNTY to COMMERCIAL CITY, on property described as follows:

A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

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

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

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

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

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

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

838963
October 31, 2024

NOTICE OF PUBLIC HEARINGS
CONCERNING AMENDMENTS TO THE
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on November 12, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

Z24-05, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County (CI Co) to COMMERCIAL Intensive City (CI City) on property described, as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

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 12:00 p.m. on the day of the meeting.

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

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

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

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

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on November 12, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

CPA 24-04, an application by Charles, agent for VYP, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use from COMMERCIAL COUNTY to COMMERCIAL CITY, on property described as follows:

A parcel of land lying in Section 34, Township 3 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows:

A parcel of land lying in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Lots 2, 3, 4 and 5, Block A, Westwood Park, Section A, according to the map or plat thereof, as recorded in Plat Book 1, Page 45 of the Public Records of Columbia County, Florida, a subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, according to map of same prepared by C.W. Brown and W.W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Official Records of the Columbia County Clerk of Circuit Courts on July 6, 1926; less and except that portion heretofore acquired by the state of Florida for road Right-of-Ways.

Containing 0.583 acres, more or less

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.

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

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Total Postage and Fees \$5.58

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Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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Total Postage and Fees \$5.58

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October 18, 2024

To Whom it May Concern

On November 12, 2024 the Planning and Zoning Board will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, CPA 24-04, to change the Future Land Use from Commercial County to Commercial City and petition, Z 24-05, to change the Zoning Atlas from Commercial Intensive County to Commercial Intensive City on property located at 2196 W US Highway 90, located on parcel 02631-000.

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

Robert Angelo

Planning and Zoning Tech
City of Lake City

GIS Buffer



0 350 700 1050 1400

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
HOME DEPOT USA INC	PO BOX 105841	PROPERTY TAX DEPT 6864	ATLANTA	GA	30348-5842	
DISCOUNT AUTO PARTS INC	C/O RYAN, LLC	P.O. BOX 20117	ATLANTA	GA	30325	
NORTH LAUDERDALE ASSOCIATES II	211 N STADIUM BLVD, STE 201	.	COLUMBIA	MO	65203	
CP THUNDER FS LLC	545 SOUTH FIGUEROA ST SUITE 614	C/O CORPORATE PARTNERS CAPITAL GROUP LLC	LOS ANGELES	CA	90070	
OPPER JON B REVOCABLE TRUST	3520 BROOKSIDE ROAD SUITE 151	.	STOCKTON	CA	95219	
HUTTON GLEASON PLACE LC EX LLC	736 CHERRY ST	.	CHATTANOOGA	TN	37402	
VYP, LLC	794 SW MANDIBI DR	.	LAKE CITY	FL	32024	
SHAW LARRY KEITH	2218 W US HIGHWAY 90	SUITE 102	LAKE CITY	FL	32055	
5517 KATINA REALTY CORP	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
VYP, LLC	794 SW MANDIBI DR	.	LAKE CITY	FL	32024	
2260 US HWY REALTY LLC	35 VILLAGE ROAD N	.	BROOKLYN	NY	11223	
2281 W US 90 LLC	32 LITTLE WOOD RD	.	PONTE VEDRA	FL	32081	
BRIAN'S SPORTS LLC	2282 W US HIGHWAY 90	.	LAKE CITY	FL	32055	

File Attachments for Item:

iv. SPR24-11, Petition submitted by Carol Chadwick (agent) for Isaac Schlimmer (owner), for a Site Plan Review for Schlimmer Multi-Family Development, in the Residential Multi-Family 1 Zoning District, and located on Parcel 11695-080, which is regulated by the Land Development Regulations section 4.09.

QUASI JUDICIAL PETITION

- A. Brief introduction of petition by city staff.**
- B. Presentation of petition by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of petition by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by Board Members.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by Board Members.**



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # SPR24-11
Application Fee **\$200.00**
Receipt No. 2025-000 6663
Filing Date 8/28/24
Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

- Project Name: SCHLIMMER MULTI-FAMILY DEVELOPMENT
- Address of Subject Property: TBD NW EARLY STREET, LAKE CITY, FL
- Parcel ID Number(s): 00-00-00-11695-080
- Future Land Use Map Designation: RESIDENTIAL-MEDIUM
- Zoning Designation: RMF-1
- Acreage: 0.25
- Existing Use of Property: VACANT
- Proposed use of Property: MULTI-FAMILY APARTMENT WITH 6 UNITS
- Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 7200
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: (307) 680.1772 Fax: (____) _____ Email: ccpewyo@gmail.com

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): ISAAC SCHLIMMER
 Mailing Address: 187 SW OLD CYPRESS WAY
 City: LAKE CITY State: FL Zip: 32024
 Telephone: (386) 965.9411 Fax: (____) _____ Email: ischlimmer92@gmail.com

- Mortgage or Lender Information: Yes No
 Name of Mortgage or Lender: _____
 Contact Name: _____ Telephone Number: _____
 E-Mail Address: _____

If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

3. ✓ **Stormwater Management Plan**—Including the following:

- a. Existing contours at one-foot intervals based on U.S. Coast and Geodetic Datum.
- b. Proposed finished elevation of each building site and first floor level.
- c. Existing and proposed stormwater management facilities with size and grades.
- d. Proposed orderly disposal of surface water runoff.
- e. Centerline elevations along adjacent streets.
- f. Water management district surface water management permit.

4. ✓ **Fire Department Access and Water Supply Plan:** The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

5. ✓ **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.

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 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 Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid

13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must 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.

ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE

NOTICE TO APPLICANT

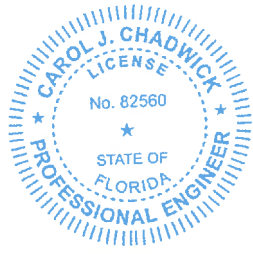
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol Chadwick

Date

Applicant/Agent Name (Type or Print)

DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick

Date: 2024.08.26 19:10:11 -04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally, Known _____ OR Produced Identification _____ OR verified on-line virtually _____
Type of Identification Produced

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	ROOF DRAIN	STORM SEWER MANHOLE
SS	SANITARY SEWER MAIN	BENCHMARK	GRATED STORM INLET
W	WATER MAIN	REFERENCE MONUMENT	STORM INLET
WS	WATER SERVICE	CABLE TV RISER	SANITARY SEWER MANHOLE
SW	STORM SEWER	TELEPHONE RISER	CLEAN OUT
OP	OVERHEAD POWER	FIRE HYDRANT	GAS VALVE
UP	UNDERGROUND POWER	CURB STOP	GAS METER
GA	GAS LINE	GATE VALVE	STREET LIGHT
T	PHONE LINE	CONCRETE TREE	GUY WIRE ANCHOR
FO	FIBER OPTIC	DECIDUOUS TREE	POWER POLE
CA	CABLE TV	BUSH	GAS WALKER
ST	STUMP	FENCE TREE LINE	ELECTRIC MARKER
BS	BUILDING SETBACK LINE	POLE SIGN	TRANSFORMER SINGLE PHASE
EW	EASEMENT LINE	BURHOLE	TRANSFORMER 3 PHASE
ST	STRUCTURE	MONITORING WELL	ELECTRICAL VAULT
CC	EXISTING CONCRETE	TRAFFIC SIGNAL	ELECTRICAL METER
AS	EXISTING ASPHALT		FIBER OPTIC PEDestal
GR	GRAVEL SURFACE		FIBER OPTIC VAULT
			SPRINKLER HEAD
			IRRIGATION CONTROL

PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	CABLE TV RISER	STORM SEWER MANHOLE
SS	SANITARY SEWER SERVICE	TELEPHONE RISER	GRATED STORM INLET
W	WATER MAIN	WATER METER PIT	STORM INLET
WS	WATER SERVICE	FIRE HYDRANT	SANITARY SEWER MANHOLE
SW	STORM SEWER	GATE VALVE	CLEAN OUT
OP	OVERHEAD POWER	CURB STOP	GAS VALVE
UP	UNDERGROUND POWER	1 1/2" BEND	GAS METER
GA	GAS LINE	45° BEND	STREET LIGHT
T	PHONE LINE	CAP (END OF LINE FLAG)	GUY WIRE ANCHOR
FO	FIBER OPTIC	CROSS	POWER POLE
CA	CABLE TV	DEFLECTION COUPLER	GAS WALKER
ST	STUMP	TEE	ELECTRIC MARKER
BS	BUILDING SETBACK LINE	REDUCER	TRANSFORMER SINGLE PHASE
EW	EASEMENT LINE	WATER HOOD-UP	TRANSFORMER 3 PHASE
ST	STRUCTURE	ELECTRIC HOOD-UP	ELECTRICAL VAULT
CC	EXISTING CONCRETE	SEWER FORCE MAIN	ELECTRICAL METER
AS	EXISTING ASPHALT	TOP OF BANK	FIBER OPTIC PEDestal
GR	GRAVEL SURFACE	LIFT STATION	FIBER OPTIC VAULT
			SPRINKLER HEAD
			IRRIGATION CONTROL



ELEVATION (DUMPSTER)
SCALE: N.T.S.



FLOOR PLAN (DUMPSTER)
SCALE: N.T.S.



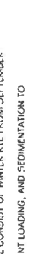
WHEEL STOP DETAIL
NOT TO SCALE



SECTION



TYPE SILENCE
NOT TO SCALE



ELEVATION



SECTION



ELEVATION



SECTION

EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA DEVELOPMENT MANUAL AND THE FLORIDA EROSION AND SEDIMENT CONTROL PRACTICES MANUAL.
2. THE CONTRACTOR SHALL REFER TO THE FLORIDA DEPARTMENT OF TRANSPORTATION WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AGENCIES FOR THE LATEST EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES. MEASURES SHALL BE ADDED BEFORE OR AS OTHER CONSTRUCTION.
3. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
4. SLOPES SHALL BE PROTECTED FROM EROSION THROUGH THE USE OF 14" GALVANIZED OR STAINLESS STEEL MATS OR OTHER EROSION CONTROL MEASURES.
5. SLOPES SHALL BE PROTECTED FROM EROSION THROUGH THE USE OF 14" GALVANIZED OR STAINLESS STEEL MATS OR OTHER EROSION CONTROL MEASURES.
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ENGINEER'S NOTES

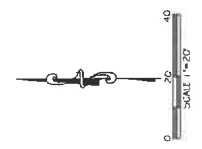
1. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE STRUCTURES AND FOR THE MAINTENANCE OF THE STRUCTURES THROUGHOUT THE LIFE OF THE PROJECT.
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PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

