
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

June 17, 2024 at 6:00 PM

Venue: City Hall

AGENDA

This 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.

Events Prior to Meeting - 5:00 PM Welcome Reception for Mr. Don Rosenthal, new City Manager

Pledge of Allegiance

Invocation - Vice-Mayor - Council Member Jake Hill, Jr.

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.

Failure to abide by the rules of decorum will result in removal from the meeting.

Approval of Agenda

Proclamations - None

Public Participation - Persons Wishing to Address Council

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later

than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

Approval of Consent Agenda

- [1.](#) April 26, 2024 Special Called Council Meeting Minutes
- [2.](#) May 6, 2024 Regular Session Minutes
- [3.](#) May 20, 2024 Regular Session Minutes
- [4.](#) June 3, 2024 Regular Session Minutes
- [5.](#) City Council Resolution No. 2024-045 - A resolution of the City of Lake City, Florida, authorizing the City to apply for that certain Patrick Leahy Bulletproof Vest Partnership Program Grant administered by the United States Department of Justice; making certain findings of fact in support of the City applying for said grant; recognizing the authority of the Mayor to execute such documents as are necessary to apply for said grant; directing the Mayor to execute said documents; repealing all prior resolutions in conflict; and providing an effective date.
- [6.](#) City Council Resolution No. 2024-046 - A resolution of the City of Lake City, Florida, accepting funds awarded by the Edward Byrne Memorial Grant Program to purchase ballistic shields, Conex boxes, and other equipment; adopting the grant award agreement associated with accepting such grant funds; making certain findings of fact in support of the City accepting such funds and adopting said grant award agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
- [7.](#) City Council Resolution No. 2024-047 - A resolution of the City of Lake City, Florida, adopting that certain Memorandum of Understanding with the City of Gainesville by and through the City of Gainesville Police Department allowing the Lake City Police Department to participate in the Internet Crimes Against Children Task Force Program; making findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; authorizing and directing the Chief of Police of the Lake City Police Department to join the Mayor in executing said agreement; repealing all prior resolutions in conflict; and providing an effective date.
- [8.](#) City Council Resolution No. 2024-048 - A resolution of the City of Lake City, Florida, concerning and recognizing the appointment of Brenda Douglass to serve through the end of the current term in Seat "A" on the City's Planning and Zoning Board, Board of Adjustment, and Historic Preservation Agency Board;

recognizing the expiration of said term on October 31, 2026; directing the City Clerk to reflect said appointment and expiration of term in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment and expiration of term in the records of the City; repealing all prior resolutions in conflict; and providing an effective date.

- [9.](#) City Council Resolution No. 2024-049 - A resolution of the City of Lake City, Florida, concerning and recognizing the appointment of Schara Wilson to serve through the end of the current term in Seat "D" on the City's Planning and Zoning Board, Board of Adjustment, and Historic Preservation Agency Board; recognizing the expiration of said term on October 31, 2027; directing the City Clerk to reflect said appointment and expiration of term in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment and expiration of term in the records of the City; repealing all prior resolutions in conflict; and providing an effective date.
- [10.](#) City Council Resolution No. 2024-050 - A resolution of the City of Lake City, Florida, authorizing the addition of Donnie L. Rosenthal, as City Manager, as an authorized signor of all checks, vouchers, transfers, or disbursements on all bank accounts of the City of Lake City, Florida; ratifying and reaffirming the previous appointments of Demetrius Johnson, as Assistant City Manager, and Angela Taylor Moore, as City Finance Director as additional signatory options on all checks, vouchers, or disbursements on all City bank accounts; making findings of fact in support thereof; and providing for an effective date.

Presentations

11. Victoria Coker, Chair of Youth Group Activities for Youth Leadership Week - Appreciation to Council
- [12.](#) Staff Sergeant Jacob Burgess with the National Guard Armory - PowerPoint on Recruiting (Council Member Ricky Jernigan)

Old Business

Ordinances - None

Resolutions - None

Other Items

13. Discussion - Council pay raises (Mayor Stephen Witt)

New Business

Ordinances

- [14.](#) City Council Ordinance No. 2024-2286 (first reading) - An ordinance of the City of Lake City, Florida, closing, abandoning, and vacating a utilities easement for HCA Florida Lake City Hospital pursuant to application VRW24-03 submitted by same; finding abandoning and vacating said utilities easement will not adversely affect the public health, safety, or welfare; authorizing and directing the Mayor to execute such Quit Claim of easement as are necessary to effectuate the intent hereof; directing the City Attorney to prepare said Quit Claim of easement; finding it is in the best interest of the City and for the general welfare of its citizens to vacate said easement; repealing all ordinances in conflict; providing severability; and providing an effective date.

Adopt City Council Ordinance No. 2024-2286 on first reading

- [15.](#) City Council Ordinance No. 2024-2287 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, closing, abandoning, and vacating a utilities and drainage easement for Clyde Skaflestad pursuant to application VRW24-01 submitted by same; finding closing, abandoning, and vacating said utilities and drainage easement will not adversely affect the public health, safety, or welfare; conditioning the closing, abandonment, and vacation of said easement on the applicant granting an alternative drainage easement to the City; authorizing and directing the Mayor to execute such Quit Claim of easements as are necessary to effectuate the intent hereof; directing the City Attorney to prepare said Quit Claim of easement from the City to the applicant; directing the City Attorney to prepare said grant of easement of the alternative easement from the applicant to the City; finding it is in the best interests of the City and for the general welfare of its citizens to close, abandon, and vacate said easement upon the conditions set forth in this ordinance; repealing all ordinances in conflict; providing for severability; and providing an effective date. (Clyde Skaflestad)

Adopt City Council Ordinance No, 2024-2287 on first readingResolutions

- [16.](#) The following resolution is sponsored by Mayor Stephen Witt

City Council Resolution No. 2024-051 - A resolution of the City of Lake City, Florida, appointing John Woolum to serve through the end of the current term in Seat "F" on the City's Planning and Zoning Board, Board of Adjustment, and Historic Preservation Agency Board; making certain findings of fact in support thereof; recognizing the expiration of said term on October 31, 2024; directing the City Clerk to reflect said appointment and expiration of term in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment and expiration of term in

the records of the City; repealing all prior resolutions in conflict; and providing an effective date.

Other Items

- [17.](#) Informational Purposes Only - April 2024 Invoice for Robinson, Kennon, & Kendron, P.A.

Departmental Administration - None

Comments by Council Members

Adjournment

YouTube Information

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

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City 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 these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. April 26, 2024 Special Called Council Meeting Minutes

The City Council in and for the citizens of the City of Lake City, Florida, met in a Special Called Session, on April 26, 2024 beginning at 1:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

PLEDGE OF ALLEGIANCE

INVOCATION – Mayor/Council Member Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt
Jake Hill, Jr.
Chevella Young
Ricky Jernigan
James Carter
Clay Martin
Dee Johnson – absent
Assistant Chief Andy Miles
Audrey Sikes

City Attorney
Interim City Manager
Sergeant-at-Arms
City Clerk

APPROVAL OF AGENDA

Mr. Jernigan made a motion to approve the agenda as presented. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

CITY MANAGER INTERVIEWS

- 1. Gerald Butler 1:00 PM

Members took a break at 1:37 PM and reconvened at 2:00 PM.

- 2. Don Rosenthal 2:00 PM

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Sylvester Warren
- Glenel Bowden
- Stew Lilker

At this time, members took a break at 2:34 PM and reconvened at 2:44 PM.

DISCUSSION AND POSSIBLE ACTION: CITY MANAGER FINALISTS

Ms. Young made a motion to receive Mr. Rosenthal as City Manager, contingent upon the background check and contract negotiations. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

Ms. Young	Aye
Mr. Hill	Aye
Mr. Jernigan	Aye
Mr. Carter	Aye
Mayor Witt	Aye

ADJOURNMENT

Mr. Carter made a motion to adjourn at 2:53 PM and the motion carried unanimously on a voice vote.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk

File Attachments for Item:

2. May 6, 2024 Regular Session Minutes

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on May 6, 2024 beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

PLEDGE OF ALLEGIANCE

INVOCATION – Council Member/Mayor Stephen Witt

ROLL CALL

Mayor/Council Member City Council	Stephen M. Witt Jake Hill, Jr. – absent Chevella Young Ricky Jernigan James Carter
City Attorney Interim City Manager Sergeant-at-Arms City Clerk	Clay Martin Dee Johnson Chief Gerald Butler Audrey Sikes

PROCLAMATIONS

- 1. Drinking Water Week - May 5 - 11, 2024

Mayor Witt presented the Drinking Water Week Proclamation to Water Treatment Plant Director, Mike Osborne.

- 2. Municipal Clerks Week - May 5 - 11, 2024

Mayor Witt presented the Municipal Clerks Week Proclamation to City Clerk, Audrey Sikes, and Deputy City Clerk, Michelle Cannon.

- 3. National Police Week - May 12 - 18, 2024

Mayor Witt presented the National Police Week Proclamation to Chief of Police, Gerald Butler, Assistant Chief of Police, Andy Miles, and Sergeant Kevin Johns.

- 4. National Tennis Month - May 2024

Mayor Witt presented the National Tennis Month Proclamation to the Lake City Columbia Community Tennis Association; Mike Null, spoke on behalf of the organization.

APPROVAL OF AGENDA

Mayor Witt reported at the request of Mr. Hill, who was absent, Items #9 and #29 were to be removed from the agenda, as well as Item #31 due to application issues. **Mr. Jernigan made a motion to approve the agenda as amended. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.**

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Victor Camacho
- Glenel Bowden
- Bobby Smith
- Sylvester Warren
- Shawn Holmgren
- Mike Ferrell
- Betty Goggins
- John Cole
- Ben Loftstrom
- Sylvester Warren
- Erica Mayo

APPROVAL OF CONSENT AGENDA

5. April 15, 2024 Regular Session Minutes
6. City Council Resolution No. 2024-029 - A resolution of the City Council of the City of Lake City, Florida, approving that certain agreement between the City, Careersource Florida Crown, and Columbia County; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; providing for the implementation of the "Summer Youth Employment Program" to include training and employment opportunities with the City from May 28, 2024 through July 18, 2024; repealing all prior resolutions in conflict; and providing an effective date.
7. City Council Resolution No. 2024-036 - A resolution of the City of Lake City, Florida, approving that certain Interagency Agreement between the Lake City Police Department and the State Attorney's Office of the Third Judicial Circuit of Florida for Criminal Justice Information Exchange and computer usage; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; directing the Chief of Police of the Lake City Police Department to join the Mayor in executing said agreement; repealing all prior resolutions in conflict; and providing an effective date.
8. City Council Resolution No. 2024-037 - A resolution of the City of Lake City, Florida, approving that certain Interagency Agreement between the Lake City Police Department

and the Clerk of the Court for Columbia County, Florida for Criminal Justice Information Exchange and computer usage; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; directing the Chief of Police of the Lake City Police Department to join the Mayor in executing said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Jernigan made a motion to approve the consent agenda as presented. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

PRESENTATIONS – None

OLD BUSINESS

Ordinances

9. City Council Ordinance No. 2024-2271 - (final reading) An ordinance of the City Council of the City of Lake City, Florida, amending Article II Section 2-53 of the City Code of Ordinances related to the compensation of the Mayor and Councilmembers; providing for severability; providing for codification; and providing for an effective date.

This Item was removed during approval of agenda.

At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2024-2272. City Council Ordinance No. 2024-2272 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2272. No one asked to be heard on City Council Ordinance No. 2024-2272, therefore Mayor Witt closed the public hearing.

10. City Council Ordinance No. 2024-2272 (final reading) - An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended; pursuant to an application, LDR 24-01, relating to an amendment to the text of the Land Development Regulations; providing for amending Subsection 13.11.3 entitled "Action on Site and Development Plan," concerning providing notice and hearings for consideration of site and development plans; providing severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2024-2272 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Mayor Witt	Aye

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

11. The City Attorney shall read the ordinance by title.

City Council Ordinance No. 2024-2280 (final reading) - An ordinance of the City of Lake City, Florida, pursuant to petition No. ANX 24-02, relating to voluntary annexation; making findings; annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (Victory Land Holdings)

12. Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Mr. Martin asked members individually if there had been any ex-parte communication, including site visits.

Ms. Young	No
Mr. Carter	No
Mayor Witt	No
Mr. Jernigan	No

13. Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Mr. Martin swore in Growth Management Director Dave Young.

14. Clerk should take custody of exhibits.

Mr. Young submitted Exhibit 1 via electronic copy (attached to minutes).

A. Brief introduction of ordinance by city staff. (Dave Young)

B. Presentation of application by applicant. (Dave Young)

C. Presentation of evidence by city staff.

D. Presentation of case by third party intervenors, if any. (None)

E. Public comments. (None)

F. Cross examination of parties by party participants.

G. Questions of parties by City Council.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Close Quasi – Judicial Hearing

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2280 on final reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2024-2281. City Council Ordinance No. 2024-2281 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2281. After hearing public comment from Sylvester Warren, Mayor Witt closed the public hearing.

- 15. City Council Ordinance No. 2024-2281 (final reading) - An ordinance of the City of Lake City, Florida, relating to activities interfering with public safety and public roads; repealing Ordinance 2021-2183 in its entirety; repealing Ordinance 2022-2220 in its entirety; amending Chapter 98, Article V Section 98-70 through section 98-73 of the City of Lake City Code of Ordinances; providing direction for codification of this ordinance; repealing all ordinances in conflict; providing for severability; and providing for an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2024-2281 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Mayor Witt	Aye

Resolutions – None

Other Items

- 16. Update City Manager Hiring Process (Mayor Stephen Witt)

City Attorney Clay Martin reported the Lake City Police Department commenced the background check last week for Mr. Rosenthal, and reported he would have a draft of his contract at the next meeting.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren

17. Update and Direction from Council: Paul Dyal's Severance Package (Interim City Manager Dee Johnson)

Mr. Johnson requested direction from members on this topic.

Mr. Carter reported rereading Mr. Dyal's contract and recommended the previous City Attorney, Todd Kennon filing an E & O claim through his law firm so the City could possibly recoup monies.

Mayor Witt spoke in opposition of filing a lawsuit, but would support getting a second opinion on the matter.

Ms. Young spoke in support for moving on from the matter.

PUBLIC COMMENT: Sylvester Warren; Shawn Holmgren; Ben Loftstrom

PUBLIC COMMENT: Eileen Morilleau

Mr. Carter made a motion for Interim City Manager Dee Johnson to look into procuring outside counsel for the review of funds paid to Paul Dyal. The motion also provides for a recommendation to be brought back as well as the cost associated for the review. Mr. Jernigan seconded the motion. A roll call vote was taken the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Mayor Witt	Aye

18. Discussion and Direction from Council: Readdress dollar amount for Grant Funding Policy/Application. (Community Programs Director Terri Phillips/Interim City Manager Dee Johnson)

Mr. Johnson reported this application was presented during a January Workshop and briefly reviewed the application.

Community Programs Director Terri Phillips reported the Mayors Matching Grant would be a program to implement the application process via zoom grants.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren

Mr. Carter and Mayor Witt spoke in support of the \$5,000.00 program limit.

Ms. Young spoke in support of a \$10,000.00 program limit.

PUBLIC COMMENT: Sylvester Warren

Ms. Young made a motion to accept the application as presented with the change of the amount up to \$10,000.00. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Ms. Young	Aye
Mr. Jernigan	Aye
Mr. Carter	Aye
Mayor Witt	Aye

Ms. Sikes assigned the Grant Funding Policy/Application a resolution number of 2024-038.

At this time members concurred to break from 8:06 PM until 8:14 PM.

NEW BUSINESS

Ordinances

19. City Council Ordinance No. 2024-2277 - (first reading) An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended, pursuant to an application, LDR 24-03, by the City of Lake City, relation to an amendment to the text of the Land Development Regulations; providing for amending Section 4.2 entitled Supplementary District Regulations by adding Section 4.2.15.16 entitled Offstreet Parking Requirements: for all zoning districts except C-CBD Commercial-Central Business District and Section 4.2.15.17 entitled Variance to above mentioned parking requirements; providing for amending Section 4.4.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.5.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.6.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.7.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.8.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.9.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.10.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.11.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.12.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.13.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.15.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.16.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.17.11 entitled Minimum Offstreet Parking Requirements; providing severability; repealing all ordinances in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2277 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Mayor Witt	Aye

Open Quasi-Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script, and opened the proceeding for both Ordinance No. 2024-2283 and Ordinance No. 2024-2282.

Preliminary Matters (Attorney Clay Martin):

20. City Council Ordinance No. 2024-2283 - (first reading) An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 24-01, by the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential, Low Density (less than or equal to 2 dwelling units per acre) to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida; providing for severability; repealing all ordinances in conflict; and providing for an effective date. (Sugarmill Apartments Phase 2)

21. **Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

Ms. Young	No
Mr. Carter	No
Mayor Witt	No
Mr. Jernigan	No

22. **Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.**

Mr. Martin swore in Growth Management Director Dave Young.

23. **Clerk should take custody of exhibits. (None)**

A. Brief introduction of ordinance by city staff. (Dave Young)

- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council. (Mayor Witt)**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Ms. Young made a motion to approve City Council Ordinance No. 2024-2283 on first reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Ms. Young	Aye
Mr. Jernigan	Aye
Mr. Carter	Aye
Mayor Witt	Aye

- 24. City Council Ordinance No. 2024-2282 - (first reading) An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 24-01, by the property owner of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Residential, Multiple Family-2 (RMF-2) of certain lands within the corporate limits of the City of Lake City, Florida; providing for severability; repealing all ordinances in conflict; and providing an effective date. (Sugarmill Apartments Phase 2)
- 25. **Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

Disclosed with companion ordinance above, see Item #21.
- 26. **Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.** (Not applicable as Mr. Young was still sworn in under companion ordinance, see Item #22)

27. Clerk should take custody of exhibits.

Mr. Young submitted Exhibit 1 via electronic copy (attached to minutes).

- A. Brief introduction of ordinance by city staff. (Dave Young)**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2282 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Mayor Witt	Aye

Resolutions

28. City Council Resolution No. 2024-023 - A resolution of the City of Lake City, Florida, endorsing, implementing, and adopting a training program for potential fire fighter trainees; making certain findings of fact in support of the City approving said training program and agreement; designating the Fire Chief as the signatory to said agreement when implementing the program; repealing all prior resolutions in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren

Fire Chief Josh Wehinger provided a brief overview of the program.