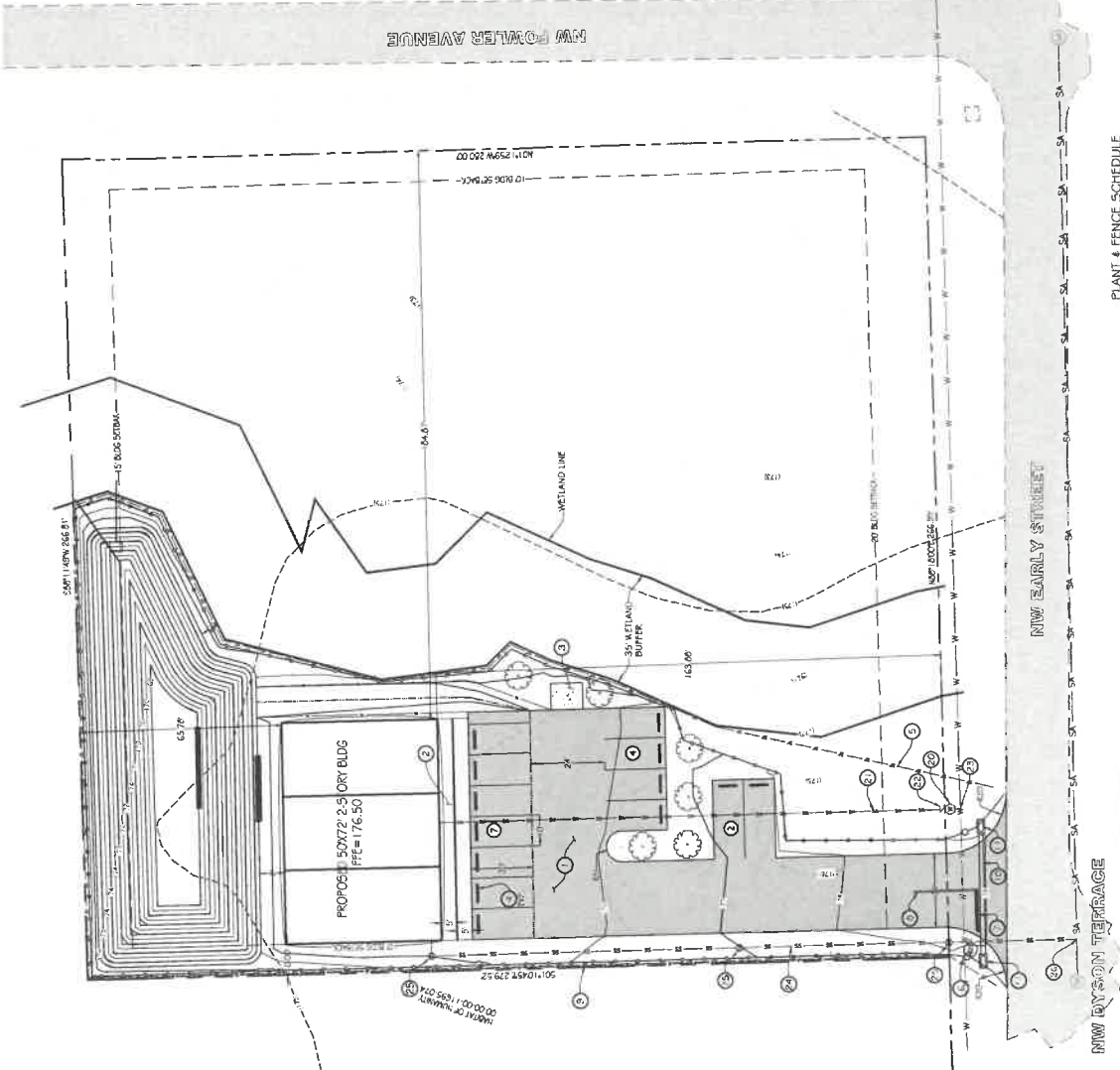
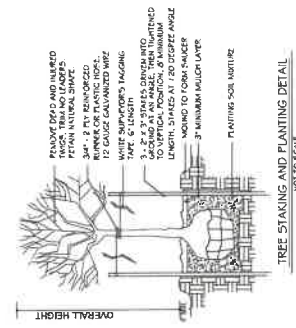
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CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1 1/2" ASPHALT PAVEMENT OVER 6" IMPERVIOUS BASE 6,800 S.F.
- 2 4" THICK CONC. SIDEWALK 7,175 S.F.
- 3 DUMPSTER PAD 1 EA.
- 4 WHEEL STOP PER DETAIL SHEET 2 13 EA.
- 5 SHT FENCE PER DETAIL SHEET 2 760 L.F.
- 6 24" X 24" R.I. 1" SLOP SAGH 1 EA.
- 7 24" WRETS 5/8" DIA 14 EA.
- 8 6" YELLOW CENTER LINE STRIPING 20 L.F.
- 9 6" FULL OPENING PRIVACY FENCE 290 L.F.
- 10 18" GALVANIZED 40 L.F.
- 11 10" M.E. 5 2 EA.
- 12 WATER METER 2 EA.
- 13 3/4" WATER SERVICE LINE 163 L.F.
- 14 1/2" 1/2" DISCHARGE VALVE PER ON DETAIL SHEET 2 1 EA.
- 15 CONNECT TO EXISTING WATER MAIN PER DETAIL 406 1 EA.
- 16 6" SEWER CLEANOUT 2 1/4 L.F.
- 17 6" SEWER CLEANOUT 3 EA.
- 18 CONNECT TO EXISTING SEWER MAIN PER DETAIL 204 1 EA.



DEVELOPMENT INFORMATION		
CONSTRUCTION OF A NEW 4 UNIT MULTIFAMILY DEVELOPMENT WITH CITY UTILITIES		
PARCEL NUMBER	0000000-11695-080	
ZONING	RMP-1	
LAND USE	RESIDENTIAL MULTIPLE FAMILY	
ADDRESS	TBD NW EARLY STREET, LAKE CITY, FL	
PROPERTY AREA	SQUARE FEET	% OF SITE
	74486	100.00
ON-SITE DISTURBANCE AREA	27402	0.63
OFF-SITE DISTURBANCE AREA	0	0.00
TOTAL DISTURBANCE AREA	27402	0.63
PROPOSED IMPERVIOUS AREA		
BUILDING	3600	0.05
CONCRETE	717	0.02
AC PAVEMENT PARKING & DRIVEWAYS	7456	0.17
TOTAL IMPERVIOUS AREA	11753	0.27
BUFFER		
REQUIRED	PER SECTION 4.9.10, CITY OF LAKE CITY, FL	NONE
PROPOSED AREA	OPAQUE FENCING ALONG WEST PROPERTY LINE	
LANDSCAPING		
REQUIRED	PER SECTION 4.2.1.5, 10, CITY OF LAKE CITY, FL	NONE
PROPOSED AREA	5 TREES & GRASS ADJACENT TO DRIVEWAY & PARKING	
PARKING		
REQUIRED SPACES	2 PARKING SPACES PER DWELLING UNIT (6 UNITS) => 12 SPACES	
PROPOSED SPACES		1.8 SPACES



PLANT & FENCE SCHEDULE

SYMBOL	PLANT TYPE	QTY	CALC. SIZE	HEIGHT	TT	GALLONS
	CREPE MYRTLE	6	1.75 TO 2.25	6		15

NOTES:

- ALL REQUIRED LANDSCAPING IS TO BE PERPETUALLY MAINTAINED BY THE OWNER, AND REPLACED IF THEY DO NOT SURVIVE OR UNNOTICED BY THE COUNTY.
- IF ALL IRRIGATION SYSTEM, THE OWNER SHALL MAKE SURE IRRIGATION SYSTEM BECOME ESTABLISHED AND LEFT ALIVE AS NEEDED.

LANDSCAPE NOTES

- ALL PLANTING IS TO BE DONE BY THE OWNER.
- ALL PLANTING IS TO BE DONE WITH AN AUTOMATIC LOW PRESSURE IRRIGATION SYSTEM.
- ALL PLANTING IS TO BE DONE WITH AN AUTOMATIC LOW PRESSURE IRRIGATION SYSTEM.
- ALL PLANTING IS TO BE DONE WITH AN AUTOMATIC LOW PRESSURE IRRIGATION SYSTEM.



FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

**SELF-CERTIFICATION FOR
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

Owner(s)/Permittee(s): Issac Schlimmer
File No: 0452464001EG
File Name: SCHLIMMER MULTI-FAMILY REV 1
Site Address: TBD NW Early St
Lake City FL - 32055
County: Columbia
Latitude: 30° 12' 9.4758"
Longitude: -82° 38' 59.3598"
Total Project Area: 1.71
Total Impervious Surface Area: .2552
**Approximate Date of Commencement
of Construction:** 12/01/2024

Registered Florida Professional: Travis Covington
License No.: 89637
Company: Covington Engineering Services

Date: August 26, 2024

Travis Covington certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
 - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2. Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3. Cause a violation of state water quality standards; or
- 4. Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District
 8800 Baymeadows Way West
 Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Construction Plans

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Travis Covington, License No. 89637, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
 8800 Baymeadows Way West
 Jacksonville, FL32256

STORMWATER MANAGEMENT REPORT

SCHLIMMER MULTI-FAMILY DEVELOPMENT

PREPARED FOR:

ISSAC SCHLIMMER

8/1/2024

COVINGTON ENGINEERING SERVICES

272 NW Country Lake Dr
Lake City, FL
813.770.9470
travis@covingtoneng.com

Travis Covington, P.E.
License No. 89637

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Project Overview	3
Existing Site Conditions	3
Design Criteria	3
Methodology	4
Runoff Calculations	4
Development Basin Modeling Discussion	4
Results & Conclusion	5

EXHIBITS

Exhibit 1	Project Location Map
Exhibit 2	Wetland and Flood Zone Maps
Exhibit 3	Geotech Report
Exhibit 4	Pre-Development Curve Number Calculations
Exhibit 5	Post-Development Curve Number Calculations
Exhibit 6	Time of Concentration Calculations
Exhibit 7	Wet Pond Calculations
Exhibit 8	Stormwise Stormwater Model & Analysis

PROJECT OVERVIEW

This project is located in Columbia County, off of NW Early St in Lake City. The total project area is 0.9084 acres, and the site consists of thick underbrush, woods, and an area of wetlands on the east side of the site. The subject parcel ID # is 24-02S-13E-07201-00000000. See **Exhibit 1 – Project Location Map**.

The proposed development consists of a residential development with associated drive aisles & parking spaces. The parking surface will consist of asphalt paving.

The project area will be analyzed as one basin in the pre-condition and post-condition. The site receives no storm water runoff from adjacent properties. A wet retention pond will be utilized to treat and attenuate the critical design storm event.

EXISTING SITE CONDITIONS

The site is relatively flat, sloping gently from the southwest corner to the northeast corner. Elevations on the property range from approximately 178.0 ft to 173.0 ft (NAVD-88).

There are wetlands on site, but there will be no impact to wetlands as part of this project. The site does not lie within a flood zone. See **Exhibit 2 - Wetland & Flood Zone Maps**.

The soil composition of the site is made up of mostly sands. The soil type is classified as hydrological group C soil. Further soil data can be found in **Exhibit 3 – Geotechnical Report**.

DESIGN CRITERIA

Retention Design Criteria:

SRWMD requires that the post-development peak discharge rates & volumes must not exceed the pre-development peak discharge rates & volumes for the 100-yr frequency critical design storm. The 1, 2, 4, 8, and 24-hour duration storms were analyzed.

Stormwater Quality Volume:

The SRWMD water quality volume shall be accomplished by providing treatment of the first 1.0" of runoff over the entire basin which drains to the stormwater pond.