Mr. Jernigan made a motion to approve City Council Resolution No. 2024-023. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

**Mr. Jernigan Aye
Mr. Carter Aye
Ms. Young Aye
Mayor Witt Aye**

Other Items

- 29. Discussion and Possible Action: Remaining ARPA Funds (Council Member Jake Hill, Jr.)

This Item was removed during approval of agenda.

DEPARTMENTAL ADMINISTRATION

- 30. Discussion and Possible Action: Approval to use a maximum of \$2.2 million of the remaining ARPA funds to replace the 18-year-old Ladder 1 truck. Currently the build time after purchase of a new replacement ladder truck is two (2) years. (Chief Josh Wehinger)

Mr. Carter made a motion to remove this Item from the table. Mr. Jernigan seconded the motion and the motion carried unanimously on a voice vote.

Chief Wehinger explained the price increase from the April 1, 2024 Regular Session meeting, and reported the new truck would be ready January 2025.

Mr. Johnson spoke in support of purchasing a new ladder truck and reported waiving the solicitation process due to the contract being a cooperative purchase contract.

PUBLIC COMMENT: Shawn Holmgren; Sylvester Warren; Glenel Bowden

Mr. Carter and Mr. Jernigan spoke in support of the purchase.

Mr. Carter made a motion to approve a maximum of \$2.2 million of the remaining ARPA funds to replace the 18-year-old Ladder 1 truck and accept the April 10, 2024 proposal from Sutphen. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

**Mr. Carter Aye
Mr. Jernigan Aye
Ms. Young Aye
Mayor Witt Aye**

- 31. Discussion and Possible Action: Appointment of Tanya Johnson to the Planning and Zoning Board, the Board of Adjustments, and the Historical Preservation Agency (Growth Management Director David Young)

This Item was removed during approval of agenda.

COMMENTS BY COUNCIL MEMBERS – None

ADJOURNMENT

Mr. Carter made a motion to adjourn at 8:52 PM and the motion carried unanimously on a voice vote.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk

Exhibit 1

**Documents provided by Growth Management Director David Young during
Quasi – Judicial Hearing**

Exhibit "1"

Re: Ord# 2024-2280

Staff Exhibits

4/15/2024 mtg.

Schedule of ADS, Letter to BOCC, and Adoption

- **Letter to BOCC March 15**
- **Notice sent to LCR by March 25 for publication on March 28 and April 4 for display ad.**
- **Notice sent to LCR by April 22 for publication on April 25.**
- **First reading of ordinance on April 15.**
- **Second reading of ordinance on May 6.**



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

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

Petitioner(s): Victory Land Holdings, LLC

Whose mailing address is: 2008 Ohio Ave. N, Live Oak, FL 32060

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

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1503, Pages 1961, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Commercial use and is zoned C1 Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

growthmanagement@lcfla.com

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

DATED this 7 day of Feb, 20 24

Signed, sealed and delivered in the presence of:

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

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

John Kyle McLeod; Victory Land Holding

(Owner) Printed Name

(Owner) Signature

Kevin Greene; Victory Land Holdings

(Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

STATE OF Florida

COUNTY OF Suwannee

I HEREBY CERTIFY that on this day, 2/7/24, personally appeared before me, by means of Physical presence or online notarization, who is personally known to me or who has produced as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 7th day of February, 20 24

(Notary Seal or Stamp)



Wendy Mireles, Notary Public, State of Florida

Personally Known OR Produced Identification Type of Identification Produced

growthmanagement@lcfla.com



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

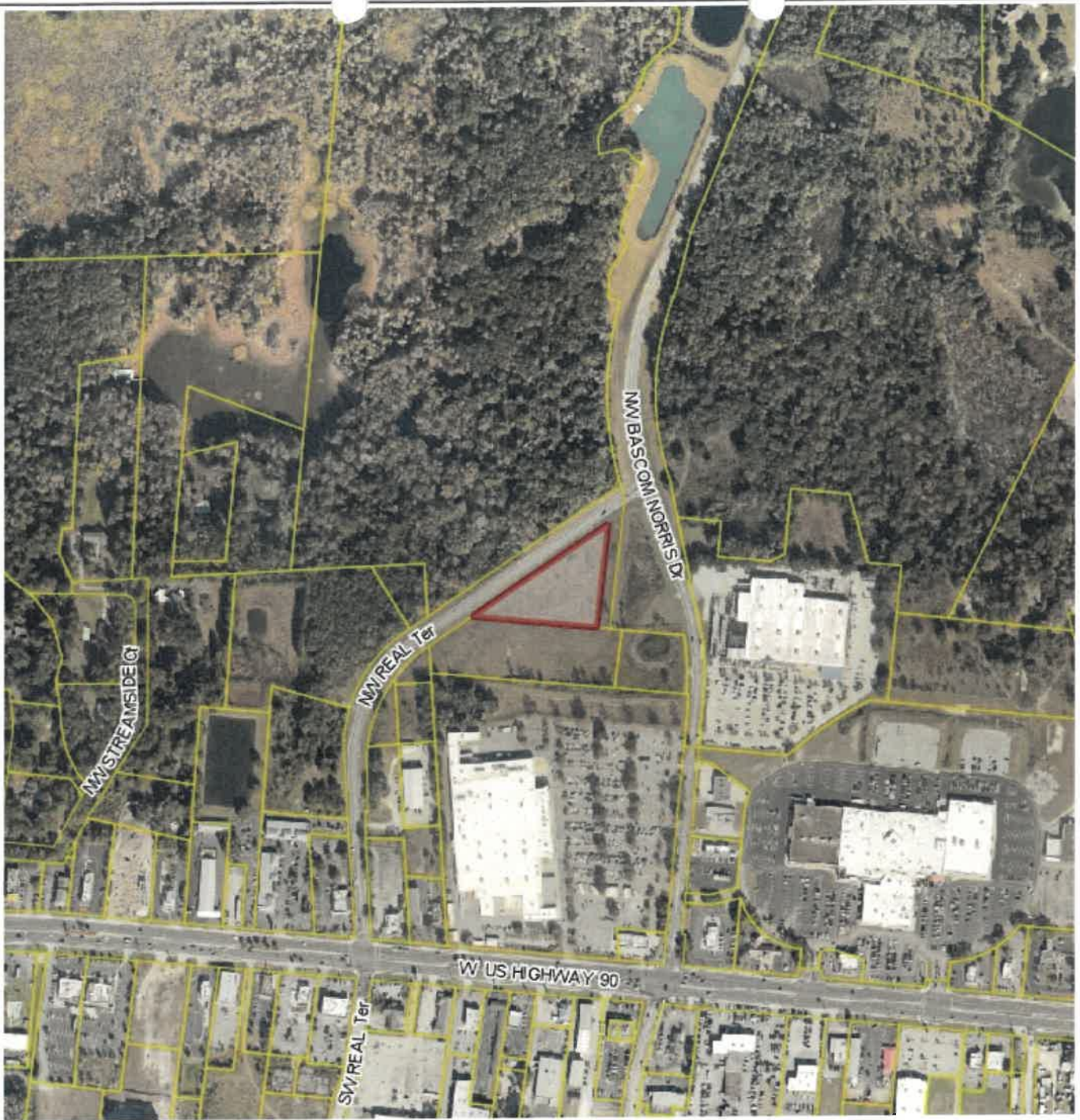
Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

ITEMS NEEDED FOR ANNEXATION

- ✓1. Application (completely filled out, signed and notarized)
- ✓2. Copy of Warranty Deed
- ✓3. If Warranty Deed is in a Corporate, Trust or Business name, then a copy of the Charter or documentation showing a list of eligible member(s) must be provided.
- ✓4. Three (3) copies of Boundary Survey.
- ✓5. Legal Description electronically provided or on a CD in Word Format.



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

PARCEL: 35-3S-16-02519-002 (46537) | VACANT COMMERCIAL (1000) | 2.32 AC
 COMM AT NW COR OF NE 1/4 OF SE 1/4, E 522.94 FT, S 330.93 FT TO SRTH'LY R/W LINE OF NW READ TER, N 56 DEG E 214.39 FT TO POB, N 56 DEG E 646.75 FT, S

VICTORY LAND HOLDINGS LLC
 Owner: 2008 OHIO AVE N
 LIVE OAK, FL 32060
 Site: 465 NW REAL TER, LAKE CITY
 Sales Info: 12/1/2023 \$1,000,000 V(Q)

		2024 Working Values		
Mkt Lnd	\$303,177	Appraised	\$303,177	
Ag Lnd	\$0	Assessed	\$303,177	
Bldg	\$0	Exempt	\$0	
XFOB	\$0			
Just	\$303,177	Total Taxable	county:\$303,177	
			city:\$0	
			other:\$0	
			school:\$303,177	

NOTES:

Columbia County, FL



This information, updated: 3/7/2024, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Prepared by and return to:

TJ Brinson
Brinson & McLeod Title and Closing Services, LLC
118 Parshley Street Southwest
Live Oak, FL 32064
(386) 330-0125
File No 23-606

Parcel Identification No 35-3S-16-02519-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 15th day of December, 2023 between Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust dated October 7, 1994, whose post office address is P.O. Box 16, Lake City, FL 32056, of the County of Columbia, State of Florida, Grantor, to Victory Land Holdings, LLC, a Florida Limited Liability Company, whose post office address is 2008 Ohio Avenue North, Live Oak, FL 32060, of the County of Suwannee, State of Florida, Grantee:

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

Parcel 1

A portion of land being situate in Section 35, Township 3 South, Range 16 East, Columbia County, Florida, described as follows:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; AND RUN THENCE N.86°55'26"E ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519; THENCE S.03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE AND THE POINT OF BEGINNING; THENCE S.02°38'19"E 101.03 FEET TO AN IRON ROD AND CAP MARKED LB3624; THENCE S.84°43'25"E, 1022.54 FEET TO A SET IRON ROD AND CAP ON THE WEST RIGHT-OF- WAY LINE OF NW BASCOM NORRIS ROAD SAID POINT BEING ON A CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 956.45 FEET AN INCLUDED ANGLE OF 14°05'14" AND A CHORD BEARING AND DISTANCE OF N.01°43'49"W, 234.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 235.16 FEET; THENCE N.84°31'37"W, 294.47 FEET TO AN IRON ROD LABELED LB7042; THENCE CONTINUE N.84°31'37"W., 547.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY OF NW REAL TERRACE; THENCE N.56°01'50"E., ALONG SAID RIGHT-OF-WAY 214.39 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.86°55'26"E., ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519) THENCE S.03°31'54"E 330.93 FEET TO THE SOUTHERLY RIGHT-OF- WAY LINE OF NW REAL TERRACE; THENCE N.56°01'50"E, ALONG SAID RIGHT-OF-WAY, 214.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.56°01'50"E., ALONG SAID RIGHT-OF-WAY LINE, 646.75 FEET; THENCE S.06°35'36"W, 410.96 FEET; THENCE N.84°31'37"W, 491.43 FEET TO THE POINT OF BEGINNING,

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: P.O. Box 16, Lake City, FL 32056.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and

Warranty Deed

limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

Kristi L. Ditter

WITNESS

PRINT NAME: Kristi L. Ditter

Overflow Land Trust dated October 7, 1994

By: Richard C. Cole
Richard C. Cole, Trustee

Lesa Hicks

WITNESS

PRINT NAME: Lesa Hicks

By: Janice C. Bates
Janice C. Bates, Trustee

STATE OF FLORIDA
COUNTY OF SUWANNEE

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 1st day of December, 2023, by Richard C. Cole and Janice C. Bates, Trustees of Overflow Land Trust dated October 7, 1994.

Vera Lisa Hicks

Signature of Notary Public

Print, Type/Stamp Name of Notary

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





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

Detail by Entity Name

Florida Limited Liability Company
VICTORY LAND HOLDINGS LLC

Filing Information

Document Number L16000066624
FEI/EIN Number 81-2441842
Date Filed 04/04/2016
Effective Date 03/28/2016
State FL
Status ACTIVE

Principal Address

2008 OHIO AVE N
LIVE OAK, FL 32064

Changed: 10/25/2016

Mailing Address

2008 OHIO AVE N
LIVE OAK, FL 32064

Changed: 10/25/2016

Registered Agent Name & Address

GREENE, KEVIN B
2008 n ohio ave
LIVE OAK, FL 32064

Address Changed: 02/21/2018

Authorized Person(s) Detail

Name & Address

Title AMBR

GREENE, KEVIN B
2008 OHIO AVE N
LIVE OAK, FL 32064

Title AMBR

MCLEOD, JOHN K
2008 OHIO AVE N
LIVE OAK, FL 32064

Annual Reports

Report Year	Filed Date
2021	01/08/2021
2022	02/01/2022
2023	01/27/2023

Document Images

01/27/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- ANNUAL REPORT	View image in PDF format
01/08/2021 -- ANNUAL REPORT	View image in PDF format
03/20/2020 -- ANNUAL REPORT	View image in PDF format
01/21/2019 -- ANNUAL REPORT	View image in PDF format
02/21/2018 -- ANNUAL REPORT	View image in PDF format
04/17/2017 -- ANNUAL REPORT	View image in PDF format
04/04/2016 -- Florida Limited Liability	View image in PDF format

PARCEL: 35-3S-16-02519-000

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N86°55'26"E, ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 522.94 FEET TO A 4'X4' CONCRETE MONUMENT LABELED W.C. HALE PLS #1519; THENCE S03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE N56°01'50"E, ALONG SAID RIGHT-OF-WAY 214.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N56°01'50"E, ALONG SAID RIGHT-OF-WAY LINE, 646.75 FEET; THENCE S06°35'36"W, 410.96 FEET; THENCE N84°31'37"W, 491.43 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.32 ACRES, MORE OR LESS.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

Ordinance 2024-2280- Annexation of real property within Columbia County.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

The voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, FL.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No estimated direct impact of the proposed ordinance on private, for profit businesses in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero

4. Additional information the governing body deems useful (if any):

City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by posting on the City website.

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses).

NOTICE OF ENACTMENT OF ANNEXATION ORDINANCE
BY THE CITY COUNCIL OF THE
CITY OF LAKE CITY, FLORIDA

NOTICE IS HEREBY GIVEN that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, at a public hearing to be held on February 20, 2024 at 6:00 p.m., as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing, all interested parties may appear and be heard with respect to the petition and the ordinance adopting the petition. Copies of the petition and the ordinance adopting the petition are available for public inspection by contacting the Office of the City Clerk at clerk@lcfla.com or 386.719.5826. The title of said ordinance reads, as follows:

ORDINANCE NO. 2024-2280

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-02, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/channel/UC28Eyfa2Uogc-8VTWqafG3w>.

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.

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

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

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager at 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).

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, March 25, 2024 12:01 PM
To: Angelo, Robert
Subject: RE: 77067 & 77068 RE: Display Ad for Annexation ANX 21-02

Confirmed!

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 12:00 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77067 & 77068 RE: Display Ad for Annexation ANX 21-02

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, March 25, 2024 11:44 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 77067 & 77068 RE: Display Ad for Annexation ANX 21-02

Proof attached for approval to print 3/28 & 4/4. 3x14 Total cost for both pubs is 1282.26

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025

Why Local Newsprint Advertising?

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- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 11:20 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Display Ad for Annexation ANX 21-02

Kym,

To be published as a nonlegal advertisement, no less than two columns wide, with the title - **NOTICE OF VOLUNTARY ANNEXATION** - at least 18 point in size, in the Lake City Reporter on **March 28, 2024** and **April 4, 2024**.

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

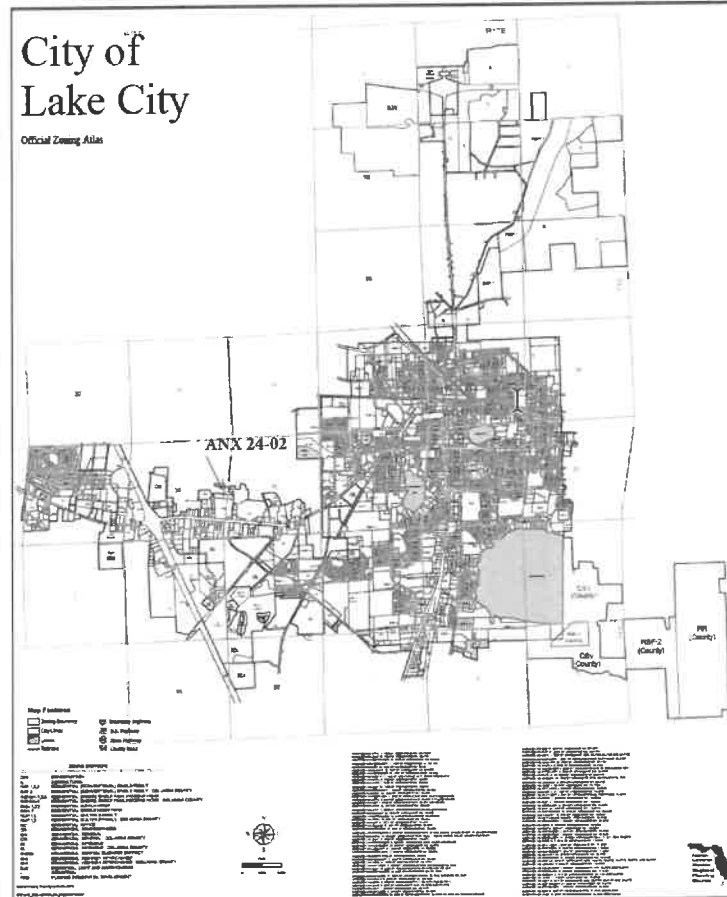


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NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on April 15, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2280, Petition No. ANX 24-02, by Victory Land Holdings, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 2.32 acres, more or less.



The title of said ordinance reads, as follows:

ORDINANCE NO. 2023-2280
AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-02, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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

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Copies of the petition for voluntary annexation and the ordinance adopting the voluntary annexation are available for public inspection by contacting the Office of the City Clerk at clerk@lcfla.com or by calling 386.719.5826.