Recovery Time:

Storage volumes designed into retention or detention systems must be available as follows:

1. One-half of the total volume within seven days following the end of the design storm event, and
2. The total volume within 30 days following the end of the design storm event.

METHODOLOGY

Hydrology:

For the purposes of this report, pre-development and post-development peak flow rates will be examined using SCS TR-55 hydrograph methodology with a Florida Modified rainfall distribution. Stormwise, has been used to synthetically model the hydrographs and pond routings. An SCS 323 Hydrograph Peaking Factor was used for the pre-developed and post-developed conditions.

Rainfall Data:

SRWMD Rainfall Distribution Data for Columbia County was used in the model simulation. The design storms can be seen in the Stormwise modeling reports.

RUNOFF CALCULATIONS

The existing and proposed conditions of the site were analyzed using Stormwise. Drainage characteristics for individual drainage basins were determined using the following methods and assumptions:

Curve Numbers:

Curve numbers were generated according to procedures set forth in TR-55. The composite curve number for each drainage basin was calculated using soils information from the Geotech Report and is based on the amount of each land cover type within the basin. Existing and Proposed Condition curve number calculations are included in **Exhibit 4 – Pre-Development Curve Numbers Calculations**, and **Exhibit 5 – Post-Development Curve Number Calculations**, respectively.

Time of Concentration:

Times of concentration were generated according to procedures set forth in TR-55. The pre-development time of concentration calculations are included in **Exhibit 6 – Time of Concentration Calculations**. The post-development time of concentration is assumed to be 10 minutes.

DEVELOPMENT BASIN MODELING DISCUSSION

Pre-Development Basin:

In the existing condition, the project site is treated as one distinct drainage basin.

The pre-development basin consists of approximately 0.9084 acres. A Curve Number of 70 and time of concentration of 78 minutes were used to represent the existing conditions of the basin.

Post-Development Basin:

In the proposed condition, the project site is treated as one distinct drainage basin.

The post-development basin consists of approximately 0.9084 acres. Curve Numbers of 70, 74, 98, and 100 and time of concentration of 10 minutes were used to represent the proposed condition of the basin.

Stormwater management will be provided in a wet detention pond system that will provide adequate treatment and attenuation of the design storm event. Top of pond will be set at elevation 175.50 and pond bottom will be set at 169.00. The pond will feature a bleed down orifice, overflow weir, and emergency overflow. The bleed down orifice will consist of a 3" bleed down pipe set at the permanent pool elevation of 172.00. The overflow weir will be set at the control elevation of 174.00.

RESULTS & CONCLUSION

Retention & Stormwater Quality:

Pre- and post-discharge rates & volumes are summarized in the table below.

Table 1: Discharge Rates & Volumes

Storm Event	Pre (CFS)	Post (CFS)	Pre (CF)	Post (CF)
100YR-1HR	0.39	0.30	277	461
100YR-2HR	0.84	0.37	2512	1535
100YR-4HR	0.97	0.64	5519	3816
100YR-8HR	1.02	0.75	11166	8683
100YR-24HR	0.53	0.36	19465	18553

Peak stage and recovery results are summarized in the table below.

Table 2: Peak Stages & Recovery

Storm Event	Peak Stage (FT)	Freeboard (FT)	Time to ½ Volume Available (Days)	Stage After 7 Days (FT)	Time to Full Recovery (Days)	Stage After 30 Days (FT)
100YR-1HR	173.65	1.85	<2	-	<2	-
100YR-2HR	174.07	1.43	<2	-	<2	-
100YR-4HR	174.31	1.19	<2	-	<2	-
100YR-8HR	174.39	1.11	<2	-	<2	-
100YR-24HR	174.05	1.45	<3	-	<3	-

As illustrated in the table above, the storm events successfully recovered ½ storage volumes within 7 days and total volumes within 30 days after each event.

The treatment volume is achieved at elevation 174.00. This provides for 8,138 CF of treatment, more than 4,841 CF above the required treatment value. See **Exhibit 7 – Wet Pond Calculations**.

Detailed input and results data from the Stormwise model can be found in **Exhibit 8 – Stormwise Stormwater Model & Analysis**.

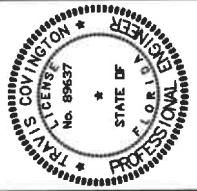
Per the results and findings of the stormwater model, the post-development peak runoff rates and volumes are less than or equal to pre-development rates and volumes for the required design storms, due to quality volume capture and slow release. Based on these findings, it is our professional opinion that the design meets the intended requirements of the SRWMD and the City of Lake City.

Exhibit 1

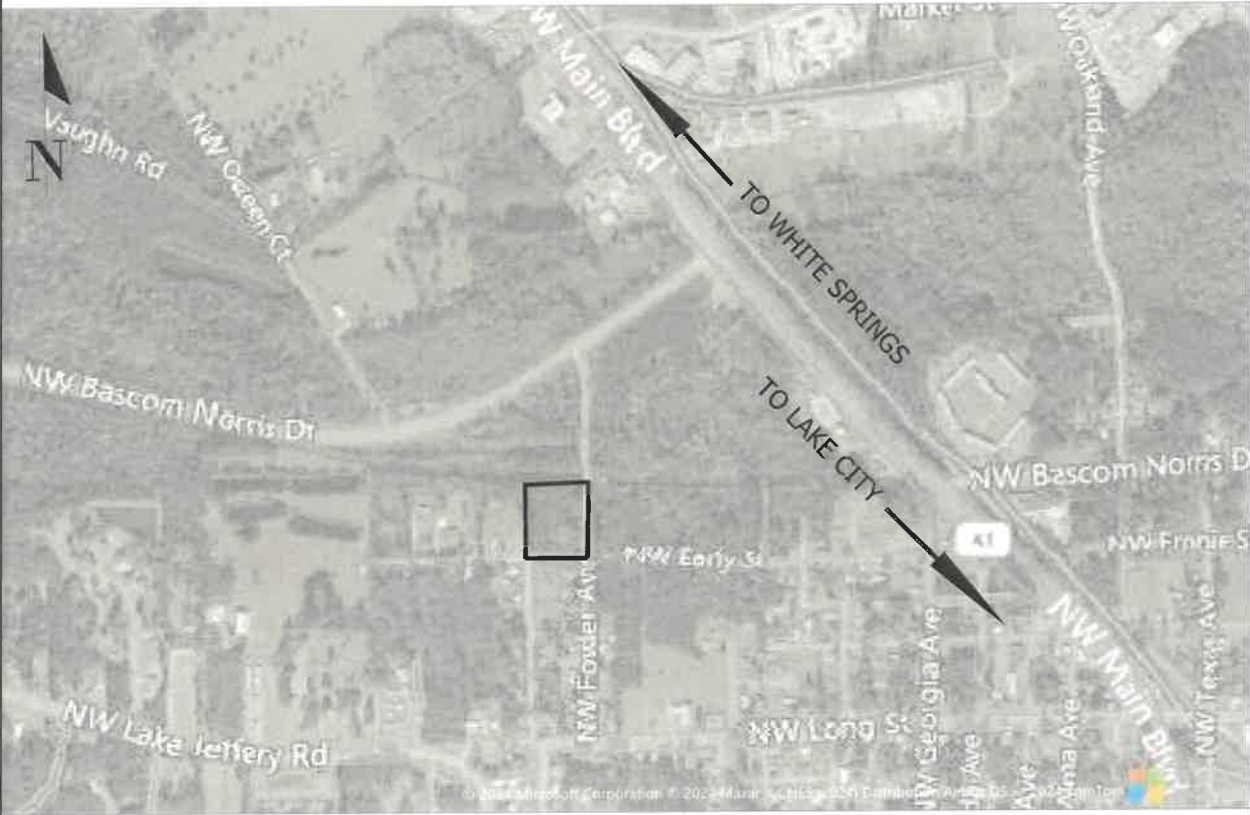
Project Location Map

LOCATION MAP
SCHLIMMER MULTI-FAMILY DEVELOPMENT
COLUMBIA COUNTY, FL

COVINGTON ENGINEERING SERVICES
 272 NW COUNTRY LAKE DR
 LAKE CITY, FL 32055
 813-770-9470
 travis@covingtoneng.com



PREPARED FOR:
 ISSAC SCHLIMMER
 187 SW OLD CYPRESS WAY
 LAKE CITY, FL 32024



SCHLIMMER MULTI-FAMILY DEVELOPMENT
LOCATION MAP
TBD NW EARLY ST, LAKE CITY, FL 32055

PROJECT NO. FL0002
DATE 4/8/24
ET NO. 130
 1 OF 1

Exhibit 2

Wetland and Flood Zone Maps



Schlimmer Project
Lake City, FL

Wetland delineation, Columbia County Parcel ID 11695-080

National Flood Hazard Layer FIRMette



82°39'17"W 30°12'26"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Area of 1% Annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone 2
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone C
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER AREAS

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/8/2024 at 2:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit 3
Geotechnical Report



Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

P O Box 1625 • Lake City, FL 32056
Tel (386) 755-3633 • Fax (386) 752-5456

7540 103rd Street, Suite 215, Jacksonville, FL 32210
Tel. (904) 381-8901 • Fax (904) 381-8902

January 11, 2024

Mr. Issac Schlimmer
187 SW Old Cypress Way
Lake City, Florida 32024

**RE: Geotechnical Eng. Exploration & Field Soil Permeability Testing Report
Residential Duplexes Development by Early Street--Stormwater Retention Pond
Lake City, Florida
Cal-Tech Testing Inc. Project No. 23-00563-01**

Dear Mr. Issac Schlimmer:

This report presents the results of our geotechnical engineering exploration and field soil permeability testing for the proposed Residential Duplex Development Stormwater Retention Pond by Early Street in Lake City, Florida.

PROJECT INFORMATION

Based on information provided to us, the project consists of six (6) residential duplex units including the associated stormwater retention pond.

SUBSURFACE SOIL EXPLORATION

Per your authorization, the subsurface soil exploration was performed on 30 December 28, 2023, and consisted of drilling two (2) Standard Penetration Test (SPT) borings (B1 and B2) to a depth of 15 ft. at locations laid out by our field crew from Global Positioning System (GPS) coordinates provided by you and using a hand-held device. In addition, we performed two (2) field soil permeability tests next to the SPT boring locations. Refer to the enclosed Boring Location Plan.

We contacted Sunshine State One Call of Florida to mark out existing, known underground utilities prior to the beginning of our field exploration.

The SPT borings were advanced using rotary drilling techniques with a continuous-flight auger and manual hammer. The split-spoon sampling was performed continuously in the upper 10 ft. and at 5 ft. intervals thereafter to the termination depth of the borings at 15 ft. The penetration tests were performed by driving a 2-inch O.D. split spoon sampler with a manual hammer falling 30 inches. The number of hammer blows required to drive the sampler a total of 24 inches (upper 10 ft.) and 18 inches in 6-inch increments were recorded in boring logs. The penetration resistance, N-value, is the summation of the second and third 6-inch increments and is used to derive soil engineering parameter indexes from empirical correlations. The boreholes were backfilled with soil cuttings at completion.

The field soil permeability tests were performed by driving a casing 0.5 ft. from the bottom of 0.5 ft. deep hand-augered boreholes next to the boring locations B1 and B2. During the tests and after soil saturation we recorded the volume required to keep water at the top of the casing at 5 minutes intervals for 30 minutes.

All soil samples were delivered to our geotechnical laboratory for visual classification by our geotechnical engineer in accordance with the Unified Soil Classification System (USCS).

SUBSURFACE SOIL CONDITIONS

SUBSURFACE SOIL PROFILE

Inferred from the results of the field exploration, the subsurface soil profile consists of a SAND stratum with slight percentages of silt at depths of 2 to 13 ft. (B1) and 3 to 6 ft. (B2). Details of the subsurface soil strata classification are presented in the log of borings enclosed in this report.

Groundwater

Groundwater was measured at a depth of 1.5 ft. at completion of the borings. The US Department of Agriculture (USDA) – Natural Resources Conservation Service (NRCS) indicates groundwater depths varying from depths of 6 inches to 18 inches for the map unit covering the explored area.

Observation of soil particles coated with typical yellowish and reddish iron oxide at the SPT boring locations allowed to estimate the Seasonal High Groundwater Table (SHGWT) depth at 1 ft.

SOIL PERMEABILITY

Analyses and evaluations of the data obtained during the field work indicate the following results:

Test No.	Estimated SHGWT (ft.)	Test Depth (ft.)	(K_{vu}) ¹ (ft/day)	(K_h) ² (ft/day)	Fillable Porosity (%)	Hydrologic Soil Group (HSG)
B1	1.0	0.5	0.2	0.4	10	C/D
B2	1.0	0.5	0.3	0.6	10	C/D

Note 1: K_{vu} = Soil Unsaturated Hydraulic Conductivity.

Note 2: K_h = Soil Estimated Horizontal Hydraulic Conductivity.

A confining layer SAND with silt was encountered at a depth of 3 ft. at the boring locations.

The estimated SHGWT and USDA NRCS Hydrology National Engineering Handbook criteria were used to assign the Hydrologic Soil Group (HSG) shown.

LIMITATIONS

Information on subsurface strata and groundwater levels shown on the logs represent conditions encountered only at the locations indicated and at the time of the exploration.

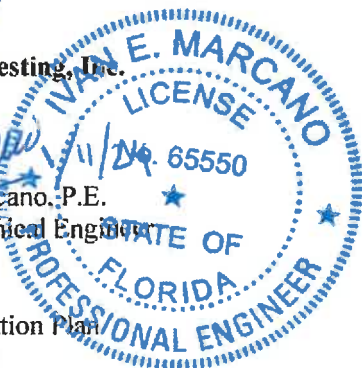
CLOSURE

It has been a pleasure working with you and we look forward to continuing providing our geotechnical engineering and construction materials testing expertise on this and future projects.

Sincerely,
 Cal-Tech Testing, Inc.

Ivan E. Marciano, P.E.
 Sr. Geotechnical Engineer

Enclosures:
 Boring Location Plan
 Boring Logs



A handwritten signature in blue ink, appearing to read "Mike Stalvey, Jr.".

Mike Stalvey, Jr.
 Vice-President



Boring Location Coordinates provided in Boring Logs

BORING LOCATION PLAN
Residential Duplexes Development by Early Street
Lake City, Florida

CAL-TECH TESTING, INC.
P.O. BOX 1625
Lake City, Florida 32056-1625
Phone: (386) 755-3633
Fax: (386) 752-5456

Project: **Residencial Duplexes Dev. by Early Street-Stormwater Ret. Pond**
 Project Location: **Lake City, Florida**
 Project Number: **23-00563-01**

Cal-Tech Testing, Inc.
 3309 SR 247
 Lake City, Florida 32024

Log of Boring B1
 Page 1 of 1

Date(s) Drilled: 12/28/23	Logged By: BS	Checked By: IM
Drilling Method: Continuous Flight Auger	Drill Bit Size/Type: Drag Bit	Total Depth of Borehole: 15 feet bgs
Drill Rig Type: Mud Bug	Drilling Contractor: Cal-Tech Testing, Inc.	Approximate Surface Elevation: Referred to ground surface
Groundwater Level and Date Measured: 1.5 ft.	Sampling Method(s): Split Spoon	Hammer Data: 140 lb. Safety Hammer
Borehole Backfill: Soil cuttings	Location: N30°12'11.11" W82°38'57.31"	

MATERIAL DESCRIPTION	Symbol Log	Depth (ft)	Sample No.	Sample Type	Blow Counts/0.5 ft	N Value (blows/ft)	REMARKS (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, Etc.)
Dark reddish brown SAND (SP)		0					
		1	1	X	1-3-3-2	6	Sample Type: 2-in Split Spoon
Yellowish red to reddish brown SAND with silt (SP-SM)		2	2	X	2-1-2-2	3	
		5	3	X	2-2-4-5	16	
		4	4	X	2-2-6-12	8	
		5	5	X	14-17-24-33	41	
		10					
		15	6	X	4-7-11	18	
Reddish gray SAND (SP)		15					
Bottom of Boring at 15 ft.		15					
		20					
		25					

G:\PROJECTS\2023\23-00563-01\Boring_Logs\Boring_Logs_bgs\4\Latest Boring Log.tbl

Project: **Residencial Duplexes Dev. by Early Street-Stormwater Ret. Pond**
 Project Location: **Lake City, Florida**
 Project Number: **23-00563-01**

Cal-Tech Testing, Inc.
 3309 SR 247
 Lake City, Florida 32024

Log of Boring B2
 Page 1 of 1

Date(s) Drilled: 12/28/23	Logged By: BS	Checked By: IM
Drilling Method: Continuous Flight Auger	Drill Bit Size/Type: Drag Bit	Total Depth of Borehole: 15 feet bgs
Drill Rig Type: Mud Bug	Drilling Contractor: Cal-Tech Testing, Inc.	Approximate Surface Elevation: Referred to ground surface
Groundwater Level and Date Measured: 1.5 ft.	Sampling Method(s): Split Spoon	Hammer Data: 140 lb. Safety Hammer
Borehole Backfill: Soil cuttings	Location: N30°12'11.20" W82°39'00.12"	

MATERIAL DESCRIPTION	Symbol Log	Depth (ft)	Sample No.	Sample Type	Blow Counts/0.5 ft	N Value (blows/ft)	REMARKS (Drilling Fluid, Depth of Casing, Fluid Loss, Drilling Resistance, Etc.)
Dark reddish brown SAND (SP)		0	1	X	1-1-1-1	2	Sample Type: 2-in Split Spoon
Yellowish red SAND with silt (SP-SM)		2	2	X	1-1-1-1	2	
Reddish brown SILTY SAND (SM)		5	3	X	1-1-1-1	2	
Reddish brown SAND (SP)		4	4	X	1-2-2-5	4	
		5	5	X	18-24-33-39	57	
		10					
Bottom of Boring at 15 ft.		15	6	X	2-3-4	7	
		20					
		25					

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Exhibit 4

Pre-Development Curve Number Calculations

PRE DEVELOPMENT CURVE NUMBER CALCULATIONS

Project	Schlimmer Multi-Family				
Location	Columbia County				
Pre Development	X				
Post Development					
Soil Name*	Hydrologic Group	Description	CN	Area (Ac.)	Product CNxArea
	C	Woods (Good Condition)	70	0.9084	63.5880
Total				0.9084	63.5880

$$\text{Curve Number} = \frac{\text{Total Product}}{\text{Total Area}} = \boxed{70.00}$$

Use CN 70.00

Exhibit 5

Post-Development Curve Number Calculations

POST DEVELOPMENT CURVE NUMBER CALCULATIONS

Project	Schlimmer Multi-Family				
Location	Columbia County				
Pre Development					
Post Development	X				
Soil Name*	Hydrologic Group	Decription	CN	Area (Ac.)	Product CNxArea
	C	Open Space (grass cover > 75%)	74	0.3166	23.428
	C	Woods (good condition)	70	0.2644	18.508
	C	Impervious	98	0.2552	25.010
	C	Pond	100	0.0722	7.220
Total				0.9084	74.166

$$\text{Curve Number} = \frac{\text{Total Product}}{\text{Total Area}} = \boxed{81.64}$$

Use CN 82.00

Exhibit 6

Time of Concentration Calculations

Time of Concentration

Project: Schlimmer Multi-Family Design by: TLC Date: 8/1/2024
 Location: Lake City, FL

Existing: X
 Developed:

Total Flow Length	230
Is there flow in with a pipe (Y/N)	N
Length of Pipe	0
Pipe Size	0
Sheet Flow	Yes

Surface Description		
Manning Roughness Coeff., n (Table 3-1)		0.8
Flow Length	ft	230
Two year 24-hour Rainfall P	in	4.8
Landslope	ft/ft	0.01
$T_t = \frac{0.007 (nL)^{0.8}}{P^{0.5} s^{0.4}}$	hr	1.307168819

Shallow Flow Conditions		
Surface Description		
Flow Length	ft/ft	0
Watercourse Slope	ft/ft	0.01
Average Velocity	ft/s	1.6
$T_t = \frac{L}{3600 V}$	hr	0

Channel Flow		
Cross Section Area	sf	
Wetted Perimeter	ft	
Hydraulic Radius	ft	
Channel Slope	ft/ft	
Mannings Roughness Coeff., $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$	ft/s	
Flow Length	ft	0
$T_t = \frac{L}{3600 V}$	hr	

Total Time (min) 78.43

Exhibit 7

Wet Pond Calculations

Exhibit 8

Stormwise Stormwater Model & Analysis

Simple Basin: POST

Scenario: Scenario1
 Node: POND
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 10.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 0.9084 ac
 Curve Number: 82.0
 Ia/S: 0.00
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Simple Basin: PRE

Scenario: Scenario1
 Node: PRE
 Hydrograph Method: NRCS Unit Hydrograph
 Infiltration Method: Curve Number
 Time of Concentration: 78.0000 min
 Max Allowable Q: 0.00 cfs
 Time Shift: 0.0000 hr
 Unit Hydrograph: UH323
 Peaking Factor: 323.0
 Area: 0.9084 ac
 Curve Number: 70.0
 Ia/S: 0.00
 % Impervious: 0.00
 % DCIA: 0.00
 % Direct: 0.00
 Rainfall Name:

Comment:

Node: GROUND

Scenario: Scenario1
 Type: Time/Stage
 Base Flow: 0.00 cfs
 Initial Stage: 172.00 ft

Warning Stage: 0.00 ft
 Alert Stage: 0.00 ft
 Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	172.00
0	0	0	999.0000	172.00

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
GROUND	100yr 001hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 002hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 004hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 008hr	0.00	0.00	172.00	0.0000	0.02	0.00	0
GROUND	100yr 024hr	0.00	0.00	172.00	0.0000	0.02	0.00	0

Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
GROUND	100yr 001hr	31	0	31
GROUND	100yr 002hr	89	0	89
GROUND	100yr 004hr	166	0	166
GROUND	100yr 008hr	354	0	354
GROUND	100yr 024hr	1050	0	1050

Node: POND

Scenario: Scenario1
 Type: Stage/Area
 Base Flow: 0.00 cfs
 Initial Stage: 172.00 ft
 Warning Stage: 173.50 ft
 Alert Stage: 173.50 ft