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

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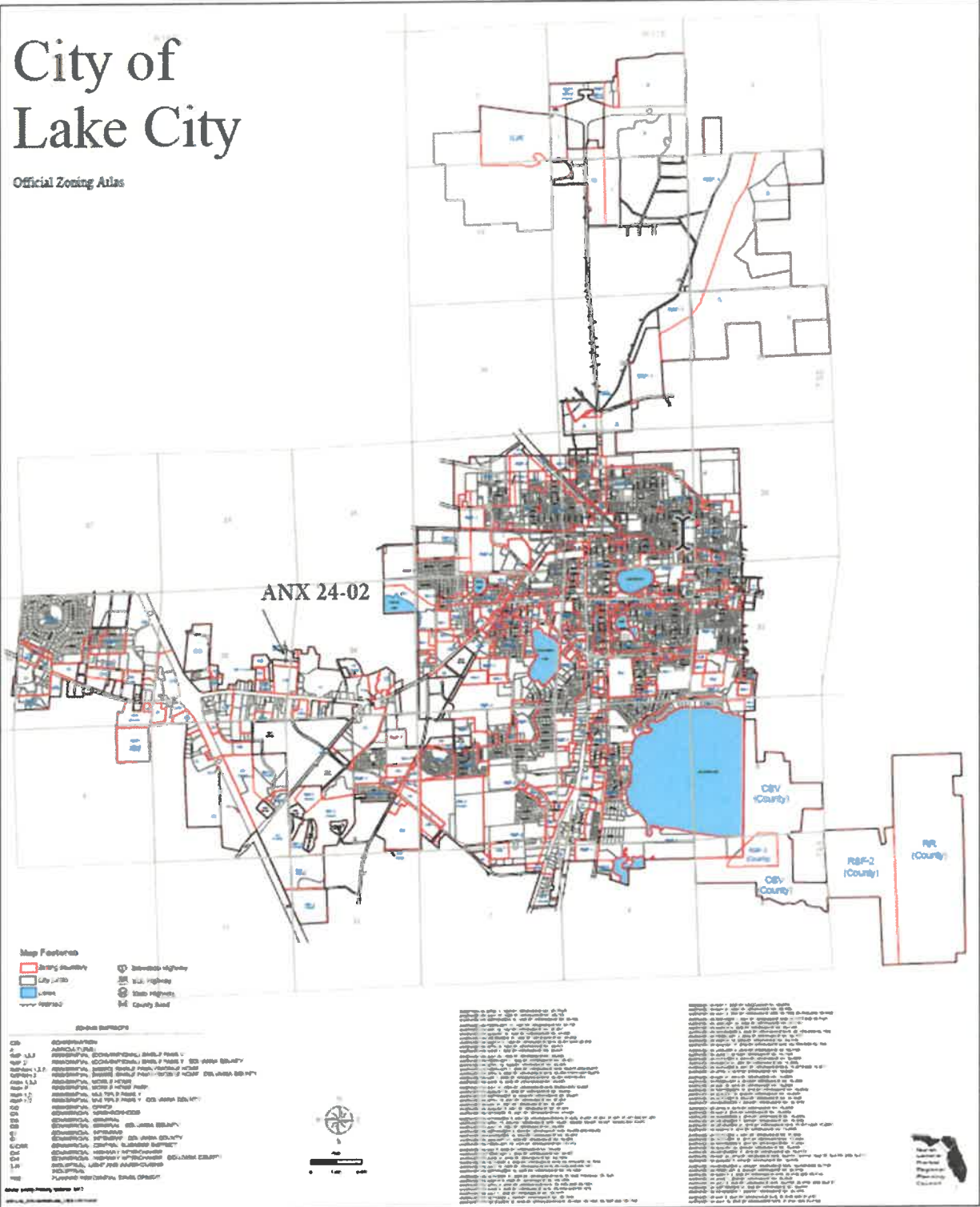
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City of Lake City

Official Zoning Atlas



The title of said ordinance reads, as follows:

ORDINANCE NO. 2023-2280

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9589 0710 5270 1255 0753 38

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.25
<input type="checkbox"/> Return Receipt (electronic)	\$.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$.00
<input type="checkbox"/> Adult Signature Required	\$.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$.00
Postage	\$.61
Total Postage and Fees	\$ 8.67
Sent To <i>Board of County Commissioners</i>	
Street and Apt. No., or PO Box No. <i>135 NE Hernando Ave. Suite 203</i>	
City, State, ZIP+4® <i>Lake City, FL 32055</i>	



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



March 15, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

RE: Petition No. ANX 24-02 (Victory Land Holding, LLC)

Letter for Notice of Voluntary Annexation
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

Please find enclosed the above referenced notice of voluntary annexation and map concerning area of voluntary annexation.

If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo
Planning and Zoning Tech
City of Lake City



NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on April 15, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

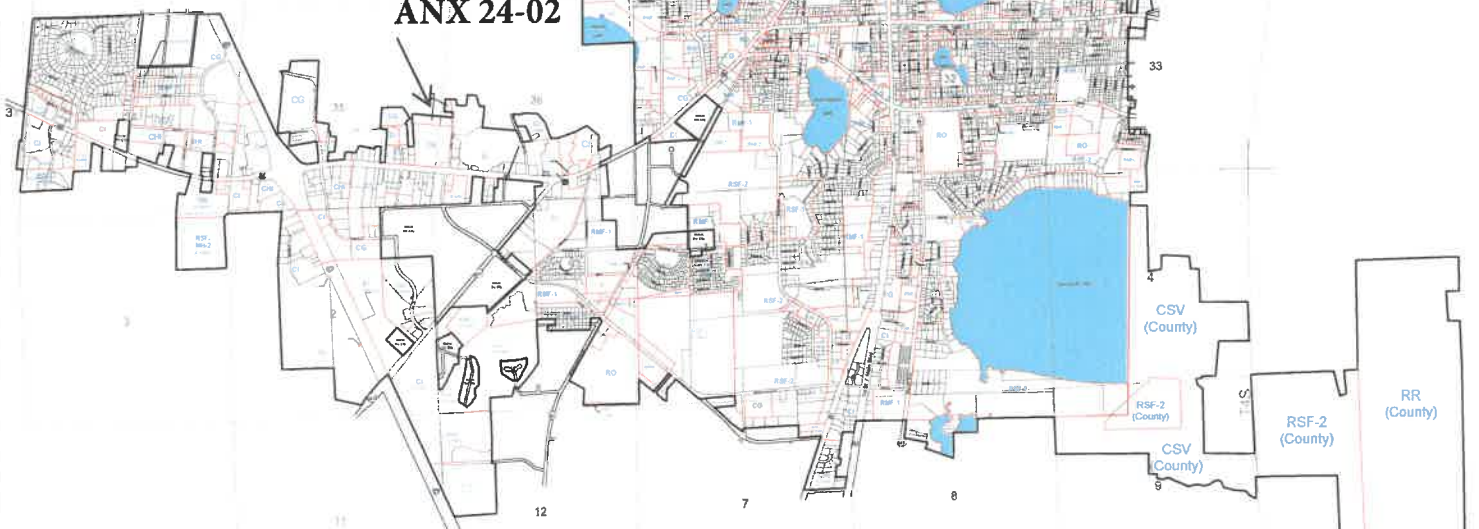
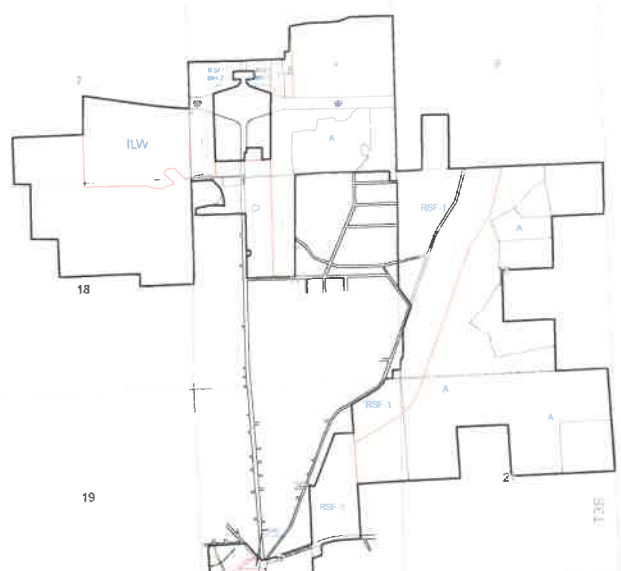
Ordinance No. 2024-2280, Petition No. ANX 24-02, by Victory Land Holding, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 2.32 acres, more or less.

City of Lake City

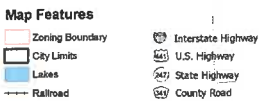
Official Zoning Atlas

R15E

R17E



ANX 24-02



ZONING DISTRICTS

CSV	CONSERVATION
A	AGRICULTURAL
RSF-1.2.3	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
RSF-2	RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
RSFAMH-1.2.3	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME
RSFAMH-2	RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
RMH-1.2.3	RESIDENTIAL, MOBILE HOME
RMH-P	RESIDENTIAL, MOBILE HOME PARK
RMF-1.2	RESIDENTIAL, MULTIPLE FAMILY - COLUMBIA COUNTY
RMF-2	RESIDENTIAL, MULTIPLE FAMILY
RO	RESIDENTIAL, OFFICE
CN	COMMERCIAL, NEIGHBORHOOD
CO	COMMERCIAL, GENERAL
COB	COMMERCIAL, GENERAL - COLUMBIA COUNTY
CI	COMMERCIAL, INTENSIVE
CI	COMMERCIAL, INTENSIVE - COLUMBIA COUNTY
C-CBD	COMMERCIAL, CENTRAL BUSINESS DISTRICT
CH	COMMERCIAL, HIGHWAY INTERCHANGE
CH	COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
ILW	INDUSTRIAL, LIGHT AND WAREHOUSING
I	INDUSTRIAL
PRD	PLANNED RESIDENTIAL DEVELOPMENT



ADOPTED ON APRIL 1, 1996 BY ORDINANCE NO. 98-179-B
 AMENDED ON JULY 18, 1998 BY ORDINANCE NO. 98-379
 AMENDED ON SEPTEMBER 14, 1998 BY ORDINANCE NO. 98-793
 AMENDED ON FEBRUARY 11, 1999 BY ORDINANCE NO. 99-187
 AMENDED ON MAY 19, 1997 BY ORDINANCE NO. 97-187
 AMENDED ON NOVEMBER 11, 1998 BY ORDINANCE NO. 98-247
 AMENDED ON DECEMBER 15, 1997 BY ORDINANCE NO. 97-288
 AMENDED ON MARCH 11, 1999 BY ORDINANCE NO. 99-117 AND 99-118
 AMENDED ON APRIL 4, 1998 BY ORDINANCE NO. 98-97
 AMENDED ON JUNE 1, 1998 BY ORDINANCE NO. 98-224
 AMENDED ON FEBRUARY 1, 1998 BY ORDINANCE NO. 98-242
 AMENDED ON JULY 26, 1998 BY ORDINANCE NO. 98-388
 AMENDED ON FEBRUARY 7, 2000 BY ORDINANCE NOS. 99-378 AND 99-379
 AMENDED ON JUNE 11, 2000 BY ORDINANCE NOS. 99-384 AND 99-385
 AMENDED ON MARCH 1, 2000 BY ORDINANCE NOS. 99-248 AND 99-249
 AMENDED ON MAY 1, 2000 BY ORDINANCE NO. 99-248
 AMENDED ON SEPTEMBER 1, 2001 BY ORDINANCE NO. 01-374
 AMENDED ON MARCH 1, 2002 BY ORDINANCE NO. 02-196
 AMENDED ON APRIL 11, 2002 BY ORDINANCE NO. 02-197
 AMENDED ON FEBRUARY 11, 2003 BY ORDINANCE NOS. 03-193, 03-194, 03-195, 03-196, 03-197 AND 03-198
 AMENDED ON APRIL 18, 2003 BY ORDINANCE NOS. 03-241, 03-242, 03-243, 03-244 AND 03-245
 AMENDED ON JULY 11, 2005 BY ORDINANCE NO. 05-194
 AMENDED ON FEBRUARY 11, 2005 BY ORDINANCE NO. 05-195
 AMENDED ON APRIL 21, 2006 BY ORDINANCE NO. 06-188
 AMENDED ON OCTOBER 1, 2009 BY ORDINANCE NOS. 09-138 AND 09-139
 AMENDED ON JULY 13, 2009 BY ORDINANCE NOS. 09-136 AND 09-137
 AMENDED ON FEBRUARY 11, 2009 BY ORDINANCE NOS. 09-134 AND 09-135
 AMENDED ON OCTOBER 1, 2009 BY ORDINANCE NOS. 09-164 THROUGH 09-166
 AMENDED ON MARCH 1, 2009 BY ORDINANCE NOS. 09-167
 AMENDED ON APRIL 1, 2009 BY ORDINANCE NOS. 09-168 AND 09-169
 AMENDED ON JUNE 2, 2009 BY ORDINANCE NOS. 09-168 AND 09-170
 AMENDED ON AUGUST 1, 2009 BY ORDINANCE NOS. 09-181
 AMENDED ON OCTOBER 1, 2009 BY ORDINANCE NOS. 09-182
 AMENDED ON DECEMBER 1, 2009 BY ORDINANCE NOS. 09-183, 09-184, 09-185 AND 09-186

AMENDED ON MAY 2, 2002 BY ORDINANCE NO. 02-113
 AMENDED ON JULY 2, 2002 BY ORDINANCE NOS. 02-114, 02-115 AND 02-116
 AMENDED ON OCTOBER 2, 2002 BY ORDINANCE NOS. 02-118 AND 02-119
 AMENDED ON MARCH 12, 2003 BY ORDINANCE NO. 03-117
 AMENDED ON MARCH 17, 2003 BY ORDINANCE NOS. 03-142 AND 03-143
 AMENDED ON FEBRUARY 7, 2003 BY ORDINANCE NO. 03-177
 AMENDED ON MARCH 10, 2003 BY ORDINANCE NOS. 03-178 AND 03-179
 AMENDED ON JANUARY 1, 2003 BY ORDINANCE NOS. 03-188 AND 03-189
 AMENDED ON JULY 1, 2004 BY ORDINANCE NOS. 04-188
 AMENDED ON OCTOBER 1, 2004 BY ORDINANCE NOS. 04-189
 AMENDED ON MARCH 11, 2004 BY ORDINANCE NO. 04-188
 AMENDED ON FEBRUARY 1, 2005 BY ORDINANCE NOS. 05-201 AND 05-202
 AMENDED ON MARCH 10, 2005 BY ORDINANCE NOS. 05-203
 AMENDED ON APRIL 1, 2005 BY ORDINANCE NOS. 05-204
 AMENDED ON SEPTEMBER 14, 2005 BY ORDINANCE NOS. 05-205
 AMENDED ON MARCH 1, 2006 BY ORDINANCE NOS. 06-198
 AMENDED ON OCTOBER 1, 2006 BY ORDINANCE NOS. 06-199
 AMENDED ON FEBRUARY 1, 2007 BY ORDINANCE NOS. 07-208
 AMENDED ON APRIL 1, 2007 BY ORDINANCE NOS. 07-209
 AMENDED ON OCTOBER 1, 2007 BY ORDINANCE NOS. 07-210 AND 07-211
 AMENDED ON FEBRUARY 1, 2008 BY ORDINANCE NOS. 08-212
 AMENDED ON SEPTEMBER 16, 2008 BY ORDINANCE NOS. 08-213
 AMENDED ON MARCH 1, 2009 BY ORDINANCE NOS. 09-214 AND 09-215
 AMENDED ON APRIL 1, 2009 BY ORDINANCE NOS. 09-216 AND 09-217
 AMENDED ON OCTOBER 1, 2009 BY ORDINANCE NOS. 09-218 AND 09-219
 AMENDED ON MARCH 1, 2009 BY ORDINANCE NOS. 09-219 AND 09-220
 AMENDED ON JULY 2, 2009 BY ORDINANCE NOS. 09-221 AND 09-222
 AMENDED ON SEPTEMBER 2, 2009 BY ORDINANCE NOS. 09-223
 AMENDED ON MARCH 3, 2009 BY ORDINANCE NOS. 09-224 AND 09-225
 AMENDED ON OCTOBER 1, 2009 BY ORDINANCE NOS. 09-226 AND 09-227
 AMENDED ON JULY 1, 2011 BY ORDINANCE NOS. 11-210 AND 11-211



Source: County Property Appraiser, 2017
 W:\GIS\ZONING\ZONING_DISTRICTS_2017.mxd

March 15, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

RE: Petition No. ANX 24-02 (Victory Land Holding, LLC)

Letter for Notice of Voluntary Annexation
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

Please find enclosed the above referenced notice of voluntary annexation and map concerning area of voluntary annexation.

If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo
Planning and Zoning Tech
City of Lake City

NOTICE OF VOLUNTARY ANNEXATION

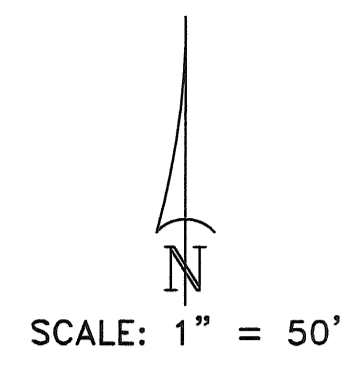
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Ordinance No. 2024-2280, Petition No. ANX 24-02, by Victory Land Holding, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 35, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 2.32 acres, more or less.

DESCRIPTION:
 COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N.86°55'26"E, ALONG THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, 322.94 FEET TO A 4"x4" CONCRETE MONUMENT LABELED W.C. HALE, PLS #1319, THENCE S.03°31'54"E, 330.93 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE N.56°01'50"E, ALONG SAID RIGHT-OF-WAY LINE 214.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.56°01'50"E, ALONG SAID RIGHT-OF-WAY LINE, 646.75 FEET; THENCE S.06°35'36"W, 410.96 FEET; THENCE N.84°31'37"W, 491.43 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2.32 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE SE 1/4 BEING N.86°55'26"E. AS SHOWN HEREIN.
- IT IS APPARENT THAT THIS PARCEL IS IN ZONE 'X' AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NUMBER 12023C *** HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREIN.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREIN.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
- DIMENSIONS SHOWN HEREIN ARE IN FEET AND DECIMAL PARTS THEREOF.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREIN IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.