Stage [ft]	Area [ac]	Area [ft2]
172.00	0.0722	3145
173.00	0.0930	4051
174.00	0.1155	5031
175.00	0.1394	6072

Stage [ft]	Area [ac]	Area [ft2]
175.50	0.1518	6612

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POND	100yr 001hr	173.50	173.50	173.65	0.0010	4.30	0.32	4693
POND	100yr 002hr	173.50	173.50	174.07	0.0010	3.65	0.38	5100
POND	100yr 004hr	173.50	173.50	174.31	0.0010	2.22	0.66	5359
POND	100yr 008hr	173.50	173.50	174.39	0.0010	2.48	0.77	5434
POND	100yr 024hr	173.50	173.50	174.05	-0.0010	0.81	0.37	5082

Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
POND	100yr 001hr	6951	492	6459
POND	100yr 002hr	10097	1624	8472
POND	100yr 004hr	13257	3982	9275
POND	100yr 008hr	17223	9038	8186
POND	100yr 024hr	25121	19603	5518

Node: POST

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 170.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	170.00
0	0	0	999.0000	170.00

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
POST	100yr 001hr	0.00	0.00	170.00	0.0000	0.30	0.00	0
POST	100yr 002hr	0.00	0.00	170.00	0.0000	0.37	0.00	0
POST	100yr 004hr	0.00	0.00	170.00	0.0000	0.64	0.00	0
POST	100yr 008hr	0.00	0.00	170.00	0.0000	0.75	0.00	0
POST	100yr 024hr	0.00	0.00	170.00	0.0000	0.36	0.00	0

Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
POST	100yr 001hr	461	0	461
POST	100yr 002hr	1535	0	1535
POST	100yr 004hr	3816	0	3816
POST	100yr 008hr	8683	0	8683
POST	100yr 024hr	18553	0	18553

Node: PRE

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 170.00 ft
Warning Stage: 0.00 ft
Alert Stage: 0.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	170.00
0	0	0	999.0000	170.00

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Alert Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE	100yr 001hr	0.00	0.00	170.00	0.0000	0.39	0.00	0
PRE	100yr 002hr	0.00	0.00	170.00	0.0000	0.84	0.00	0
PRE	100yr 004hr	0.00	0.00	170.00	0.0000	0.97	0.00	0
PRE	100yr 008hr	0.00	0.00	170.00	0.0000	1.02	0.00	0
PRE	100yr 024hr	0.00	0.00	170.00	0.0000	0.53	0.00	0

Node Mass Balance Condensed [Scenario1]

Node Name	Sim Name	Total Inflow [ft3]	Total Outflow [ft3]	Stored Volume (Flow Based) [ft3]
PRE	100yr 001hr	277	0	277
PRE	100yr 002hr	2512	0	2512
PRE	100yr 004hr	5519	0	5519
PRE	100yr 008hr	11166	0	11166
PRE	100yr 024hr	19465	0	19465

Drop Structure Link: OUTFALL		Upstream Pipe	Downstream Pipe
Scenario:	Scenario1	Invert: 170.50 ft	Invert: 170.00 ft
From Node:	POND	Manning's N: 0.0130	Manning's N: 0.0130
To Node:	POST	Geometry: Circular	Geometry: Circular
Link Count:	1	Max Depth: 1.00 ft	Max Depth: 1.00 ft
Pipe Flow Direction:	Both	Bottom Clip	
Solution:	Combine	Default: 0.00 ft	Default: 0.00 ft
Increments:	0	Op Table:	Op Table:
Pipe Count:	1	Ref Node:	Ref Node:
Damping:	0.0000 ft	Manning's N: 0.0000	Manning's N: 0.0000
Length:	20.00 ft	Top Clip	
FHWA Code:	1	Default: 0.00 ft	Default: 0.00 ft
Entr Loss Coef:	1	Op Table:	Op Table:
Exit Loss Coef:	1	Ref Node:	Ref Node:
Bend Loss Coef:	0	Manning's N: 0.0000	Manning's N: 0.0000
Bend Location:	0.00 dec		
Energy Switch:	Energy		

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default: 0.00 ft	
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default: 0.00 ft	
Geometry Type:	Circular	Op Table:	
Invert:	172.00 ft	Ref Node:	
Control Elevation:	172.00 ft	Discharge Coefficients	
Max Depth:	0.25 ft	Weir Default: 3.200	
		Weir Table:	
		Orifice Default: 0.600	
		Orifice Table:	

Weir Comment: Bleed Down Orifice

Weir Component		Bottom Clip
Weir:	2	Default: 0.00 ft
Weir Count:	1	

Weir Flow Direction: Both
 Damping: 0.0000 ft
 Weir Type: Sharp Crested Vertical
 Geometry Type: Rectangular
 Invert: 174.00 ft
 Control Elevation: 174.00 ft
 Max Depth: 1.00 ft
 Max Width: 0.50 ft
 Fillet: 0.00 ft

Op Table:
 Ref Node:
 Top Clip
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Discharge Coefficients
 Weir Default: 3.200
 Weir Table:
 Orifice Default: 0.600
 Orifice Table:

Weir Comment: Weir Slot

Weir Component

Weir: 3
 Weir Count: 1
 Weir Flow Direction: Both
 Damping: 0.0000 ft
 Weir Type: Horizontal
 Geometry Type: Rectangular
 Invert: 175.00 ft
 Control Elevation: 175.00 ft
 Max Depth: 2.00 ft
 Max Width: 3.00 ft
 Fillet: 0.00 ft

Bottom Clip
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Top Clip
 Default: 0.00 ft
 Op Table:
 Ref Node:
 Discharge Coefficients
 Weir Default: 3.200
 Weir Table:
 Orifice Default: 0.600
 Orifice Table:

Weir Comment:

Drop Structure Comment:

Percolation Link: PERC

Scenario: Scenario1
 From Node: POND
 To Node: GROUND
 Link Count: 1
 Flow Direction: Both
 Aquifer Base Elevation: 0.00 ft
 Water Table Elevation: 172.00 ft
 Annual Recharge Rate: 0 ipy
 Horizontal Conductivity: 0.600 fpd
 Vertical Conductivity: 0.300 fpd
 Fillable Porosity: 0.100
 Layer Thickness: 0.00 ft

Surface Area Option: Vary Based on Stage/Area Table
 Vertical Flow Termination: Horizontal Flow Algorithm
 Perimeter 1: 302.72 ft
 Perimeter 2: 696.68 ft
 Perimeter 3: 1089.85 ft
 Distance P1 to P2: 50.00 ft
 Distance P2 to P3: 50.00 ft
 # of Cells P1 to P2: 10
 # of Cells P2 to P3: 10

Comment:

Simulation: 100yr 001hr

Scenario: Scenario1
 Run Date/Time: 8/1/2024 12:24:06 PM
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
 Ia/S: 0.20 dec

Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

Smp/Man Basin Rain Global
 Opt:
 Rainfall Name: ~FDOT-1
 Rainfall Amount: 4.20 in
 Storm Duration: 1.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 100yr 002hr

Scenario: Scenario1
 Run Date/Time: 8/1/2024 12:24:07 PM
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-2
 Rainfall Amount: 5.10 in
 Storm Duration: 2.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area (1D): 100 ft2
 Energy Switch (1D): Energy

Comment:

Simulation: 100yr 004hr

Scenario: Scenario1
 Run Date/Time: 8/1/2024 12:24:07 PM
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-4
Rainfall Amount: 6.08 in
Storm Duration: 4.0000 hr
Dft Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 100yr 008hr

Scenario: Scenario1

Run Date/Time: 8/1/2024 12:24:07 PM
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain: Global
 Opt:

Link Optimizer Tol: 0.0001 ft

Rainfall Name: ~FDOT-8
 Rainfall Amount: 7.36 in
 Storm Duration: 8.0000 hr
 Dfit Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 100yr 024hr
 Scenario: Scenario1
 Run Date/Time: 8/1/2024 12:24:08 PM
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

Unit Hydrograph
Folder:

Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-24
Rainfall Amount: 9.84 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

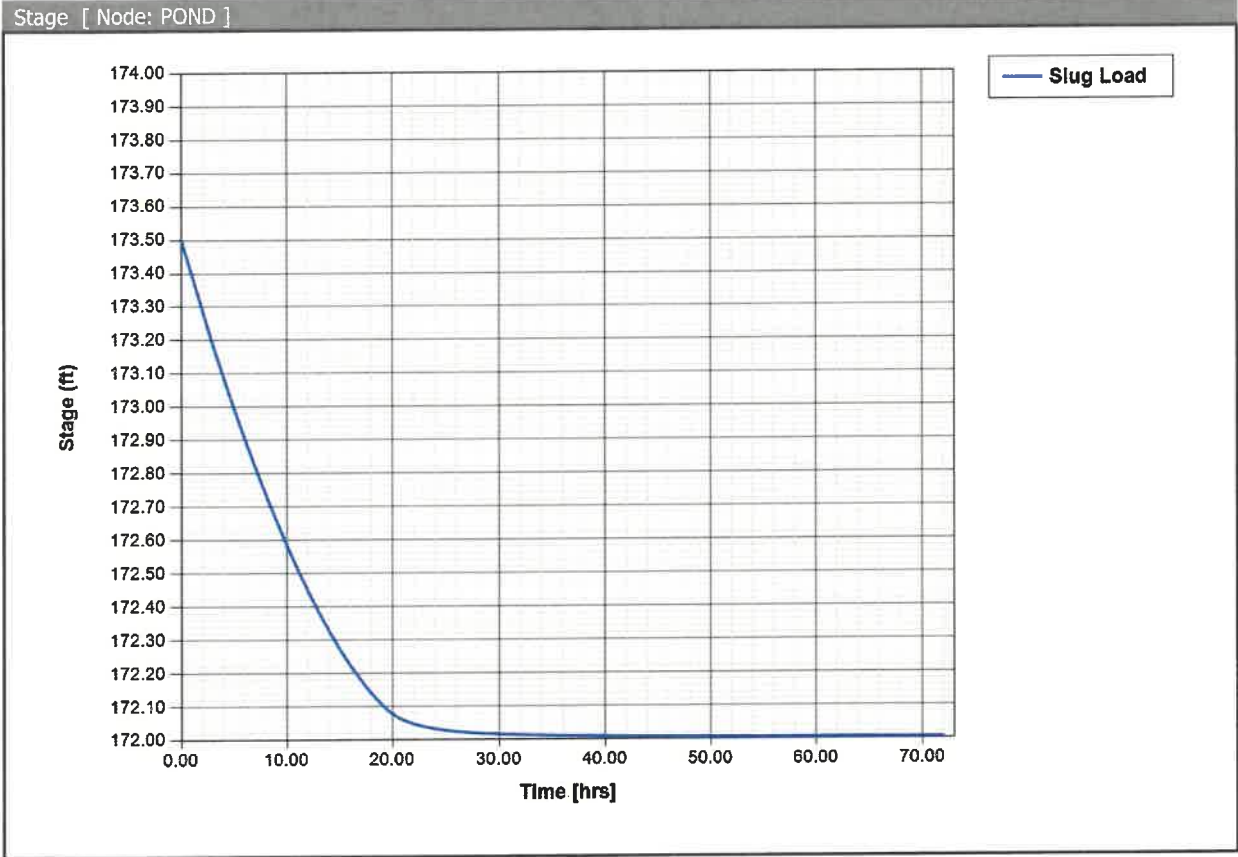
Comment:

Node: POND

Scenario: Treatment
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 173.50 ft
Warning Stage: 174.00 ft
Alert Stage: 175.00 ft

Stage [ft]	Area [ac]	Area [ft2]
172.00	0.1801	7845
173.00	0.2273	9901
174.00	0.2774	12084
174.50	0.3036	13225

Comment:



Simulation: Slug Load

Scenario: Treatment
 Run Date/Time: 8/1/2024 12:43:08 PM
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph
Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain: No Rainfall
Opt:

Dfft Damping (1D): 0.0050 ft

Min Node Srf Area: 100 ft2

(1D):

Energy Switch (1D): Energy

Comment:

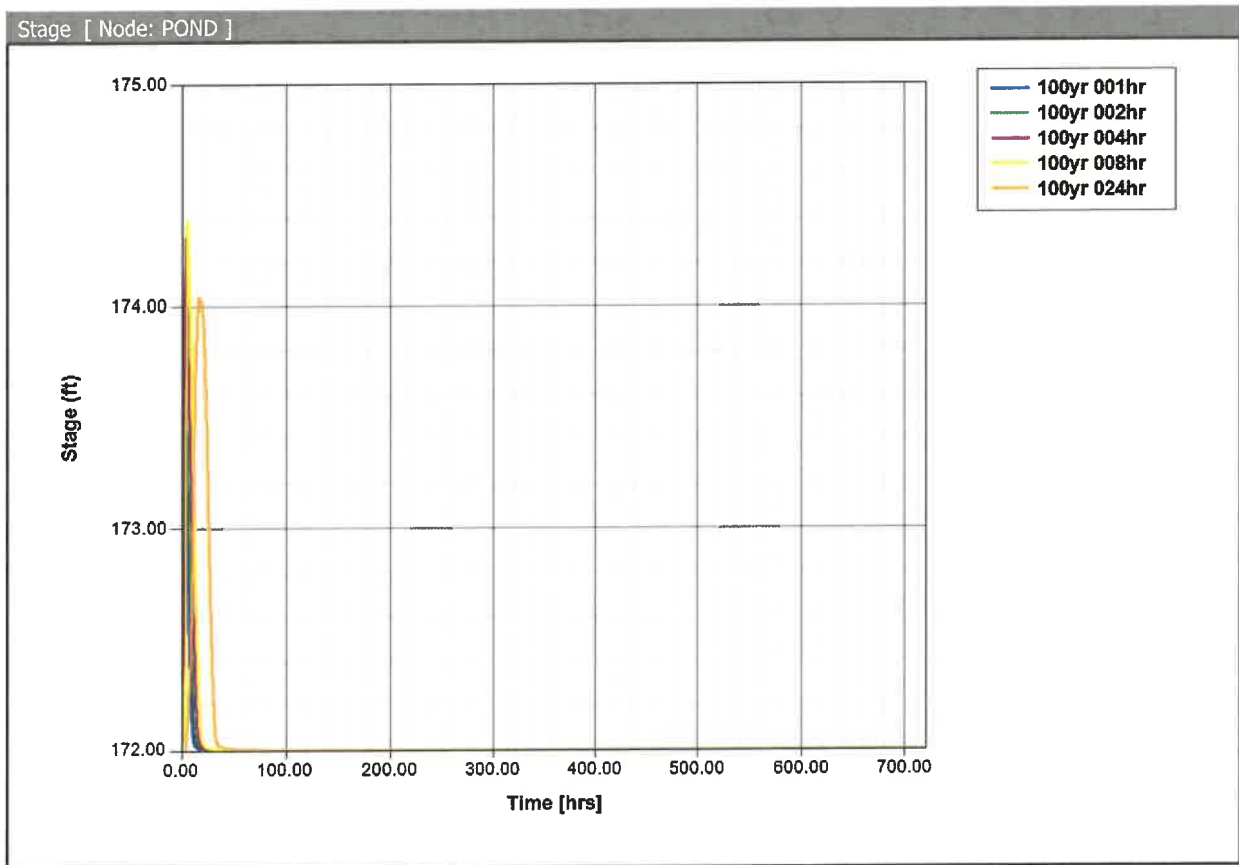
Node: POND

Scenario: Recovery
 Type: Stage/Area

Base Flow: 0.00 cfs
 Initial Stage: 172.00 ft
 Warning Stage: 173.50 ft
 Alert Stage: 173.50 ft

Stage [ft]	Area [ac]	Area [ft2]
172.00	0.0722	3145
173.00	0.0930	4051
174.00	0.1155	5031
175.00	0.1394	6072
175.50	0.1518	6612

Comment:



Simulation: 100yr 001hr

Scenario: Recovery
 Run Date/Time: 8/1/2024 12:40:09 PM

Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:

Extern Hydrograph Set:

Curve Number Set:

Green-Ampt Set:

Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching: SAOR
 Max Iterations: 6
 Over-Relax Weight: 0.5 dec
 Fact:
 dZ Tolerance: 0.0010 ft
 Max dZ: 1.0000 ft
 Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Global
 Opt:

Rainfall Name: ~FDOT-1
 Rainfall Amount: 4.20 in
 Storm Duration: 1.0000 hr
 Dflt Damping (1D): 0.0050 ft
 Min Node Srf Area 100 ft2
 (1D):
 Energy Switch (1D): Energy

Comment:

Simulation: 100yr 002hr

Scenario: Recovery
 Run Date/Time: 8/1/2024 12:40:45 PM
 Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:

Unit Hydrograph
Folder:

Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 5.10 in
Storm Duration: 2.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 100yr 004hr

Scenario: Recovery
Run Date/Time: 8/1/2024 12:41:23 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft

Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr

Ia/S: 0.20 dec

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~FDOT-4
Rainfall Amount: 6.08 in
Storm Duration: 4.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 100yr 008hr

Scenario: Recovery
Run Date/Time: 8/1/2024 12:42:10 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
 Extern Hydrograph Set:
 Curve Number Set:

 Green-Ampt Set:
 Vertical Layers Set:
 Impervious Set:

Tolerances & Options

Time Marching: SAOR	IA Recovery Time: 24.0000 hr
Max Iterations: 6	
Over-Relax Weight 0.5 dec	Ia/S: 0.20 dec
Fact:	
dZ Tolerance: 0.0010 ft	
Max dZ: 1.0000 ft	Smp/Man Basin Rain Global
	Opt:
Link Optimizer Tol: 0.0001 ft	
	Rainfall Name: ~FDOT-8
	Rainfall Amount: 7.36 in

Storm Duration: 8.0000 hr
Dfitt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

Simulation: 100yr 024hr
Scenario: Recovery
Run Date/Time: 8/1/2024 12:42:39 PM
Program Version: StormWise 4.08.01

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	720.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

IA Recovery Time: 24.0000 hr
Ia/S: 0.20 dec

Smp/Man Basin Rain Global
Opt:

Rainfall Name: ~FDOT-24
Rainfall Amount: 9.84 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
Energy Switch (1D): Energy

Comment:

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 24, 2024

re: Schlimmer Multi-Family Development Fire Flow Report

1-hour fire walls shall be constructed between all units.

ISO: $NFF = (C)(O)[1 + (X + P)] = 2000 * 0.85[1 + (0 + 0)] = 1700 \rightarrow 2000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: $C = 2000$

(O) = Occupancy factor: $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{5400} = 1984 \rightarrow 2000$

Where:

F = the coefficient related to the construction type = 1.5

A = the effective building area (5400 s.f.)

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 01/30/24, the water flow is 2538 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.08.26
18:51:31 -04'00'



Carol Chadwick, P.E.

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

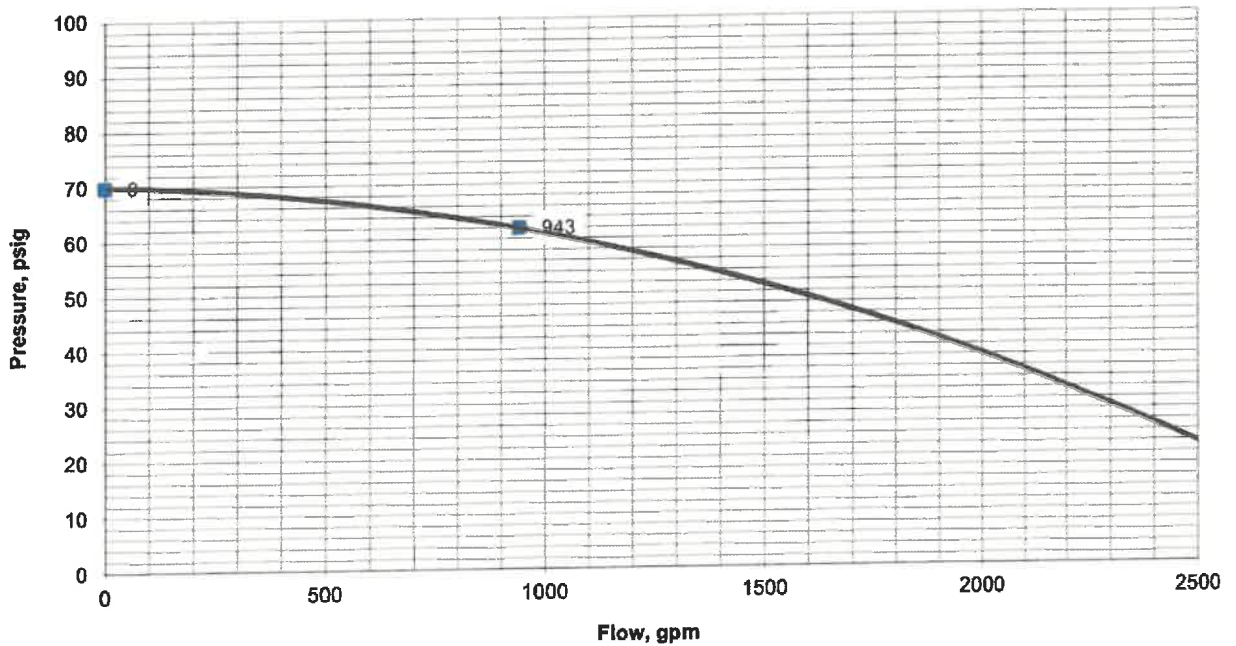
CC Job #FL22197

City of Lake City Water flow report

HYDRANT # & LOCATION: **C/O NW Early St. & NW Fowler Ave.** DATE: **1/30/2024**
 TEST BY: **Al/Brandon** Day: **Tuesday** Time: **13:10** Minutes: **2**
 WATER SUPPLIED BY: **Municipal**
 PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	40		
GPM:	943	0	0
TOTAL FLOW DURING TEST:	943 GPM		
STATIC READING:	70 PSI	RESIDUAL:	62 PSI
RESULTS: AT 20 PSI RESIDUAL	2538 GPM		AT 0 PSI 3043 GPM
ESTIMATED CONSUMPTION:	1887 GAL.		
REMARKS:			



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August 24, 2024

re: Schlimmer Multi-Family Development Mobility Plan

The site is not connected to any sidewalks as there are none in the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.08.26
18:51:15 -04'00'

Carol Chadwick, P.E.