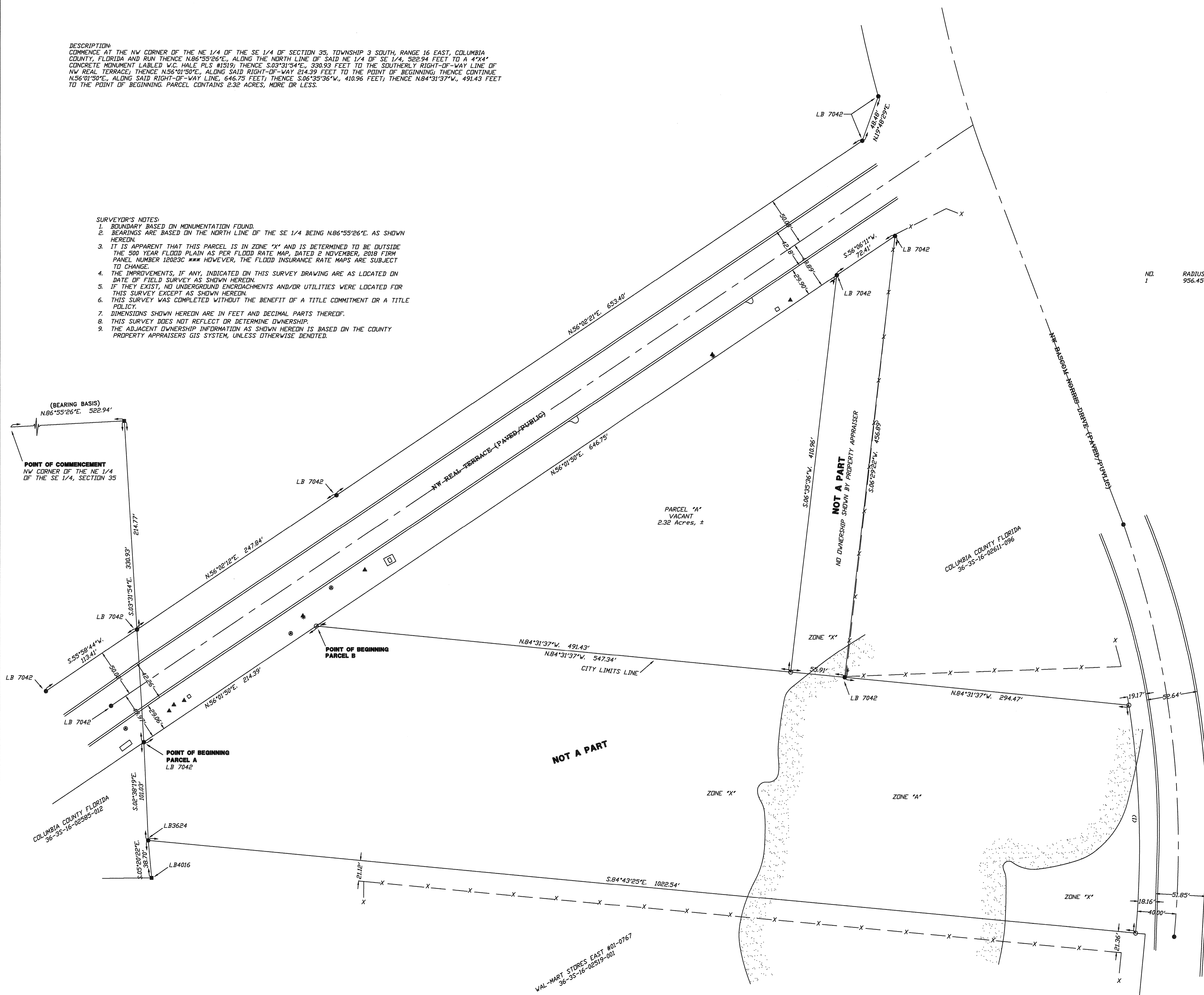
SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
○	IRON PIPE FOUND
×	IRON PIN AND CAP SET
○	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
○	NAIL & DISK
○	POWER POLE
○	SIGN POST
+	WATER METER
○	UTILITY BOX
○	WELL
○	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	WIRE FENCE
—	WOODEN FENCE
—	CHAIN LINK FENCE
○	PLAT AS PER A PLAT OF RECORD
○	DEED AS PER A DEED OF RECORD
○	CALC AS PER CALCULATIONS
○	FIELD AS PER FIELD MEASUREMENTS
○	P.R.M. PERMANENT REFERENCE MARKER
○	P.C.P. PERMANENT CONTROL POINT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	956.45'	14°05'14"	295.16'	118.18'	234.57'	N.01°43'49"W.

(BEARING BASIS)
 N.86°55'26"E. 322.94'
 POINT OF COMMENCEMENT
 NW CORNER OF THE NE 1/4
 OF THE SE 1/4, SECTION 35



BRITT SURVEYING & MAPPING, LLC
 LAND SURVEYORS AND MAPPERS, L.B. # 8016
 1438 SW MAIN BOULEVARD
 LAKE CITY, FLORIDA 32025
 TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 www.brittsurveying.com

BRITT
 SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472627, FLORIDA STATUTES.
 FIELD SURVEY DATE: 09/25/2023
 DRAWING DATE: 09/25/2023
 SURVEYOR: BRITT, P.S.M.
 LICENSE NO.: 8016
 NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:
 VICTORY LAND HOLDINGS
 OVERFLOW LAND TRUST
 BRINSON & MCLEOD AND CLEARING SERVICES, LLC
 CHICAGO TITLE INSURANCE COMPANY
 FIELD BOOK: _____ PAGE(S): _____
 JOB NUMBER: **L-29682B**

Exhibit 1 for Ordinance No. 2024-2282

Project Summary

Project Name: Sugarmill

Project Number: CPA 24-01 and Z 24-01

Parcel Number: 08006-001

Project Notes

- Project type: Rezoning and Comp Plan Amendment
- Future land use is: Residential Low
- Proposed future land use is: Residential High
- Zoning designation is: Residential Single Family -2 Co
- Proposed zoning is: Residential Multi-Family-2
- Proposed use of the property: Multiple Family Dwellings
- Land is conducive for use: Yes, per the LDR section 4.9.2.3.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project CPA 24-01 and Z 24-01 is for a rezoning and comp plan amendment and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.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: 03/15/2024

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

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

Project Number: CPA 24-01 and Z 24-01

Project Name: Sugar Mill Apartments

Project Address: TBD

Project Parcel Number: 08006-001

Owner Name: MHP JR, LLC

Owner Address: PO Box 3243, Valdosta, GA

Owner Contact Information: Telephone Number: 229-560-2305 Email: sugarmillapartments777@gmail.com

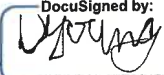
Owner Agent Name: Carol Chadwick

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:** 3/15/2024

No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 3/19/2024

The property located on parcel 08006-001 is contiguous to RMF-1 zoning district and has a RMF-2 touching the property on the southeast corner of the property.

Business License: Reviewed by:  **Date:** 3/18/2024

Will need to apply for a business license

Code Enforcement: Reviewed by:  **Date:** 3/18/2024

No liens, codes or violations

Permitting: Reviewed by:  **Date:** 3/15/2024

permits to follow after all zoning meetings for approval.

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

Water Department: Reviewed by:  **Date:** 3/15/2024

No comments at this time

Sewer Department: Reviewed by:  **Date:** 3/15/2024

none

Gas Department: Reviewed by:  **Date:** 3/19/2024

No gas at this location.

Water Distribution/Collection: Reviewed by:  **Date:** 4/2/2024

no comments at this time

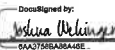
Customer Service: Reviewed by:  **Date:** 3/18/2024

No comments at this time.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 3/19/2024

No comment.

Fire Department: Reviewed by:  **Date:** 3/21/2024

I have no issues.

Police Department: Reviewed by:  **Date:** 3/21/2024

No comment at this time

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: _____

[Empty rectangular box for FDOT review comments]

Suwannee River Water Management: Reviewed by: Garrett Spencer Date: 3/15/2024

It appears the site will require a modification to a previously issued Environmental Resource Permit. We recommend the applicant schedule a pre-application meeting with SRWMD to go over the requirements.

School Board: Reviewed by: Leah Hatfield Date: 3/25/2024

The Columbia County School District acknowledges the intent to develop the project known as Sugarmill Apartments Phase II. The District further acknowledges that this development will consist of up to 46 dwelling units on the 2.33 +/- acres located off of SW Grandview Street (Parcel number: 06-4S-17-08006-001. This property is currently zoned for Summers Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

County: Reviewed by: Chad Williams Date: 3/15/2024

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.

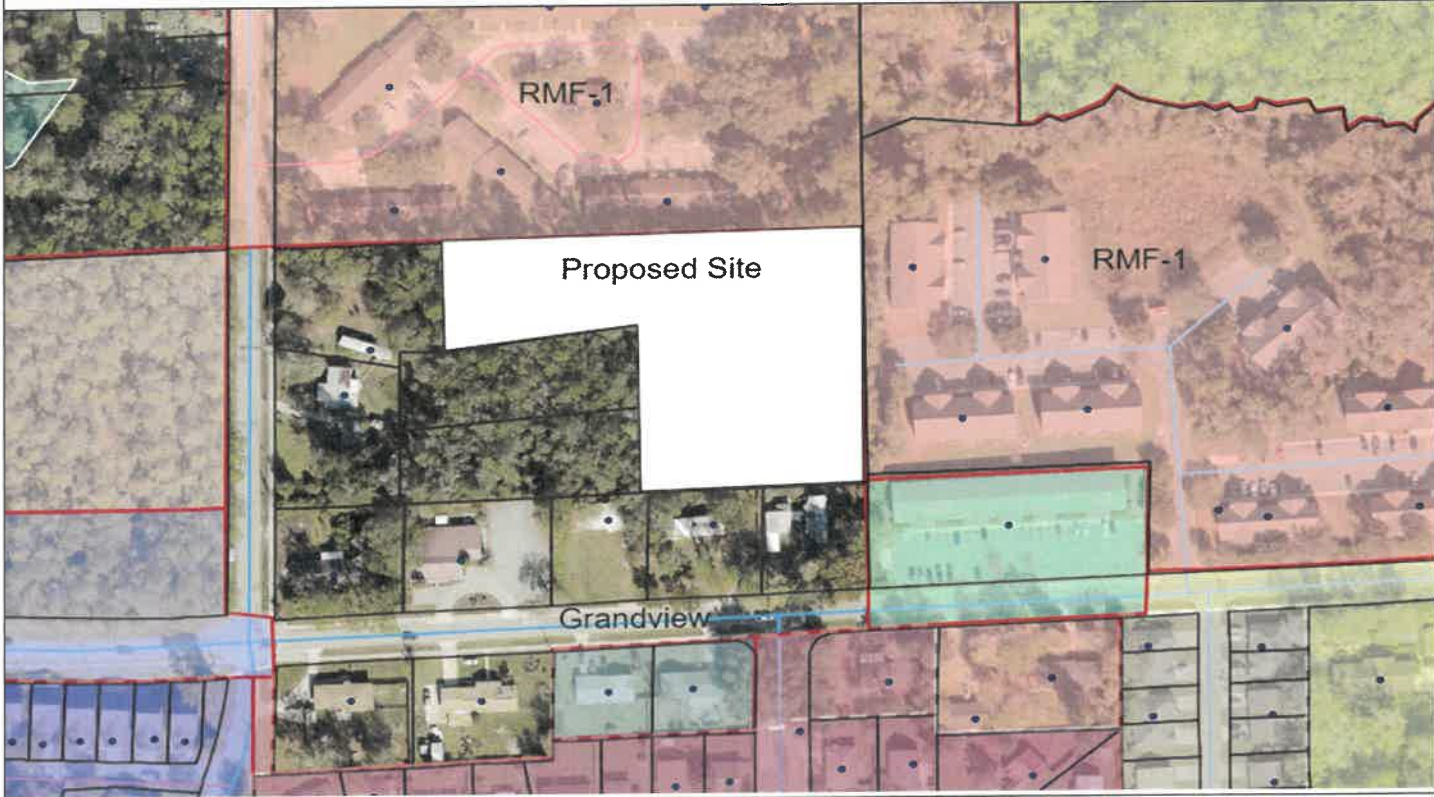
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Sugarmill Apartments Phase 2 Rezoning
Applicant	Carol Chadwick
Owner	MHP JR, LLC
Requested Action	Rezoning and Comp Plan Amendment for parcel 08006-001. Proposed change to the FLU from Residential Low County to Residential High City. Proposed zoning change from Residential Single Family-2 County to Residential Multi-Family-2 City.
Hearing Date	04-09-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.33 Acres
Location	
Parcel Number	08006-000
Future Land Use	Residential Low County
Proposed Future Land Use	Residential High City
Current Zoning District	Residential Single Family-2 County
Proposed Zoning	Residential Multi-Family 2 City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RMF-1	Residential	
E	Residential Medium	RMF-1	Residential	
S		RSF-2 Co	Residential	County Jurisdiction
W		RSF-2 Co	Residential	County Jurisdiction

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a rezoning and comp plan amendment for the above parcel to build a multiple family dwelling complex. The property currently has the county zoning. Has not been rezoned to have the City zoning since it was annexed.

Petition Notes

Mrs. McKellum ✓✓
 Mr. Nelson ✓✓
 Vacant
 Mr. McMahon ✓✓

Vacant
 Mr. Carter
 Mr. Lydick ✓✓

Notes

Mr. Young introduced
 Introducing into evidence packet
 Carol - change the land use
 46 dwelling units
 moving application in to the record

Motion to Close Public Hearing

McKellum Nelson

Motion to Second

Nelson McKellum

Motion to Approve/Deny

CPA 24-01 McMahon
 224-01 Nelson

Motion to Second

Nelson McMahon

RESOLUTION NO. 2024 PZ/CPA 24-01

A RESOLUTION OF 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, RECOMMENDING TO CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-01, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) TO RESIDENTIAL, HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the City of Lake City Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, pursuant to the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD, OF THE CITY OF LAKE CITY, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Future Land Use Map Amended. Pursuant to an application, CPA 24-01, submitted by Carol Chadwick, agent for MHP JR, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive

Plan by changing the land use classification of certain lands, the land use classification totaling 50 acres or less is hereby changed from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) on property described, as follows:

Legal Descriptions:

A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows: All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less.

Section 2. Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 9th day of April, 2024.

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

Attest:

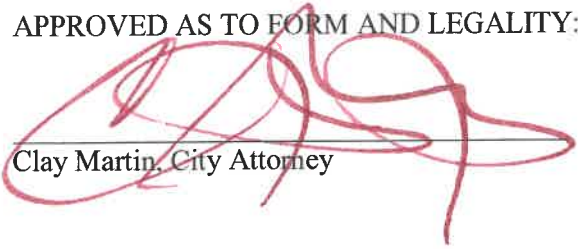


Robert Angelo, Secretary
to the Planning and Zoning Board



Christopher Lydick, Chair

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney



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

FOR PLANNING USE ONLY

Application # CPA24-01
 Application Fee \$ 750.00
 Receipt No. 2024-00044944
 Filing Date 03/15/2024
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: SUGARMILL APARTMENTS PHASE 2
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 06-4S-17-08006-001
4. Existing Future Land Use Map Designation: RESIDENTIAL-LOW
5. Proposed Future Land Use Map Designation: RESIDENTIAL-HIGH
6. Zoning Designation: RSF-2
7. Acreage: 2.33
8. Existing Use of Property: VACANT
9. Proposed use of Property: MULTI-FAMILY APARTMENTS

B. APPLICANT INFORMATION

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

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): MHP JR, LLC
 Mailing Address: PO BOX 3243
 City: VALDOSTA State: GA Zip: 31604
 Telephone: (229) 560.2305 Fax: () Email: sugarmillapartments777@gmail.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

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

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

NOTICE TO APPLICANT

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

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

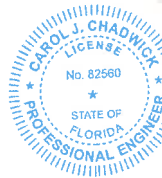
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000018D463B4E
7500032FEE,
cn=Carol Chadwick
Date: 2024.03.14
20:01:55 -04'00'

City of Lake City – Growth Management Department
205 North Marion Ave, Lake City, FL 32055