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CC Job #FL22197

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August 24, 2024

re: Schlimmer Multi-Family Development Concurrency Impact Analysis

The site is currently vacant. Six apartment with three bedrooms each will be constructed. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table I
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table I
- Tampa Solid Waste Generation Rates


Summary of analyses:

- Trip generation: 39.9 ADT & 3.72 Peak PM trips
- Potable Water: 1800 gallons per day
- Potable Water: 1800 gallons per day
- Solid Waste: 19.80 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.08.26
18:51:02 -04'00'

Carol Chadwick, P.E.

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CC Job #FL22197

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	6.00	39.90	3.72

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
SingleFamily Homes	300.00	6.00	1800.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
SingleFamily Homes	300.00	6.00	1800.00

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

Solid Waste Analysis

Use	Tons Per Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	36.00	19.80

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

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August 24, 2024

re: Schlimmer Multi-Family Development Comprehensive Plan Consistency Analysis

The Schlimmer Multi-Family Development site is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

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

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

Consistency: The site is currently located in an residential area.

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

Consistency: The subject property is located on the northwest corner of Fowler Avenue and Early Street. Fowler Avenue has direct access to NW Bascom Norris Drive. Early Street has direct access to Hwy. 41.

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

Consistency: There is a need for multi-family housing in the area.

- Policy I.1.3 The city's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

Consistency: The site is will be residential in an area with many other residences.

□

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

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

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

Consistency: The site is will be used as residential in an area with many other residences.

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

Consistency: The site plan is compatible with other residential uses in the immediate area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
 DN: c=US, o=Florida,
 dnQualifier=A01410D0000018D46
 3B4E7500032FEE, cn=Carol
 Chadwick
 Date: 2024.08.26 18:50:08 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
 CC Job #FL22197

PARCEL: 00-00-00-11695-080

DESCRIPTION:

ALL OF BLOCK 8, ALLINE THOMPSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO THE EAST 1/2 OF DYSON AVENUE AS LIES ADJACENT TO BLOCK 8, ALLINE THOMPSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 8/22/2024

Parcel: << 00-00-00-11695-080 (40236) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 3 of 5

Owner	SCHLIMMER ISAAC 187 SW OLD CYPRESS WAY LAKE CITY, FL 32024		
Site			
Description*	NW DIV: ALL OF BLOCK 8, ALLINE THOMPSON S/D & E1/2 OF DYSON TERR VACATED BY CITY ORD 2012- 2021 LYING W OF LOTS 5 THRU 8 BLOCK 8. 982-1354,1357, WD 1067-1877, WD 1151-376, QC 1251-2708, WD 1311-1996, WD 1348-1842,		
Area	0.25 AC	S/T/R	30-3S-17
Use Code**	VACANT (0000)	Tax District	1

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



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$722	Mkt Land	\$722
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$722	Just	\$722
Class	\$0	Class	\$0
Appraised	\$722	Appraised	\$722
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$722	Assessed	\$722
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$722 city:\$722 other:\$0 school:\$722	Total Taxable	county:\$722 city:\$722 other:\$0 school:\$722

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
9/28/2017	\$100	1348 / 1842	WD	V	U	11
3/10/2016	\$100	1311 / 1996	WD	V	U	11
3/14/2013	\$100	1251 / 2708	QC	V	U	11
5/21/2008	\$1,000	1151 / 376	WD	V	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)	8.000 LT (0.000 AC)	1.0000/1.0000 1.0000/.1000000 /	\$90 /LT	\$720
0000	VAC RES (MKT)	0.250 AC	1.0000/1.0000 1.0000/ /	\$10 /AC	\$2

Search Result: 3 of 5

© 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: 8/22/2024 and may not reflect the data currently on file at our office.

DeWitt Cason
Doc 704

PREPARED BY & RETURN TO:

Name: Marla Landin, an employee of Integrity Title Services, LLC
Address: 343 NW Cole Terrace, #101 Lake City, FL 32055
File No. 17-09012

Parcel No.: R11695-080

Inst: 201712821585 Date: 11/27/2017 Time: 11:38AM
Page 1 of 1 B: 1348 P: 1842, P.DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **CORRECTIVE WARRANTY DEED**, made the 28th day of September, 2017, by **DAVID SCHLIMMER, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **ISAAC SCHIMMER**, whose post office address is **229 SW Erin Glen, Lake City, FL 32024**, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of COLUMBIA, State of Florida, viz:

All Of Block 8, ALLINE THOMPSON SUBDIVISION ADDITION NO. 1, According To The Plat Thereof, As Recorded In Plat Book 3, Page 25, Of The Public Records Of Columbia County, Florida.

Also:

The East 1/2 Of That Portion Of NW Dyson Terrace (Formerly Dyson Street) Vacated By City Ordinance No. 2012-2021 Lying West Of Lots 5, 6, 7, And 8 Of Block 8 Of ALLINE THOMPSON SUBDIVISION ADDITION NO. 1, A Subdivision According To Plat Thereof Recorded In Plat Book 3, Page 25, Public Records Of Columbia County, Florida.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED RECORDED March 22, 2016, IN O.R. BOOK 1311, PAGE 1996, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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 the 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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2017.

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:

Tyler Rogers
Witness Signature
Printed Name: Tyler Rogers

David Schlimmer L.S.
DAVID SCHLIMMER
Address: 372 SW ERIN GLEN, LAKE CITY, FLORIDA 32024

Marla M. Landin
Witness Signature
Printed Name: Marla M. Landin

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th day of September, 2017, by **DAVID SCHLIMMER**, who is personally known to me or who has produced Driver's License as identification.



Marie M. Landin
Signature of Notary
Printed Name: Marie M. Landin
My commission expires:



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

AGENT AUTHORIZATION FORM

I, ISAAC SCHLIMMER (owner name), owner of property parcel

number 00-00-00-11695-080 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. CAROL CHADWICK, PE	1.
2. TRAVIS CONVINGTON, PE	2.
3.	3.
4.	4.
5.	5.

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

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

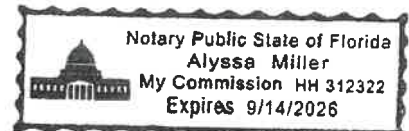
Date 8-26-24
 Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: FL COUNTY OF: Columbia

The above person, whose name is Issac Schlimmer, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 26 day of August, 2024.

NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 8/23/2024 3:20:13 PM EDT

Tax Record

Last Update: 8/23/2024 3:18:39 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R11695-080	REAL ESTATE	2023			
Mailing Address SCHLIMMER ISAAC 187 SW OLD CYPRESS WAY LAKE CITY FL 32024		Property Address GEO Number 000000-11695-080			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
00-00-00 0000/0000.25 Acres NW DIV: ALL OF BLOCK 8, ALLINE THOMPSON S/D & E1/2 OF DYSON TERR VACATED BY CITY ORD 2012- 2021 LYING W OF LOTS 5 THRU 8 BLOCK 8. 982-1354,1357, WD 1067-1877, WD 1151-376, QC 1251-2708, WD 1311-1996, WD 1348-1842,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	722	0	\$722	\$3.54
BOARD OF COUNTY COMMISSIONERS	7.8150	722	0	\$722	\$5.64
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	722	0	\$722	\$0.54
LOCAL	3.2170	722	0	\$722	\$2.32
CAPITAL OUTLAY	1.5000	722	0	\$722	\$1.08
SUWANNEE RIVER WATER MGT DIST	0.3113	722	0	\$722	\$0.22
LAKE SHORE HOSPITAL AUTHORITY	0.0001	722	0	\$722	\$0.00
Total Millage		18.4914	Total Taxes		\$13.34
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$74.60
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
2/25/2024	PAYMENT	9923708.0002	2023	\$73.85

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES



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

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

Date: 09/12/2024

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

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

Project Number: SPR 24-11

Project Name: Schlimmer Multi-Family Development

Project Address: TBD

Project Parcel Number: 11695-080

Owner Name: Isaac Schlimmer

Owner Address: 187 SW Old Cypress Way, Lake City, FL

Owner Contact Information: Telephone Number: 386-965-9411 Email: ischlimmer92@gmail.com

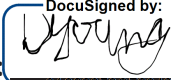
Owner Agent Name: Carol Chadwick

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

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

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

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

Building Department: Reviewed by:  **Date:** 9/12/2024

No comments at this time

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

This property is located in a RMF-1 and has a FLU of Residential Medium allowing for up to eight dwelling per acre. A multi-family development is a permitted use.

Business License: Reviewed by:  **Date:** 9/19/2024

No concerns

Code Enforcement: Reviewed by:  **Date:** 9/19/2024

No liens, codes or violations


Permitting: Reviewed by:  **Date:** 9/12/2024

addresses with numbers, permitting when a contractor is awared , unless an enginneer to submit for review. All fees to be paid at the same time for release of permit.

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

Water Department: Reviewed by:  **Date:** 9/12/2024

no comments at this time

Sewer Department: Reviewed by:  **Date:** 9/16/2024

none

Gas Department: Reviewed by:  **Date:** 9/12/2024

will there be a need for gas in the future?

Water Distribution/Collection: Reviewed by:  **Date:** 9/18/2024

please lets discuss

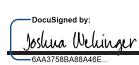
Customer Service: Reviewed by:  **Date:** 9/20/2024

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

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 9/12/2024

No comment.

Fire Department: Reviewed by:  **Date:** 9/16/2024

I have no comments at this time.

Police Department: Reviewed by: _____ **Date:** _____

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

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

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by: DocuSigned by: Garrett Spencer Date: 9/12/2024

The site applied for a 10/2 self-certification, File Number 0452464001EG. No other permitting is required.