CERTIFICATION TO:
HUD PROPERTIES

I DO HEREBY CERTIFY THAT THIS MAP FOR HUD PROPERTIES IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION

CODY WALLACE #6995
LB #8354

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL

SURVEY LEGAL

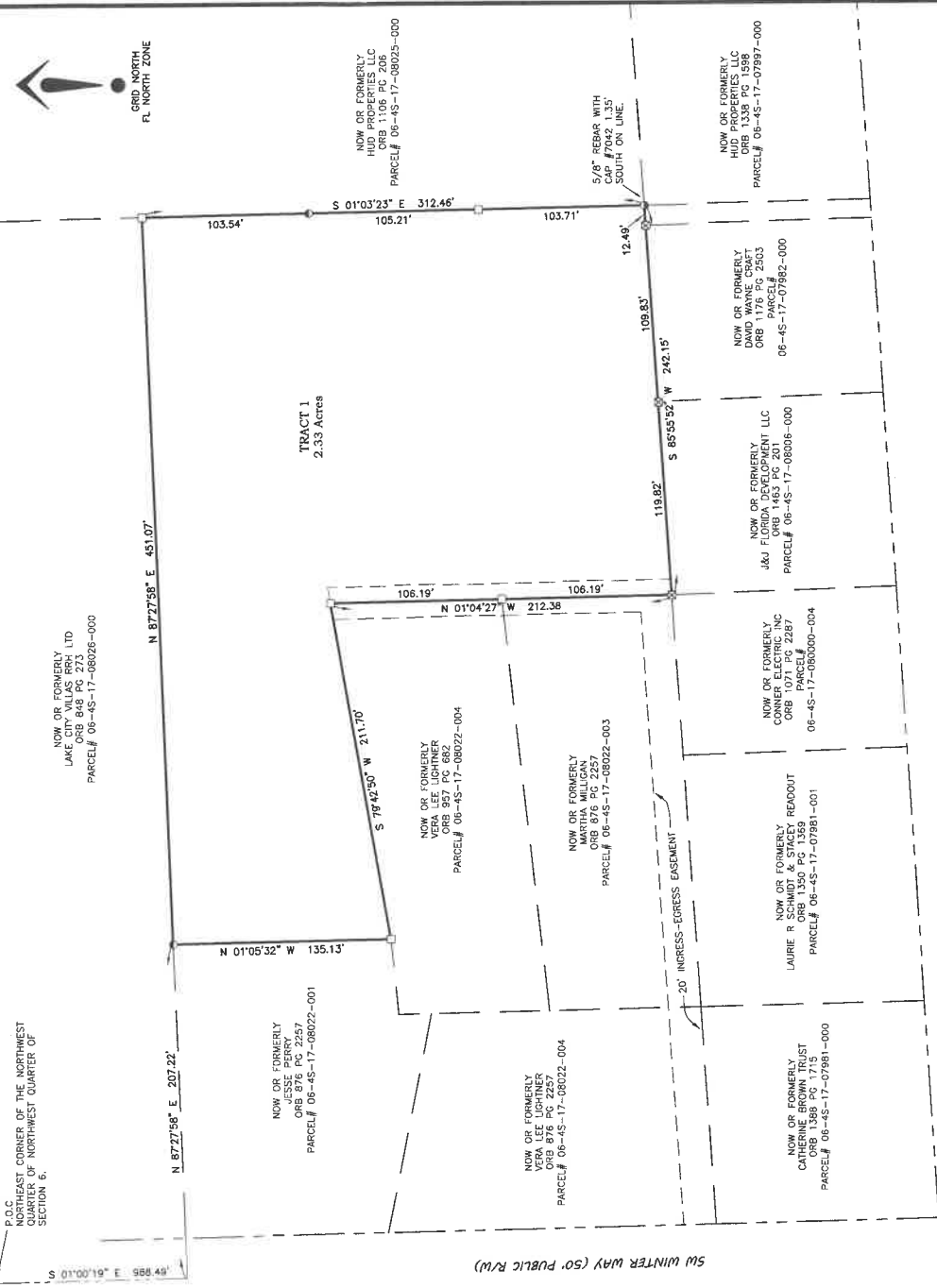
All that tract or parcel of land situated, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning; From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument found on the ground; thence S 85°55'52" W a reborn found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence S 79°42'50" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.38' to the Point of Beginning. Said tract being an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO A 20' Ingress/Egress Easement and described as follows:

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- SURVEY NOTES:**
- PARCELS 06-45-17-08006-000
 - ADDRESS: SW GRANDVIEW STREET, LAKE CITY, FL
 - BEARINGS ARE BASED ON STATE PLANE GRID FLORIDA NORTH
 - ALL VISIBLE IMPROVEMENTS WERE LOCATED ON THIS SURVEY
 - ALL VISIBLE IMPROVEMENTS WERE LOCATED ON THIS SURVEY
 - THIS IS A RESURVEY OF ORB 1455 PAGE 116, THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
 - NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE CONSIDERED AS A SUBSTITUTE FOR THE ORIGINAL RECORDS OF COLUMBIA COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY, IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.



LEGEND

- 4"x4" CONCRETE MARKER FOUND "BRITT"
- 1/2" REBAR FOUND WITH CAP #7042
- 5/8" REBAR FOUND WITH CAP #7042
- ORIGINAL RECORDS BOOK
- RIGHT OF WAY
- EASEMENT LINE

FIELD CLOSURE: 1' IN 23,468'
ANGLE ERROR: 2" PER ANGLE
PLAT CLOSURE: 1' IN 316,113'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BR6+ GNSR ROVER
CARLSON RT3 TABLET DC

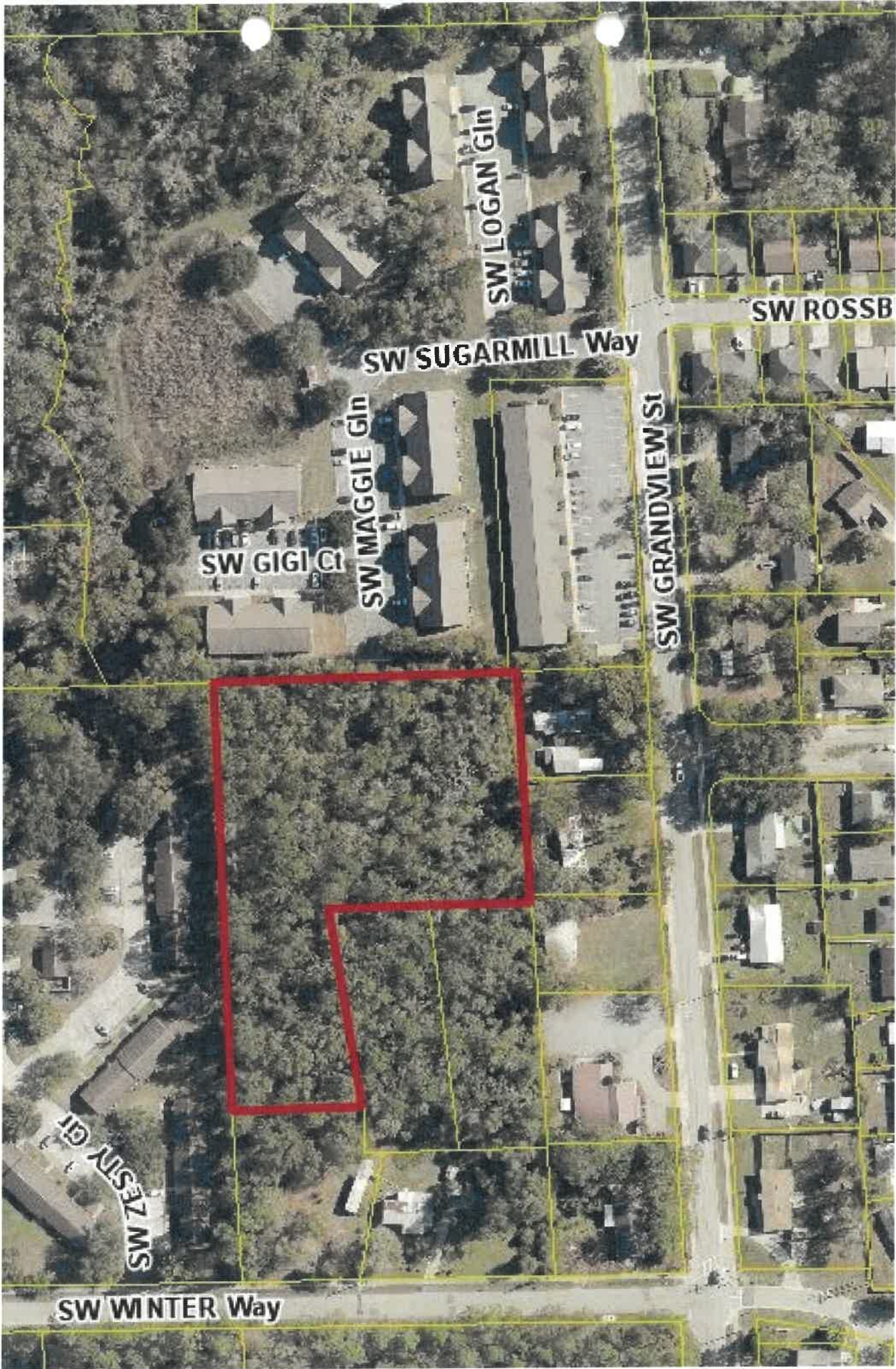
LOCATED IN
SECTION 6
TOWNSHIP 4 SOUTH
RANGE 17 EAST
COLUMBIA COUNTY, FL
PLAT DATE: 7/17/2022
FIELD SURVEY DATE:
6/26/2022



**BOUNDARY SURVEY FOR:
HUD PROPERTIES**

INNOVATE!
Engineering & Surveying

PHONE: 229-249-9113 www.innovatecs.com
2214 N. Patterson Street, Valdosta, GA 31602



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have little impact on the existing infrastructure, public utilities or schools. Per the proposed zoning, the maximum number of dwelling units will be 46. Apartments are assumed to have 2 bedrooms.

Criteria for analyses:

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

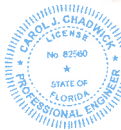
Summary of analyses:

- Trip generation: 29 Peak PM trips & 306 Total ADT
- Potable Water: 9200 gallons per day
- Potable Water: 9200 gallons per day
- Solid Waste: 2014 c.y. 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: 2024.03.14
20:01:40 -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 #FL23494



**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	46.00	305.90	28.52

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

Solid Waste Analysis

Use	c.y./unit/year	units	Total (c.y. per year)
Apartment	43.80	46.00	2014.80

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Comprehensive Plan Consistency Analysis

The Sugarmill Apartments Phase 2 proposed comprehensive plan amendment and zoning change is consistent with the City of Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - 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 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property's FLU and zoning changes are consistent with the comprehensive plan as this subject property is in an area that is primarily residential.

- Policy 1.1.1 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 phase 2 of an existing apartment complex.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is phase 2 of an existing apartment complex.

- Policy 1.1.3 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 reasonably expected to develop by the year 2024.

Consistency: Construction of the site will be completed in 2024 to 2025.

□

- 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 is not in an environmentally sensitive area.

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

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

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

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

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: 2024.03.14
20:01:05 -04'00'

Carol Chadwick, P.E.



Parcel: 06-45-17-08006-001

DESCRIPTION:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

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Parcel: << **06-4S-17-08006-001 (44044)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 1 of 0	
Owner	MHPJR, LLC P O BOX 3243 VALDOSTA, GA 31604		
Site			
Description*	COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 416....more>>>		
Area	2.33 AC	S/T/R	06-4S-17
Use Code**	VACANT (0000)	Tax District	1
<small>*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.</small>			



Property & Assessment Values			
2023 Certified Values		2024 Working Values	
Mkt Land	\$72,789	Mkt Land	\$72,789
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$72,789	Just	\$72,789
Class	\$0	Class	\$0
Appraised	\$72,789	Appraised	\$72,789
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$72,789	Assessed	\$72,789
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789	Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2021	\$100,000	1455/1116	WD	V	Q	01

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

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.330 AC	1.0000/1.0000 1.0000/1.4200000 /	\$31,240 /AC	\$72,789

Search Result: 1 of 0

Inst: 202112025899 Date: 12/22/2021 Time: 9:03AM
Page 1 of 4 B: 1455 P: 1116, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 700.00

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2021-184

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of December, 2021 between Conner Investments of Florida, Inc., a Florida Corporation whose post office address is 1167 SW GRANDVIEW ST., Lake City, FL 32025, grantor, and MHPJR, LLC, a Florida Limited Liability Company whose post office address is 1394 S. MARION AVE, Lake City, FL 32025, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

See Attached "Exhibit A" and "Exhibit B"

Parcel Identification Number: 08022-005, 08022-007, 08022-006, 08022-008

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.

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

Signed, sealed and delivered in our presence:

Jeanette Kirby
Witness
Printed Name: Jeanette Kirby
Skylar Revis
Witness
Printed Name: Skylar Revis

Conner Investments of Florida, Inc., a Florida Corporation

By Chad Conner
Chad Conner, President

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2021 by Chad Conner, President of Conner Investments of Florida, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
State of Florida
Comm# HH070503
Expires 12/9/2024

Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: 12/9/24

Exhibit "A"

Parcel 11

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 80°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 207.22 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 209.10 feet; thence S 01°00'36" E, a distance of 106.51 feet; thence S 79°47'16" W, a distance of 211.76 feet; thence S 01°00'36" W, a distance of 135.18 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 13

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 80°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.96 feet to the East right of way of Summers Road; thence S 01°05'33" E, a distance of 339.00 feet; thence N 86°10'36" E, a distance of 391.23 feet; thence N 01°00'36" W, a distance of 106.50 feet to the Point of Beginning; thence continue N 01°00'36" W, a distance of 106.50 feet; thence N 86°53'00" E, a distance of 242.16 feet; thence S 01°00'36" E, a distance of 105.00 feet; thence S 86°31'51" W, a distance of 242.22 feet to the Point of Beginning. Parcel contains 0.59 acres, more or less.

Exhibit "B"

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 416.32 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 242.07 feet; thence S 01°00'36" E, a distance of 103.63 feet; thence S 86°53'08" W, a distance of 242.16 feet; thence N 01°00'36" W, a distance of 106.51 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 14

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.98 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 229.00 feet; thence N 86°10'36" E, a distance of 391.29 feet to the Point of Beginning; thence continue N 86°10'36" E, a distance of 242.29 feet; thence N 01°00'36" W, a distance of 108.00 feet; thence S 01°00'36" W, a distance of 109.00 feet; thence S 86°31'31" W, a distance of 242.22 feet; thence S 01°00'36" E, a distance of 106.50 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.



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

Detail by Entity Name

Florida Limited Liability Company

MHPJR, LLC

Filing Information

Document Number L21000195953

FEI/EIN Number 81-2833357

Date Filed 04/27/2021

State FL

Status ACTIVE

Principal Address

584 S.E. PERRY AVE

LAKE CITY, FL 32025

Mailing Address

P.O. 3243

VALDOSTA, GA 31604

Registered Agent Name & Address

PEAVY, MARVIN

1394 S. MARION AVE

OFFICE

LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title AP

BARKSDALE, TRACIE A

PO Box 3423

Valdosta, GA 31604

Title MGR

Peavy, Marvin

P.O. Box 3243

Valdosta, GA 31604

Annual Reports

Report Year	Filed Date
-------------	------------

2022 02/07/2022
2023 02/14/2023

Document Images

02/14/2023 – ANNUAL REPORT	View image in PDF format
02/07/2022 – ANNUAL REPORT	View image in PDF format
04/27/2021 – Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, Marvin Peavy (owner name), owner of property parcel

number 06-4S-17-08006-001 (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 Covington, 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.

Marvin Peavy _____ 3-11-24 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Georgia COUNTY OF: Peach

The above person, whose name is Marvin Peavy, personally appeared before me and is known by me or has produced identification (type of I.D.) Georgia Drivers License on this 11 day of March, 20 24.

Carla Hudson _____
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 2/7/2024 10:28:52 AM EST

Tax Record

Last Update: 2/7/2024 10:27:47 AM EST

[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		
R08006-001	REAL ESTATE		2023		
Mailing Address		Property Address			
MHPJR, LLC PO BOX 3243 VALDOSTA GA 31604		GEO Number 064S17-08006-001			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
06-4S-17 0000/00002.33 Acres COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	72,789	0	\$72,789	\$356.67
BOARD OF COUNTY COMMISSIONERS	7.8150	72,789	0	\$72,789	\$568.85
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	72,789	0	\$72,789	\$54.45
LOCAL	3.2170	72,789	0	\$72,789	\$234.16
CAPITAL OUTLAY	1.5000	72,789	0	\$72,789	\$109.18
SUWANNEE RIVER WATER MGT DIST	0.3113	72,789	0	\$72,789	\$22.66
LAKE SHORE HOSPITAL AUTHORITY	0.0001	72,789	0	\$72,789	\$0.01
Total Millage		18.4914	Total Taxes		\$1,345.98
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$1,345.98
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/28/2023	PAYMENT	6400308.0001	2023	\$1,305.60

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

RESOLUTION NO. PZ/LPA Z 24-01

A RESOLUTION OF 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, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) TO RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the Land Development Regulations, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said code;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. The proposed change conforms to the Comprehensive Plan;
2. The proposed change conforms with the existing land use pattern;
3. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
4. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
5. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
6. The proposed change does not negatively impact the living conditions in the neighborhood;
7. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities;

8. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City.

NOW THEREFORE, BE IT RESOLVED 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, THAT:

Section 1. Pursuant to an application, Z 24-01, submitted by Carol Chadwick, agent, for MHP JR, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) on property described, as follows:

From RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to MULTIPLE FAMILY-2 (RMF-2):

A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows: For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 9th day of April, 2024.

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

Attest:

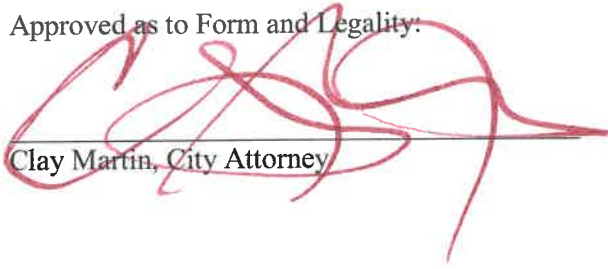


Robert Angelo, Secretary
to the Planning and Zoning Board



Christopher Lydick, Chair

Approved as to Form and Legality:



Clay Martin, City Attorney

City of Lake City
 205 N. Marion Ave
 Lake City, FL 32055



INVOICE

DATE: March 15, 2024
 FOR: Rezoning and CPA
 LOCATION: Parcel 08006-001

Date: 04/04/2024
 Receipt: 2024-00044944
 Description: Parcel Number
 08006-001
 Cashier: Chanel Neff
 Received From: HUD Properties
 LLC

BILL TO:

om

ZF 1,500.00
 Parcel Number
 08006-001
 Receipt Total 1,500.00
 Total Check 1,500.00
 Total Remitted 1,500.00
 Total Received 1,500.00

	UNIT PRICE	LINE TOTAL
	\$ 750.00	\$ 750.00
	\$ 750.00	\$ 750.00
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ 1,500.00
		\$ 1,500.00

City of Lake City Utilities

		\$ 1,500.00
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The cost estimate expires on 12/31/24
 Make all checks payable to City of Lake City.