School Board: Reviewed by: DocuSigned by: Keith Hatcher Date: 9/12/2024

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams Date: 10/26/2024

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

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

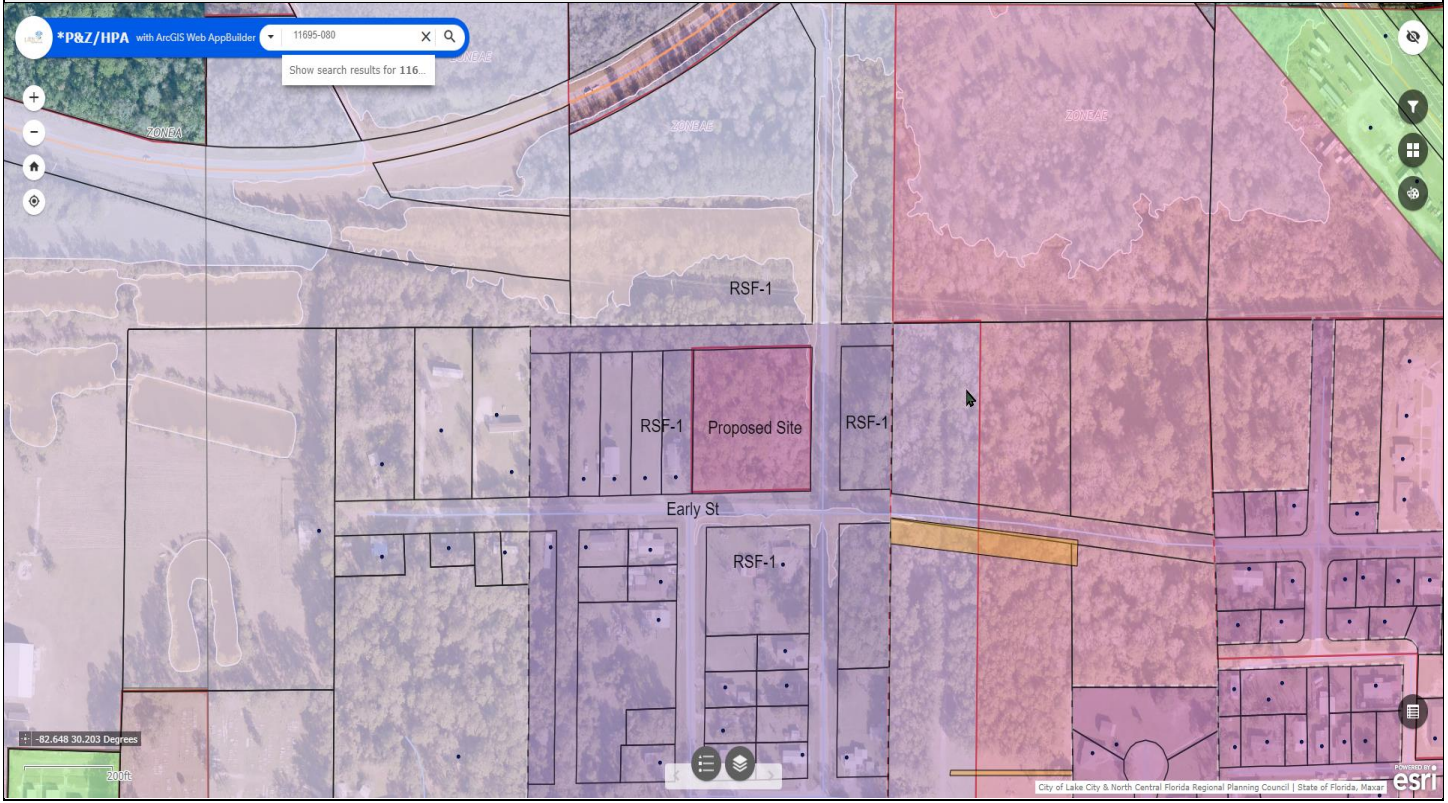
LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Schlimmer Multi-Family Site Plan Review SPR 24-11
Applicant	Carol Chadwick, as agent
Owner	Isaac Schlimmer
Requested Action	Site plan review for a multi-family development. The parcel is located in the RMF-1 zoning district.
Hearing Date	11-12-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.25 Acres
Location	NW Early St
Parcel Number	11695-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Multi-Family 1
Proposed Zoning	Residential Multi-Family 1
Flood Zone-BFE	Flood Zone X Base Flood Elevation- N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Res Medium	RSF-1	Vacant	
E	Res Medium	RSF-1	Vacant	
S	Res Medium	RSF-1	Residential	
W	Res Medium	RSF-1	Residential	

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned to have a site plan review to build multi-family dwellings on parcel 11695-080 at the NW corner of Early St and Fowler Ave.

PUBLIC NOTICE

OFFICE OF THE SUPERVISOR
COUNTY OF ALBANY, GEORGIA
PUBLIC NOTICE
REGARDING THE PROPOSED
CONSTRUCTION OF A
NEW 150-FOOT TOWER
ON THE EAST SIDE OF
STATE ROUTE 100, NEAR
MILE MARKER 10.5
IN THE UNINCORPORATED
AREA OF THE COUNTY OF
ALBANY, GEORGIA.

**CITY OF LAKE CITY
NOTICE
LAND USE ACION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

SPR 24-11, a petition by Carol Chadwick, P.E., as agent, to request a Site Plan Review approval be granted as provided for in Section 13.11 of the Land Development Regulations, to get approval on site plan for Schlimmer Multi-Family Development for a property located in the Residential Multi-Family 1 zoning district, in accordance with the submittal of the petition dated August 28, 2024, to be located on;
PARCEL: 00-00-00-11695-080

DESCRIPTION:

ALL OF BLOCK 8, ALLINE THOMPSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO THE EAST 1/2 OF DYSON AVENUE AS LIES ADJACENT TO BLOCK 8, ALLINE THOMPSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 14, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

SAID TRACT OF LAND CONTAINING 0.25 ACRES, MORE OR LESS.

WHEN;	November 12, 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 site plan application 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 INFORMAITON CONTACT
ROBERT ANGELO
PLANNING AND ZONING TECHNICIAN
AT 386-719-5820**

Robert Angelo

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Wednesday, October 30, 2024 10:47 AM
To: Robert Angelo
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Welcome!

Kym Harrison • 386-754-0401

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LAKE CITY REPORTER (Publishing 3 days per week)

CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

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From: Robert Angelo <AngeloR@lcfla.com>
Sent: Wednesday, October 30, 2024 10:44 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Yes, 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: Wednesday, October 30, 2024 8:59 AM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Is this correct?

Kym Harrison • 386-754-0401

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From: Robert Angelo <AngeloR@lcfla.com>

Sent: Tuesday, October 29, 2024 5:05 PM

To: LCR-Classifieds <classifieds@lakecityreporter.com>

Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Kym,

Is there any way to correct a spot on the Ad for P&Z. The parcel number was incorrect. I have attached the corrected ads. It is agenda item 3, the parcel number should have been 11695-080.

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: Robert Angelo

Sent: Tuesday, October 29, 2024 8:00 AM

To: 'LCR-Classifieds' <classifieds@lakecityreporter.com>

Subject: RE: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Looks good.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820



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From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, October 28, 2024 2:47 PM
To: Robert Angelo <AngeloR@lcfla.com>
Subject: 79866 79867 79868 RE: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Whoops. NOW they're attached.

Kym Harrison • 386-754-0401

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CURRENTS MAGAZINE • HOMESSELLER MAGAZINE • THRIVE MAGAZINE

Support your local news source while reaching our community of loyal subscribers

From: Robert Angelo <AngeloR@lcfla.com>
Sent: Monday, October 28, 2024 12:11 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, HPA for 11-12-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **October 31, 2024** paper.

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



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

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

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, November 12, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **CPA 24-04**, an application by Charles Millar, agent for VYP, LLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Commercial County to Commercial City on land located on parcel 02631-000.
2. **Z24-05**, an application by Charles Millar, agent for VYP, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Commercial Intensive County to Commercial Intensive City on property located on parcel 02631-000.
3. **SPR 24-11**, an application submitted by Carol Chadwick, P.E., (agent) for Isaac Schlimmer, (owner), for a Site Plan Review for Schlimmer Multi-Family Development, in a Residential Multi-Family 1 zoning district, and located on parcel 11695-080, which is regulated by the Land Development Regulations Section 4.9.
4. **Workshop**, Presentation for ADU and Tiny Homes, Presented by Bryan Thomas.

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.

9589 0710 5270 1815 1101 10

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To _____
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 City, State, ZIP+4® _____

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

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Lake City, FL 32055

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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 City, State, ZIP+4® _____

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

9589 0710 5270 1815 1100 73

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0570
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0570
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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 City, State, ZIP+4® _____

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

9589 0710 5270 1815 1101 03

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Lake City, FL 32055

Certified Mail Fee	\$4.85	0570
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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 City, State, ZIP+4® _____

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.58	

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Lake City, FL 32055

Certified Mail Fee	\$4.25
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
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Lake City, FL 32025

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

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Lake City, FL 32025

Certified Mail Fee	\$4.25
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

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City, State, ZIP+4® _____

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Lake City, FL 32055

Certified Mail Fee	\$4.25
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

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Atlanta, GA 30341

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To _____
Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

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Tampa, FL 33688

Certified Mail Fee	\$4.25
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

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Street and Apt. No., or PO Box No. _____
City, State, ZIP+4® _____

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Lake City, FL 32055

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

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Lake City, FL 32056

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

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 Street and Apt. No., or PO Box No. _____
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Mackinaw, FL 32063

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Fort Dalton, GA 30742

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$5.58

Sent To _____
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 City, State, ZIP+4® _____

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October 18, 2024

To Whom it May Concern

On November 12, 2024 the Planning and Zoning Board will be having a meeting at 5:30 pm or as soon after, at 205 N. Marion. At this meeting we will be hearing a petition, SPR 24-11 to get approval for a site plan review for Schlimmer Multi-Family Development to build a multi-family complex with six (6) dwelling units on property located at the NW corner of Early St and Fowler Ave, located on parcel 11695-080.

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

Robert Angelo

A handwritten signature in blue ink, appearing to read "Robert Angelo".

Planning and Zoning Tech
City of Lake City

GIS Buffer



0

410

820

1230

1640

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
BLALOCK WILLARD W	P O BOX 5786	.	FORT OGLETHORPE	GA		30742
SCIPPIO JEREMY V	5923 CROSBY LAKE WAY E	.	MACCLENNY	FL		32063
MADISON MELVIN	902 NW EARLY ST	.	LAKE CITY	FL		32055
HABITAT FOR HUMANITY OF LAKE CITY/COLUMBIA COUNTY INC	P O BOX 487	.	LAKE CITY	FL		32056
SCHLIMMER ISAAC	187 SW OLD CYPRESS WAY	.	LAKE CITY	FL		32024
JENKINS COLLITA	996 SE PUTNAM ST	.	LAKE CITY	FL		32025
ROBERTS INVESTMENT GROUP INC	P O BOX 273956	.	TAMPA	FL		33688
COLUMBIA COUNTY, FLORIDA	P O BOX 1529	.	LAKE CITY	FL		32056-1529
PEELER JUSTIN	191 SW COVEY CT	.	LAKE CITY	FL		32025
SHELTON STACEY	3522 HENDERSON RESERVE	.	ATLANTA	GA		30341
MULLINS SHIRLEY ANN ANDERSON	1010 NW DYSON TER	.	LAKE CITY	FL		32055
GREEN WHITNEY	863 NW EARLY ST	.	LAKE CITY	FL		32055
CARTER BARBARA R	876 NW EARLY STREET	.	LAKE CITY	FL		32055
MADISON MELVIN E	902 NW EARLY ST	.	LAKE CITY	FL		32055
WILLIAMS TARTIA	903 NW EARLY ST	.	LAKE CITY	FL		32055
WILLIAMS TARTIA	903 NW EARLY ST	.	LAKE CITY	FL		32055
BYRD ANDREA TRAMELLE	950 NW FOWLER AVE	.	LAKE CITY	FL		32055
MIZELL MACK	982 NW FOWLER AVE	.	LAKE CITY	FL		32055
MAZZOCCHI RALPH PETER	11034 SR 51	.	LIVE OAK	FL		32060
NEW DAY SPRING MISSIONARY BAPTIST CHURCH	1321 W LONG ST	.	LAKE CITY	FL		32055

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Planning and Zoning Tech
City of Lake City