*****ATTENTION CUSTOMER SERVICE*****

- BILLING CODE- ZF (ZONING FEES)
- PROJECT NUMBER- CPA 24-01 and Z 24-01
- ADDRESS- N/A
- PARCEL NUMBER- 08006-001



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

FOR PLANNING USE ONLY

Application # Z 24-01
 Application Fee \$ _____
 Receipt No. _____
 Filing Date 03/15/2024
 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: SUGARMILL APARTMENTS PHASE 2
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 06-4S-17-08006-001
4. Future Land Use Map Designation: RESIDENTIAL-LOW
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: RMF-2
7. Acreage: 2.33
8. Existing Use of Property: VACANT
9. Proposed use of Property: MULTI-FAMILY APARTMENTS

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): MHP JR, LLC
 Mailing Address: PO BOX 3243
 City: VALDOSTA State: GA Zip: 31604
 Telephone: (299) 560.2305 Fax: () Email: sugarmillapartments777@gmail.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - 6. Proof of Ownership (i.e. deed).
 - 7. Agent Authorization Form (signed and notarized).
 - 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 - 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

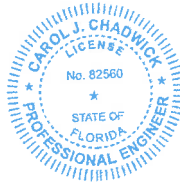
NOTICE TO APPLICANT

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

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

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

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



Applicant/Agent Name (Type or Print)

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.03.14 20:04:16 -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 _____
Type of Identification Produced

CERTIFICATION TO:
HUD PROPERTIES

I DO HEREBY CERTIFY THAT THIS MAP FOR HUD PROPERTIES IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION

CODY CLIFFHAM #6995
LB #8354

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL

SURVEY LEGAL

All that tract or parcel of land situated, lying and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 85°03'23" E a distance of 312.46' to an offset rebar monument; thence S 85°03'23" E a distance of 106.19' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.38' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO A 20' Ingress/Egress Easement and described as follows:
For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 85°03'23" E a distance of 312.46' to an offset rebar monument; thence S 85°03'23" E a distance of 106.19' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.38' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.



FIELD CLOSURE: 1' IN 23,468'
ANGLE ERROR: 2' PER ANGLE
PLAT CLOSURE: 1' IN 316,113'
METHOD OF ADJUSTMENT: NONE
EQUIPMENT USED:
CARLSON ROBOTIC CR2+
CARLSON BRK6+ GNSS RECEIVER
CARLSON RT3 TABLET DC

LOCATED IN
SECTION 6
TOWNSHIP 4 SOUTH
RANGE 17 EAST
COLUMBIA COUNTY, FL
PLAT DATE: 7/7/2022
FIELD SURVEY DATE:
6/26/2022

BOUNDARY SURVEY FOR:
HUD PROPERTIES

INNOVATE!
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have little impact on the existing infrastructure, public utilities or schools. Per the proposed zoning, the maximum number of dwelling units will be 46. Apartments are assumed to have 2 bedrooms.

Criteria for analyses:

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

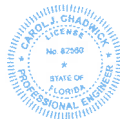
Summary of analyses:

- Trip generation: 29 Peak PM trips & 306 Total ADT
- Potable Water: 9200 gallons per day
- Potable Water: 9200 gallons per day
- Solid Waste: 2014 c.y. 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=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.03.14 20:03:58 -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 #FL23494



**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	46.00	305.90	28.52

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

Solid Waste Analysis

Use	c.y./unit/year	units	Total (c.y. per year)
Apartment	43.80	46.00	2014.80

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 of the requirements of Article 12 of the Land Development Regulations

The Sugarmill Apartments Phase 2 proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

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

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

- b) The existing land use pattern.

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

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

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

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

Analysis: The site will have 46 dwelling units. The site is in close proximity to an elementary school and a middle school. The site will connect to public sewer and water systems.

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

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

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

Analysis: The proposed changes will bring additional housing to the area.

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

□

Analysis: The proposed changes will not cause adverse living conditions in the neighborhood.

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

Analysis: Traffic will increase on SW Grandview Avenue but will not overtax the road system.

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

Analysis: No drainage problems will be created with the zoning change.

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

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

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

Analysis: The zoning change will not adversely affect the property values in the area.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties in the area.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The proposed multi-family use is in not allowed in the current zoning.

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

Analysis: The proposed changes will bring much needed additional housing to the area.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

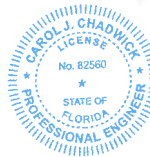
- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

□

Analysis: the access to the site will be a continuation of an existing apartment complex. The development of the site will add much needed housing to the community.

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: 2024.03.14
20:03:37 -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 #FL23494

DESCRIPTION:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 2/1/2024

Parcel: << 06-4S-17-08006-001 (44044) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info Result: 1 of 0

Owner	MHPJR, LLC P O BOX 3243 VALDOSTA, GA 31604		
Site			
Description*	COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 416. ...more>>>		
Area	2.33 AC	S/T/R	06-4S-17
Use Code**	VACANT (0000)	Tax District	1

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



Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$72,789	Mkt Land	\$72,789
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$72,789	Just	\$72,789
Class	\$0	Class	\$0
Appraised	\$72,789	Appraised	\$72,789
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$72,789	Assessed	\$72,789
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789	Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2021	\$100,000	1455/1116	WD	V	Q	01

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.330 AC	1.0000/1.0000 1.0000/1.4200000 /	\$31,240 /AC	\$72,789

Search Result: 1 of 0

Inst: 202112025899 Date: 12/22/2021 Time: 9:03AM
Page 1 of 4 B: 1455 P: 1116, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 700.00

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2021-184

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of December, 2021 between **Conner Investments of Florida, Inc., a Florida Corporation** whose post office address is **1167 SW GRANDVIEW ST., Lake City, FL 32025**, grantor, and **MHPJR, LLC, a Florida Limited Liability Company** whose post office address is **1394 S. MARION AVE, Lake City, FL 32025**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

See Attached "Exhibit A" and "Exhibit B"

Parcel Identification Number: 08022-005, 08022-007, 08022-006, 08022-008

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..

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

Signed, sealed and delivered in our presence:

Jeanette Kirby
Witness
Printed Name: Jeanette Kirby
Shirley Davis
Witness
Printed Name: Shirley Davis

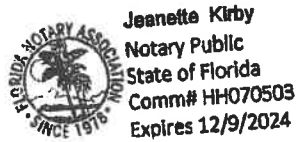
Conner Investments of Florida, Inc., a Florida Corporation

By Chad Conner
Chad Conner, President

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2021 by Chad Conner, President of Conner Investments of Florida, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: 12/9/24

Exhibit "A"

Parcel 11

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 207.22 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 209.10 feet; thence S 01°00'36" E, a distance of 106.51 feet; thence S 79°47'18" W, a distance of 311.76 feet; thence N 01°00'36" W, a distance of 135.18 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.96 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 329.00 feet; thence N 86°10'36" E, a distance of 391.23 feet; thence N 01°00'36" W, a distance of 106.50 feet to the Point of Beginning; thence continue N 01°00'36" W, a distance of 106.50 feet; thence N 86°33'08" E, a distance of 242.16 feet; thence S 01°00'36" E, a distance of 105.00 feet; thence S 86°31'51" W, a distance of 242.22 feet to the Point of Beginning. Parcel contains 0.59 acres, more or less.

Exhibit "B"

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 416.32 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 242.07 feet; thence S 01°00'36" E, a distance of 103.63 feet; thence S 86°53'08" W, a distance of 242.16 feet; thence N 01°00'36" W, a distance of 106.51 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 14

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.95 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 329.00 feet; thence N 86°10'36" E, a distance of 391.29 feet to the Point of Beginning; thence continue N 86°10'36" E, a distance of 242.29 feet; thence N 01°00'36" W, a distance of 108.00 feet; thence S 01°00'36" W, a distance of 108.00 feet; thence S 86°31'31" N, a distance of 342.22 feet; thence S 01°00'36" E, a distance of 106.50 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.



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

Detail by Entity Name

Florida Limited Liability Company
MHPJR, LLC

Filing Information

Document Number L21000195953
FEI/EIN Number 81-2833357
Date Filed 04/27/2021
State FL
Status ACTIVE

Principal Address

584 S.E. PERRY AVE
LAKE CITY, FL 32025

Mailing Address

P.O. 3243
VALDOSTA, GA 31604

Registered Agent Name & Address

PEAVY, MARVIN
1394 S. MARION AVE
OFFICE
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title AP

BARKSDALE, TRACIE A
PO Box 3423
Valdosta, GA 31604

Title MGR

Peavy, Marvin
P.O. Box 3243
Valdosta, GA 31604

Annual Reports

Report Year	Filed Date
-------------	------------

2022 02/07/2022
2023 02/14/2023

Document Images

02/14/2023 – ANNUAL REPORT	View image in PDF format
02/07/2022 – ANNUAL REPORT	View image in PDF format
04/27/2021 – Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, Marvin Peavy (owner name), owner of property parcel

number 06-4S-17-08006-001 (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 Covington, 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.

Marvin Peavy Owner Signature (Notarized) 3-11-24 Date

NOTARY INFORMATION:
 STATE OF: Georgia COUNTY OF: Peach

The above person, whose name is Marvin Peavy, personally appeared before me and is known by me or has produced identification (type of I.D.) Georgia Drivers License on this 11 day of March, 20 24.

Carla Hudson
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 2/7/2024 10:28:52 AM EST

Tax Record

Last Update: 2/7/2024 10:27:47 AM EST

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
R08006-001	REAL ESTATE	2023
Mailing Address		Property Address
MHPJR, LLC PO BOX 3243 VALDOSTA GA 31604		GEO Number 064S17-08006-001
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
06-4S-17 0000/00002.33 Acres COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E See Tax Roll For Extra Legal		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	72,789
BOARD OF COUNTY COMMISSIONERS	7.8150	72,789
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	72,789
LOCAL	3.2170	72,789
CAPITAL OUTLAY	1.5000	72,789
SUWANNEE RIVER WATER MGT DIST	0.3113	72,789
LAKE SHORE HOSPITAL AUTHORITY	0.0001	72,789
		Exemption Amount
		0
		Taxable Value
		\$72,789
		Taxes Levied
		\$356.67
		\$568.85
		\$54.45
		\$234.16
		\$109.18
		\$22.66
		\$0.01
Total Millage		Total Taxes
18.4914		\$1,345.98
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
Total Assessments		\$0.00
Taxes & Assessments		\$1,345.98
If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
12/28/2023	PAYMENT	6400308.0001	2023	\$1,305.60

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

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, April 9, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **SPR 24-04**, Petition submitted by Dalton Kurtz, (agent) for Juston Trimback, (owner), for a Site Plan Review for Legends at Lake City, in a Residential Multi-Family 2 zoning district, and located on parcel 02463-000, which is regulated by the Land Development Regulations Section 4.9.
2. **CPA24-01 and Z24-01**, Petition submitted by Carol Chadwick, (agent) for MHP JR, LLC (owner), for Comprehensive Plan Amendment to the Future Land Use and a Rezoning to the Official Zoning Atlas of land located in the Residential Single Family-2 County zoning districts, on parcel 08006-001
3. **LDR 24-03**, Text amendment to the Land Development Regulations Section 4.2 and Sections 4.4 through 4.17, to amend the parking requirements for the City of Lake City.

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.

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

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Agenda items-

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

Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, March 25, 2024 10:01 AM
To: Angelo, Robert
Subject: RE: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

Confirmed

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 9:57 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

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, March 25, 2024 9:30 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

Good morning!

Proof attached for approval to run 3x5.5 272.25

Thank you

Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

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From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 8:24 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Planning and Zoning Meeting Notice for 04-09-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **March 28, 2024** paper.

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



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

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, April 9, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **SPR 24-04**, Petition submitted by Dalton Kurtz, (agent) for Juston Trimback, (owner), for a Site Plan Review for Legends at Lake City, in a Residential Multi-Family 2 zoning district, and located on parcel 02463-000, which is regulated by the Land Development Regulations Section 4.9.
2. **CPA24-01 and Z24-01**, Petition submitted by Carol Chadwick, (agent) for MHP JR, LLC (owner), for Comprehensive Plan Amendment to the Future Land Use and a Rezoning to the Official Zoning Atlas of land located in the Residential Single Family-2 County zoning districts, on parcel 08006-001
3. **LDR 24-03**, Text amendment to the Land Development Regulations Section 4.2 and Sections 4.4 through 4.17, to amend the parking requirements for the City of Lake City.

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.

PUBLIC NOTICE

[Faint, illegible text on the sign]

CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMIL-2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

A parcel of land lying in Section 06, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows:

PARCEL 06-4S-17-08006-001

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less

WHEN;	April 9 th , 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**

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, March 26, 2024 9:14 AM
To: Angelo, Robert
Subject: RE: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Confirmed

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, March 26, 2024 9:06 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

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: Tuesday, March 26, 2024 8:39 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Good morning,

Two proofs attached for approval by noon tomorrow.

Thank you

Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, March 26, 2024 8:22 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal Ad Notice for CPA24-01 and Z24-01

Kym

Please publish in the legal section of the Lake City Reporter on **March 28, 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 03/26/24 08:35 by kharr-cn

Acct #: 45150

Ad #: 808569

Status: New WHOLD

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

Start: 03/28/2024 Stop: 03/28/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 18.91 Words: 748

Total STD 18.91

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 312.02

Affidavits: 1

Ad Descrpt: CPA24-01

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 03/26/24 08:33

Last Changed: kharr 03/26/24 08:35

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 03/28

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 April 9, 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.

(1) CPA 24-01, an application by Carol Chadwick, P.E., as agent for MHP JR, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY COUNTY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) for the property described, as follows:

PARCEL 06-4S-17-08006-001
All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar

with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 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).

808569
March 28, 2025

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 03/26/24 08:36 by kharr-cn

Acct #: 45150

Ad #: 808570

Status: New WHOLD

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

Start: 03/28/2024 Stop: 03/28/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 18.56 Words: 727

Total STD 18.56

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 306.24

Affidavits: 1

Ad Descrpt: Z24-01

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 03/26/24 08:35

Last Changed: kharr 03/26/24 08:36

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 03/28

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 April 9, 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.

(1) Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMILY 2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

PARCEL 06-4S-17-08006-001
All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

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Containing 2.33 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).

805570
March 28, 2024

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

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PARCEL 06-4S-17-08006-001

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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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Management at growthmanagement@lcfla.com or by calling 386.719.5746.

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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 April 9, 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.

- (1) Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMIL-2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:
PARCEL 06-4S-17-08006-001

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 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).



March 15, 2024

To Whom it May Concern

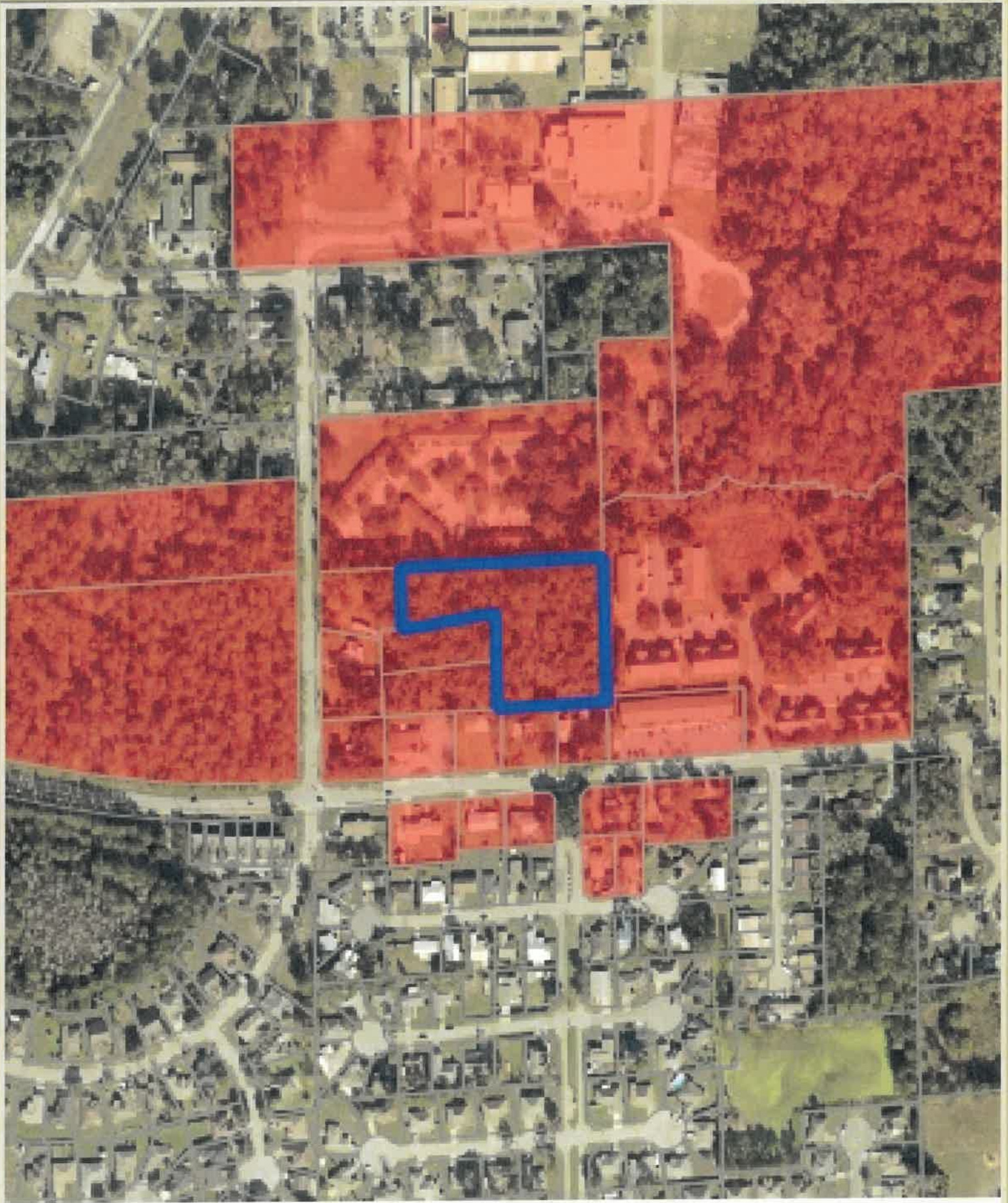
On April 9, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition to rezone parcel 08006-001 from Residential Single Family-2 County to Residential Multi-Family 2 City and to amend the Future Land Use from Residential Low County, allowing two (2) dwelling units per acres, to Residential High, allowing for twenty (20) dwelling units per acre.

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



0 480 960 1440 1920

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
BOONE JAMES	182 SW GROUSE PL	.	LAKE CITY	FL	32025	
MHPJR, LLC	P O BOX 3243	.	VALDOSTA	GA	31604	
SCHOOL BOARD OF COLUMBIA CO MIDDLE SCHOOL	372 W DUVAL ST	.	LAKE CITY	FL	32055	
MILLIGAN MARTHA	12021 MCCORMICK RD #801	.	JACKSONVILLE	FL	32225	
LIGHTNER VERA LEE	843 LONGFELLOW ST NW	.	WASHINGTON	DC	20011	
MOBLEY CHARLES E	P O BOX 402	C/O BERNICE PRESLEY	LAKE CITY	FL	32056	
CONKLIN JUDITH	925 SW ALEXANDRIA BLVD	.	LAKE CITY	FL	32025	
CONERSTONE DEVELOPMENT GROUP LLC	180 NW AMENITY CT	.	LAKE CITY	FL	32055	
HUD PROPERTIES LLC	PO BOX 3243	.	VALDOSTA	GA	31604	
VANN AND WATSON PROPERTIES LLC	164 NW MADISON ST	.	LAKE CITY	FL	32055	
HUD PROPERTIES LLC	P O BOX 3243	.	VALDOSTA	GA	31604	
KICKER DALEE	4603 RIVERSIDE OAKS	.	KINGWOOD	TX	77345	
CRAFT DAVID WAYNE	2327 S MARION AVE	.	LAKE CITY	FL	32025	
J & J FLORIDA DEVELOPMENT LLC	242 SE MIMOSA PL	.	LAKE CITY	FL	32025	
AUGER LAURENT K	1152 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CONNER ELECTRIC INC	1198 SW LAKE MONTGOMERY AVE	.	LAKE CITY	FL	32025	
WELLS PRUDENCE MICHELLE	1170 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CHUNG WAIMING	1196 SW GRANDVIEW ST	.	LAKE CITY	FL	32055	
SCHMIDT LAURIE R	1197 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CATHERINE BROWN TRUST	410 G ST NE	.	WASHINGTON	DC	20002	
WILSON GARY W	1114 SW TIMMY LANE	.	LAKE CITY	FL	32025	
PERRY JESSE	259 WINTER WAY	.	LAKE CITY	FL	32025	
LIGHTNER VERA L	843 LONGFELLOW ST NW	.	WASHINGTON	DC	20011	
LAKE CITY VILLAS RRH LTD	3111 PACES MILL RD	SUITE A-250	ATLANTA	GA	30339	

9589 0710 5270 1174 6705 46

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Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fee as applicable)
 Return Receipt (hardcopy) \$3.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$10.00
 Adult Signature Required \$4.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$5.03

Sent to

Street and Apt. No., or PO Box No.
 City, State, ZIP+4®

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 Return Receipt (electronic) \$0.00
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 Adult Signature Required \$4.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$5.03

Sent to

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 City, State, ZIP+4®

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 Return Receipt (electronic) \$0.00
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 Adult Signature Required \$4.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$10.00
 Adult Signature Required \$4.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.68

Total Postage and Fees \$5.08

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 Adult Signature Required \$4.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.62

Total Postage and Fees \$5.02

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 Return Receipt (electronic) \$0.00
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 Adult Signature Required \$4.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.62

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Sent to

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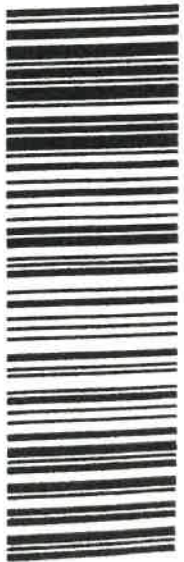
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1459 NW Wayne Place
Lake City, FL 32058

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Schmidt Louise R
1197 SW Grendwires St
Lake City, FL 32025

Retail



32025

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U.S. PC
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LAKE C
MAR 20

1459 NW 5th Avenue Place
Lakeland City, FL 32805

Wells Prudence Michelle
1170 SW Grandchester ST
Lakeland City, FL 32805



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Retail



UNITED STATES
POSTAL SERVICE®

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32025

Lake city to 222
1459 NW Wayne Place
Lake City FL 32025

Chung Waiming
1196 SW Grandview St
Lake City, FL 32025

CERTIFIED MAIL



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Retail



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U.S. FCM LAK MAR \$5 R230

1459 NW Wayne Place
Lake City, FL 32025

Perry Jesse
259 Winter Way
Lake City, FL 32025

CERTIFIED MAIL

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Retail



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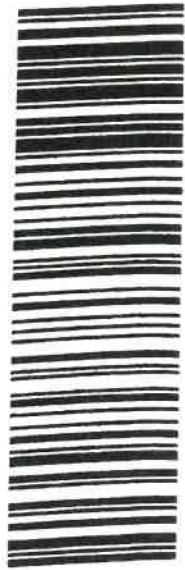


32025

Lake City, FL 32055
1459 New Weavie Pl.

School Board of Columbia County
Attn: Middle School
372 W. Duval St
Lake City, FL 32055

9589 0710 5270 1174 6705 46



Retail



UNITED STATES
POSTAL SERVICE®



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1459 WWS WEAVER PL.
LAKE CITY FL 32055

Wilson Gary W
1114 SW Timmy Lane
Lake City, FL 32055



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UNITED STATES
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1459 NW Wayne Place
Lake City, FL 32055

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Charles E Mobrey C/O Bernice Presley
PO Box 402
Lake City, FL 32056

Retail



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U.S. P
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LAKE C
MAR 2

1459 NW Oceanine Place
Lakeland, FL 32855

CERTIFIED MAIL



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Conner Electric Inc
1198 SW Lakeland Montgomery Ave
Lakeland, FL 32805

Retail



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1459 NW Wayne Place
Lake City, FL 32055

CERTIFIED MAIL



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Anger Laurent Y
1152 SW Grandisica ST
Lake City, FL 32025

Retail



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1451 NW Wayne Place
Lake City, FL 32025

Craft David Wayne
2327 S Marion Ave
Lake City, FL 32025

CERTIFIED MAIL



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Retail



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LAKE CITY
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1459 NW Wayne Pl.
Lakeland, FL 32055

Cornerstone Development Group LLC
180 NW Amenity Ct
Lakeland, FL 32055

CERTIFIED MAIL



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Retail



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1459 NW WAYNE PLACE
LAKE CITY, FL 32055

Judith Conklin
925 SW ALEXANDRIA BLVD
LAKE CITY, FL 32055

CERTIFIED MAIL



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Retail

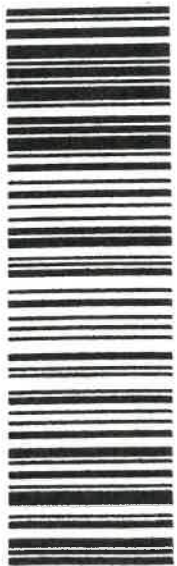


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1459 NW Sunrise Place
Lake City, FL 32025



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James Boone
182 SW Grouse Pl
Lake City, FL 32025

Retail



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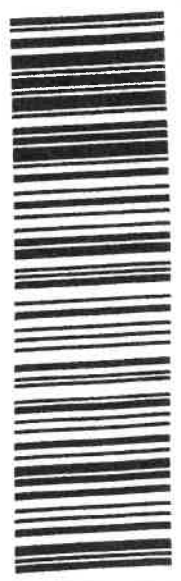


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Lake City, FL 32055

Kicker Drake
4603 Riverside Oaks
Kingwood, TX 77345

CERTIFIED MAIL®



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Retail



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773

1459 NW WOODHURST PL
LAKELAND, FL 32057

CERTIFIED MAIL



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Retail



30339

U.S.
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LAK
MAF
R23K

Lake City NVAS R2H LTD

3111 Paces Mill RD

Suite A-25D

Atlanta, GA 30339

1459 NW Wayne
Place
Lake City FL 32055

Catherine Brown Trst
410 G ST NE
Washington, DC ~~20002~~
20002

CERTIFIED MAIL



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Retail



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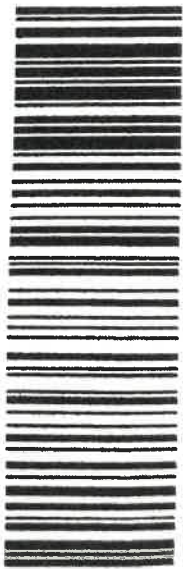


20002

1459 NW Wayne Place
Lake City, FL 32805

Nera Lighter
843 Longfellow ST NW
Washington, DC 20011

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1459 NW Wayne Pl
Lake City, FL 32055

CERTIFIED MAIL



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MHPJR, LLC
PO Box 3243
Jalisco, CA
95031

Retail



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31804

1459 NW USWINE PL
LAKE CITY, FL 32055

Nann and Watson Properties, LLC
164 NW Madison St
LAKE CITY, FL 32055

VERIFIED MAIL



9589 0710 5270 1174 6703 85

Retail



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1459 NW Wynn Place
Lakeland, FL 32055

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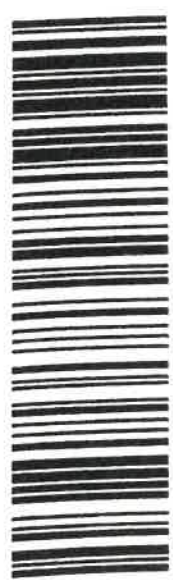
32025

J & J FL Development, LLC
242 SE Mimosa PL
Lakeland, FL 32025

1459 New Wayne Place
Lake City, FL 32055

Milligan Maetha
1201 McCormick Rd #801
Jacksonville, FL 32225

CERTIFIED MAIL



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1459 NW Wayne Place
Lake City, FL 32055

~~Lighthouse~~ Vera Lee
843 Longfellow ST NW
Washington, DC 20011

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U.S. POSTAGE
FCM LETTER
LAKE CITY, FL 32055
MAR 20, 2024

1459 New Avenue Place
Lake City, PA 32055

HUD Properties, LLC
PO BOX 3443
Valdosta, GA
31604

CERTIFIED MAIL



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Retail



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RDC 99

U.S. POST
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LAKE CITY
MAR 20, 2
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File Attachments for Item:

3. May 20, 2024 Regular Session Minutes

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on May 20, 2024 beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

PLEDGE OF ALLEGIANCE

INVOCATION – Council Member/Mayor Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt

Jake Hill, Jr.

Chevella Young

Ricky Jernigan

James Carter

City Attorney

Clay Martin

Interim City Manager

Dee Johnson – Absent

Sergeant-at-Arms

Chief Gerald Butler

City Clerk

Audrey Sikes

PROCLAMATIONS – None

APPROVAL OF AGENDA

Mr. Hill made a motion to approve the agenda as presented. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Christina Stokes
- Ahaua Shoma Judah
- John Cole
- Creation Divine
- Carol O’Driscoll
- John Price
- Noah Walker

APPROVAL OF CONSENT AGENDA

1. Approval to re-allocate funds budgeted this fiscal year to purchase a used vac-con truck in the amount of \$378,000.00 and instead use part of the funds to purchase a bucket truck in the amount of \$225,577.09 from Nextran Truck Center for the Public Works Department.
2. City Council Resolution No. 2024-038 - A resolution of the City Council of the City of Lake City, Florida, approving those certain applications for grant funding; making certain

findings of fact in support of the City approving said applications; providing for the implementation of the applications; repealing all prior resolutions in conflict; and providing an effective date.

3. City Council Resolution No. 2024-040 - A resolution of the City of Lake City, Florida, amending that certain Grant Agreement Number WGO44 between the City and the Florida Department of Environmental Protection; making certain findings of fact in support of the City amending said Grant Agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
4. City Council Resolution No. 2024-041 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Twelve pursuant to the continuing contract with Mittauer & Associates, Inc., a Florida Corporation; providing for professional construction, engineering, and inspection services to evaluate the aeration system failure of the Saint Margarets sludge digester and causes thereof; providing for a proposed cost of \$5,000.00; making certain findings of fact in support of the City approving said Task Assignment; recognizing the authority of the Mayor to execute and bind the City to said Task Assignment; authorizing the City Manager with the consent of the City Attorney to make minor changes to the scope of work of the Task Assignment provided such changes do not increase the quoted price in the Task Assignment; repealing all prior resolutions in conflict; and providing an effective date.
5. City Council Resolution No. 2024-042 - A resolution of the City of Lake City, Florida, approving that certain stipulation for substitution of counsel in that legal action styled John Myers Amusements, LLC, versus the City of Lake City, Florida, et al (Case No. 23-521-CA, Third Judicial Circuit, Columbia County, Florida); making certain findings of fact in support of the City approving said stipulation; recognizing the authority of the Mayor to execute and bind the City to said stipulation; directing the Mayor to execute and bind the City to said stipulation; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Carter made a motion to approve the consent agenda as presented. Ms. Young seconded the motion and the motion carried unanimously on a voice vote.

PRESENTATIONS

6. Northeast Florida League of Cities donation of \$500.00 to North Florida Center of Excellence, Inc. (Council Member Jake Hill, Jr.)

Mr. Hill presented the Northeast Florida League of Cities \$500.00 donation to North Florida Center of Excellence, Inc.

OLD BUSINESS

Ordinances

At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2024-2271. City Council Ordinance No. 2024-2271 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2271. After hearing public comment from Glenel Bowden on City Council Ordinance No. 2024-2271, Mayor Witt closed the public hearing.

7. City Council Ordinance No. 2024-2271 - (final reading) An ordinance of the City of Lake City, Florida, relating to compensation of the Mayor and members of the City Council; amending Article II Section 2-53 of the City Code of Ordinances; providing definitions; providing for compensation amounts; providing for procedures to adjust compensation amounts; providing direction for codification of this ordinance; repealing all ordinances in conflict; providing for severability; and providing for an effective date.

Mr. Hill spoke in opposition of the proposed ordinance.

Ms. Young spoke in opposition of the proposed ordinance.

Mr. Carter spoke in support of the proposed ordinance.

Mr. Jernigan spoke in opposition of the proposed ordinance.

PUBLIC COMMENT: Erica Mayo

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2271 on final reading. Mayor Witt seconded the motion. A roll call vote was taken and the motion failed.

Mr. Carter	Aye
Mayor Witt	Aye
Mr. Hill	Nay
Ms. Young	Nay
Mr. Jernigan	Nay

NEW BUSINESS

Ordinances

Open Quasi – Judicial Proceeding

At this time City Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title.

8. City Council Ordinance No. 2024-2284 - (first reading) An ordinance of the City of Lake City, Florida, pursuant to petition No. ANX 24-03, relating to voluntary annexation; making findings; annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (JCP-VYP, LLC)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Mr. Martin asked members individually if there had been any ex-parte communication, including site visits.

Ms. Young	No
Mr. Carter	No
Mayor Witt	No
Mr. Jernigan	No

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Mr. Martin swore in Growth Management Director Dave Young.

Clerk should take custody of exhibits.

Mr. Young submitted Exhibit 1 via electronic copy (attached to minutes).

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**

J. Discussion and action by City Council.

Close Quasi-Judicial Hearing

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2284 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

At this time, members adjourned for a recess from 6:57 PM until 7:11 PM.

Resolutions

9. City Council Resolution No. 2024-039 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Donnie L. Rosenthal for City Manager Services; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Martin highlighted changes made to the employment agreement distributed to members and the public for review.

Members concurred to revise the agreement so City equipment would be returned instead of Mr. Rosenthal keeping the equipment at the end of his tenure.

PUBLIC COMMENT: Glenel Bowden

Mr. Hill made a motion to approve City Council Resolution No. 2024-039 with the one change, relating to City equipment, and subject to clearance of all requirements of law for the City's offer of employment. Mr. Carter seconded the motion. A roll call vote was taken and the motion a carried.

Mr. Hill	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

10. City Council Resolution No. 2024-044 - A resolution of the City of Lake City, Florida recognizing a need for the restoration and preservation of the City of Lake

City City Hall in the City of Lake City, Florida; recognizing a need for financial assistance through grant funding to complete the restoration and preservation of the City of Lake City City Hall; authorizing the City to apply for that certain State of Florida Department of State Historic Preservation Grant for grant funding in the amount of one million dollars in furtherance of restoration and preservation of the City of Lake City City Hall; recognizing said grant requires a twenty-five percent match from the City; directing the City's Finance Department to earmark and set aside funds in the amount of two hundred fifty thousand dollars as the City's required matching funds in the event the City is awarded said grant; making certain findings of fact in support of the City applying for said grant; recognizing the authority of the Mayor to execute such documents as are necessary to apply for said grant; directing the Mayor to execute said documents; repealing all prior resolutions in conflict; and providing and effective date.

Grant Program Specialist Dakota Braun presented the grant to members and reported the ARPA Funds would be a place holder until funds could be budgeted next year.

PUBLIC COMMENT: Glenel Bowden

Mr. Jernigan made a motion to approve City Council Resolution No. 2024-044. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

Mr. Jernigan	Aye
Mr. Carter	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

Other Items

- 11. Discussion and Possible Action: ARPA Funds (Council Member Jake Hill, Jr.)

Mr. Hill reported he would like to utilize ARPA Funds to get started on the Gwen Lake Project. These funds would supplement the \$400,000.00 already set aside.

Executive Director of Utilities Steve Brown provided a project summary.

PUBLIC COMMENT: Glenel Bowden

Members concurred for staff to obtain project costs and bring back at the next meeting.

- 12. Informational Purposes Only - March 2024 Invoice for Robinson, Kennon, & Kendron, P.A.

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL MEMBERS

Mayor Witt asked Mr. Martin for an update on the parking lot at Sally Mae Jerry Park.

Mr. Martin reported the case was dismissed due to deficiencies in filing for eminent domain, but that Bruce Humphries was in the process of drafting an engagement letter.

Ms. Young asked members to consider sponsoring organized summer camps.

Mr. Carter reported touring the Natural Gas Department and wanted to recognize City Staff: Executive Director of Utilities, Steve Brown, Jerome Carter, Mike Deloach, DJ Fridley, Diana Hunt, Chris Jackson, Daniel Jacobs, Darius Kimble, Jaquez Redic, Ronnie Little, Keith Richardson, Mike Scippio, Joe Sheldon, and Darrell Singleton.

Mr. Hill expressed concerns with City Attorney Clay Martin.

ADJOURNMENT

A motion was made to adjourn at 8:15 PM and the motion carried unanimously on a voice vote.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk

Exhibit 1 for Ordinance No. 2024-2284

Schedule of ADS, Letter to BOCC, and Adoption

- ✓ Letter to BOCC April ~~22~~ 23
- ✓ Notice sent to LCR by April 29 for publication on May 2 and May 9 for display ad.
- Notice sent to LCR by May 20 for publication on May 23.
- First reading of ordinance on May 20. *Sent to Attorney on 4/29*
- Second reading of ordinance on June 3.

*Currently 2020
County Commercial Intensive
will be rezoned
As City Commercial
Intensive
with 50:1 Chute*



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

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

Petitioner(s): PEURRUNG, VICTORIA

Whose mailing address is: 2194 W US Highway 90, Lake City, Florida 32055

2194 + 2196 W US Hwy 90

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

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1272, Pages 0426, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Commercial / Retail use and is zoned C1 (Commercial, Intensive) Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

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

DATED this 8th day of March, 2024

Signed, sealed and delivered in the presence of:

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

Summer Nunez

(Witness) Printed Name

[Signature]

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

PEURRUNG, VICTORIA

(Owner) Printed Name

[Signature]

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

STATE OF FL

COUNTY OF Columbia

I HEREBY CERTIFY that on this day, March 8th 2024, personally appeared before me, by means of Physical presence or online notarization, who is personally known to me or who has produced Driver's License as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 8th day of March, 2024

(Notary Seal on)



[Signature] Notary Public, State of FLORIDA

Personally Known

OR Produced Identification



Type of Identification Produced

Driver's License



Columbia County Property Appraiser

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

PARCEL: 36-3S-16-02631-000 (10740) | STORES/1 STORY (1100) | 0.583 AC

LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,

VYP, LLC
 Owner: 794 SW MANDIBI DR
 LAKE CITY, FL 32024
 Site: 2196 W US HIGHWAY 90, LAKE CITY
 Sales 3/29/2014 \$180,000 I(Q)
 Info 1/26/2006 \$100 I(U)
 12/9/2003 \$100 I(U)

2024 Working Values			
Mkt Lnd	\$228,600	Appraised	\$263,379
Ag Lnd	\$0	Assessed	\$263,379
Bldg	\$34,779	Exempt	\$0
XFOB	\$0	county:	\$239,425
Just	\$263,379	Total	city:\$0
		Taxable	other:\$0
			school:\$263,379

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 4/11/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



**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.

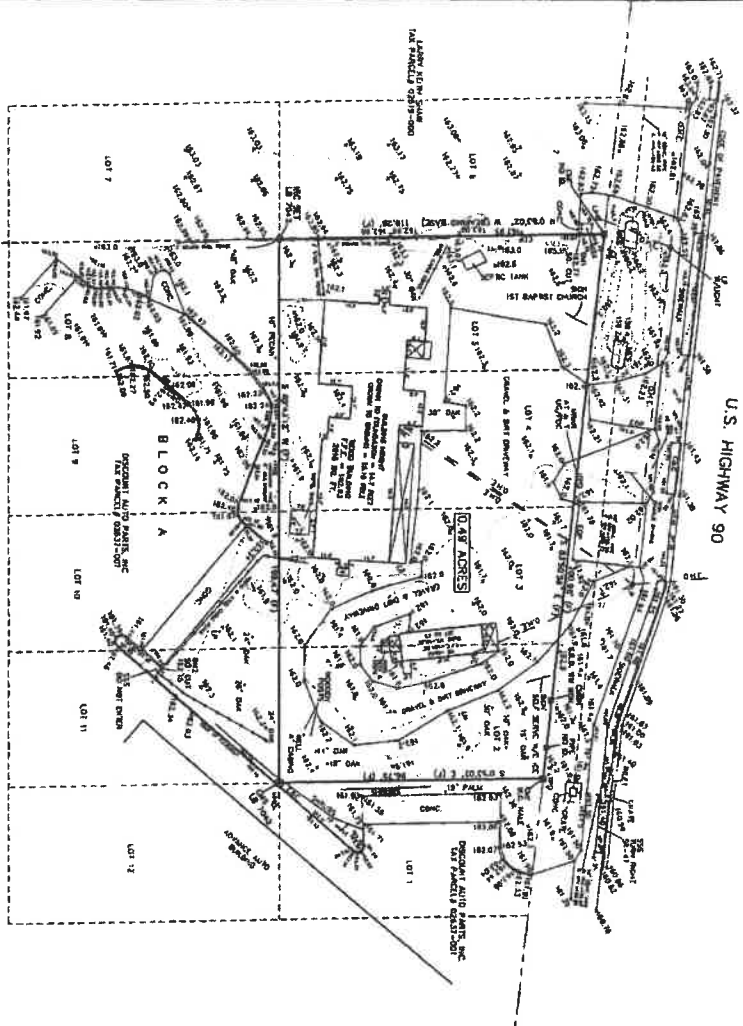
If you have any questions regarding this project, please contact **Cliff Stout** at Cliff.Stout@bureauveritas.com.

RECORD LEGAL DESCRIPTION

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.

U.S. HIGHWAY 90

ALTA/ASGM LAND TITLE SURVEY
LOT 2, 3, 4 & 5, BLOCK A, WESTWOOD PARK
IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



1. Easements	See Easements Schedule
2. Encroachments	See Encroachments Schedule
3. Easements of Record	See Easements Schedule
4. Encroachments of Record	See Encroachments Schedule
5. Easements of Record and Encroachments of Record	See Easements Schedule and Encroachments Schedule
6. Encroachments of Record and Easements of Record	See Encroachments Schedule and Easements Schedule
7. Encroachments of Record, Easements of Record and Encroachments of Record	See Encroachments Schedule, Easements Schedule and Encroachments Schedule
8. Encroachments of Record, Easements of Record and Encroachments of Record and Easements of Record	See Encroachments Schedule, Easements Schedule, Encroachments Schedule and Easements Schedule
9. Encroachments of Record, Easements of Record, Encroachments of Record and Easements of Record	See Encroachments Schedule, Easements Schedule, Encroachments Schedule and Easements Schedule
10. Encroachments of Record, Easements of Record, Encroachments of Record, Easements of Record and Encroachments of Record	See Encroachments Schedule, Easements Schedule, Encroachments Schedule, Easements Schedule and Encroachments Schedule

To William D. Latham, Vantage Properties, LLC, a Florida limited liability company, by reference to the original survey and/or design.

This is in conformity with the 2011 American Standard of Practice for Land Surveyors, as published by the Board of Professional Land Surveyors, Florida. The Florida Statutes, Chapter 473, Part I, 473.05, 473.06, 473.07, 473.08, 473.09, 473.10, 473.11, 473.12, 473.13, 473.14, 473.15, 473.16, 473.17, 473.18, 473.19, 473.20, 473.21, 473.22, 473.23, 473.24, 473.25, 473.26, 473.27, 473.28, 473.29, 473.30, 473.31, 473.32, 473.33, 473.34, 473.35, 473.36, 473.37, 473.38, 473.39, 473.40, 473.41, 473.42, 473.43, 473.44, 473.45, 473.46, 473.47, 473.48, 473.49, 473.50, 473.51, 473.52, 473.53, 473.54, 473.55, 473.56, 473.57, 473.58, 473.59, 473.60, 473.61, 473.62, 473.63, 473.64, 473.65, 473.66, 473.67, 473.68, 473.69, 473.70, 473.71, 473.72, 473.73, 473.74, 473.75, 473.76, 473.77, 473.78, 473.79, 473.80, 473.81, 473.82, 473.83, 473.84, 473.85, 473.86, 473.87, 473.88, 473.89, 473.90, 473.91, 473.92, 473.93, 473.94, 473.95, 473.96, 473.97, 473.98, 473.99, 473.100.



DESCRIPTION:
Lots 2, 3, 4, and 5 of Block A, at Westwood Park, Section 36, according to the records of Columbia County, Florida, a subdivision of part of lot 32 of the 36 1/2 acres of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, which said lots are shown on a subdivision map of said Section 36, Township 3 South, Range 16 East, of the Columbia County records, recorded by the State of Florida on May 19, 2009.

NOTES:

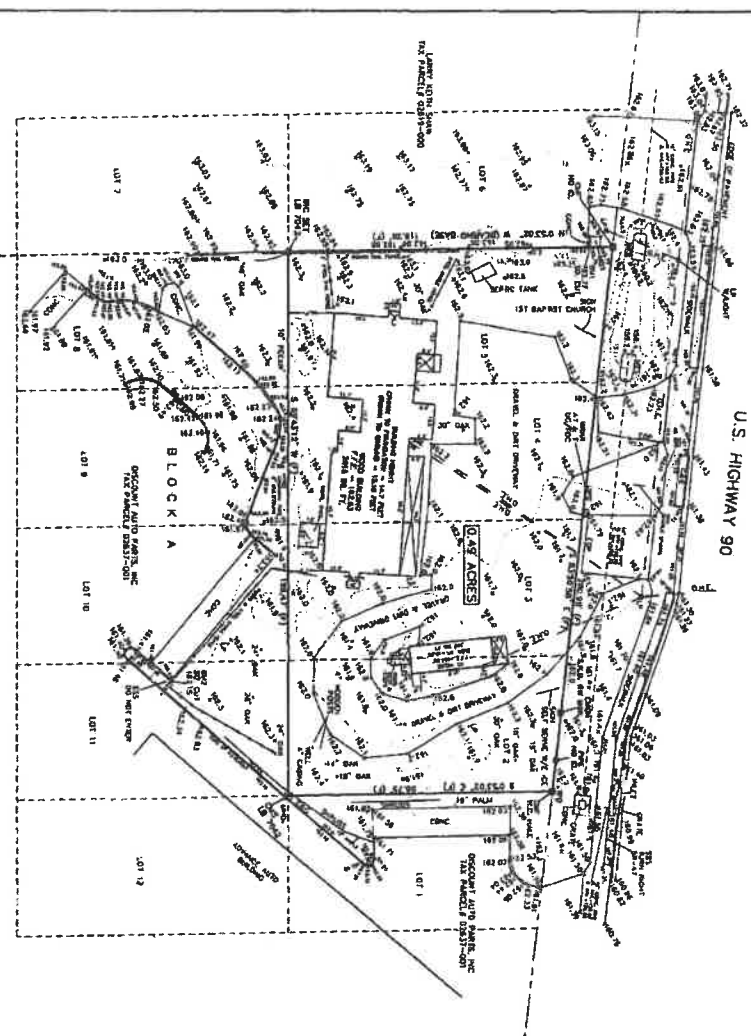
- 1) Dimensions of the street are determined on the face of 84 and 85.
- 2) Boundary lines are determined based on the survey of the original plat survey by B.H. Shively.
- 3) Bearings and distances were determined by the survey of the original plat survey by B.H. Shively.
- 4) Encroachments were noted by the survey.
- 5) Encroachments were noted by the survey.
- 6) The survey was made to show the location of the survey on the original plat survey by B.H. Shively.
- 7) The survey was made to show the location of the survey on the original plat survey by B.H. Shively.
- 8) Dimensions of the lot are determined based on the survey of the original plat survey by B.H. Shively.
- 9) Dimensions of the lot are determined based on the survey of the original plat survey by B.H. Shively.
- 10) Dimensions of the lot are determined based on the survey of the original plat survey by B.H. Shively.
- 11) Dimensions of the lot are determined based on the survey of the original plat survey by B.H. Shively.
- 12) Dimensions of the lot are determined based on the survey of the original plat survey by B.H. Shively.
- 13) Dimensions of the lot are determined based on the survey of the original plat survey by B.H. Shively.

ALTA/ASGM LAND TITLE SURVEY
DONALD F. LEE and Associates, Inc.
SURVEYORS & ENGINEERS
140 South Orange Avenue, Suite 1400
Orlando, Florida 32801-5408
Phone: (407) 251-1188
Fax: (407) 729-1112
Certification of Authorization # BR 7912

DRAWN BY: DFL	DATE: 05/12/2013	SCALE: 1"=50'
CHECKED BY: A.V.G.	DATE: 05/12/2013	PLANT DATE: 12-03-07
PROJECT: VANTAGE PROPERTIES	DATE: 05/12/2013	PRINT DATE: 12-11-07
CLIENT: V.A.D.	DATE: 05/12/2013	FIRM: B-B-30

ALTA/ASGM LAND TITLE SURVEY

LOT 2, 3, 4 & 5, BLOCK A, WESTWOOD PARK
IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



Lot No.	Area (Acres)	Area (Sq. Ft.)
1	0.12	8,260
2	0.12	8,260
3	0.12	8,260
4	0.12	8,260
5	0.12	8,260
6	0.12	8,260
7	0.12	8,260
8	0.12	8,260
9	0.12	8,260
10	0.12	8,260
11	0.12	8,260
12	0.12	8,260
13	0.12	8,260



DESCRIPTION:
 Lots 2, 3, 4, and 5 of Block A, as shown on the attached plat, Section 36, Township 3 South, Range 16 East, Columbia County, Florida, are being surveyed and shown as part of the 36th Section, Township 3 South, Range 16 East, Columbia County, Florida, as shown on the attached plat. The survey was conducted by the State of Florida, Department of Natural Resources, and the survey is subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.

NOTES:

- 1) Measurements to be shown and depicted on the face of the plat.
- 2) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 3) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 4) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 5) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 6) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 7) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 8) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 9) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 10) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 11) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 12) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.
- 13) Boundary lines are shown on the attached plat, and are subject to the provisions of the Florida Statutes, Chapter 349, Florida Surveying and Mapping Act of 1967, and the rules and regulations of the State of Florida, Department of Natural Resources, Chapter 60, Florida Surveying and Mapping Act of 1967.

In Witness Whereof, the Surveyor, Notary Public, has hereunto set his hand and the seal of his office, at the City of Columbia, Florida, this 14th day of May, 2013.

 Notary Public, State of Florida

ALTA/ASGM LAND TITLE SURVEY

Donald F. Lee and Associates, Inc.
 148 North Main Street, Suite 200
 Columbia, SC 29201
 Phone: (803) 252-4146 Fax: (803) 252-4147

Scale: 1"=20'
 Plat Book: 13-687
 Plat Date: 12-18-13
 Plat: 8-30-13

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

REC. 27 00
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION \$190,000

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:



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

Detail by Entity Name

Florida Limited Liability Company

VYP,LLC

Filing Information

Document Number	L06000119883
FEI/EIN Number	20-8146945
Date Filed	12/15/2006
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	03/07/2022
Event Effective Date	NONE

Principal Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Mailing Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Registered Agent Name & Address

PEURRUNG, VICTORIA
794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Authorized Person(s) Detail

Name & Address

Title MGR

PEURRUNG, VICTORIA Y

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2022	03/18/2022
2023	04/03/2023
2024	02/03/2024

Document Images

02/03/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- ANNUAL REPORT	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- LC Name Change	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
12/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
02/10/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
03/25/2007 -- ANNUAL REPORT	View image in PDF format
12/15/2006 -- Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, 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.

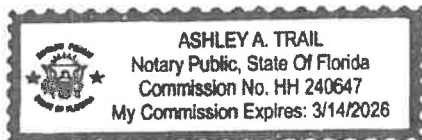
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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



9589 0710 5270 1427 8387 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.64

Total Postage and Fees \$ 8.59

Sent To

Board of County Commissioners

Street and Apt. No., or PO Box No. 135 NE Hercules Ave, Suite 203

City, State, ZIP+4® Lake City, FL 32055

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

Postmark Here
APR 23 2024

USPS 32055-9998

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

Ordinance 2024-2284- Annexation of real property within Columbia County.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

The voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, FL.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No estimated direct impact of the proposed ordinance on private, for profit businesses in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero

4. Additional information the governing body deems useful (if any):

City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by posting on the City website.

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses).

Prepared by and return to:
WOOD, ATTER & WOLF, P.A.
814 A1A North, Suite 202
Ponte Vedra Beach, FL 32082

Inst:201412011082 Date:7/25/2014 Time:9:49 AM
Doc Stamp-Deed:0.70
P.DeWitt Cason, Columbia County Page 1 of 2 B:1278 P:620

QUITCLAIM DEED

This Quitclaim Deed made this 13th day of March, 2014, by **Sam Lewis and Ann I. Lewis, husband and wife ("Grantors")**, to **Ishaq Ibrahim Abuayyash and Hamzaeh Ibrahim Abuayyash, both married men, as Tenants in Common, ("Grantees")**, residing at 272 W. Duval Street, Lake City, FL 32025 and 1286 S.W. Indian Glen, Lake City, FL 32025 respectively.

NOW THEREFORE, Grantors, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim to Grantees forever, all the right, title, interest, claim and demand which they have in and to that real property located in Columbia County, Florida, and more particularly described as follows:

Commence at the Southwest Corner of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and run N 88°15'07" E along the South line of said Section 36, a distance of 1332.26 feet; thence N 4°55'50" E 77.84 feet; thence N 84°51'35" W 200.00 feet to the Point of Beginning; thence continue N 84°51'35" W 100.00 feet; thence N 4°55'50" E 563.00 feet to its intersection with the Southerly right-of-way line of U.S. Highway 90 (State Road No. 10); thence S 84°51'35" E along Southerly right-of-way line 100.00 feet; thence S 4°55'50" W 563.00 feet to the Point of Beginning, said lands lying in the SW ¼ of SW ¼, said Section 36, Township 3 South Range 16 East.

Being the same lands as described in the Warranty Deed recorded in official Records Book 467 page 473 of the Public Records of Columbia County, Florida.
Prepared without benefit of Title Insurance.

This document is being re-recorded for the purpose of correcting the legal description contained in the Quit Claim Deed, recorded on March 25, 2014 in official Records Book 1271, page 1493 of the Public Records of Columbia County, Florida.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD
PROPERTY OF THE GRANTORS.**

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, to the only proper use and benefit of Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

Sam Lewis
Sam Lewis

Ann I. Lewis
Ann I. Lewis

WITNESSES:

E. Carole Wright
Witness Signature
Print Name: E. Carole Wright

Linda Almand Rowe
Witness Signature
Print Name: Linda Almand Rowe

STATE OF FLORIDA)
COUNTY OF ~~SEVIER~~ DUVAL)

The foregoing instrument was acknowledged before me this 25th day of JUNE, 2014, by Sam Lewis and Ann I. Lewis husband and wife, who are personally known to me or who produced _____ as identification.

Jill Johnson-Kestner
NOTARY PUBLIC
JILL JOHNSON-KESTNER

[Print, type or stamp commissioned name of notary or deputy clerk.]



RECORD LEGAL DESCRIPTION

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N88°15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1332.26 FEET; THENCE N4°55'50"E 77.84 FEET; THENCE N84°51'35"W 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N84°51'35"W 100.00 FEET; THENCE N4°55'50"E 563.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (STATE ROAD NO. 10); THENCE S84°51'35"E ALONG SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET; THENCE S4°55'50"W 563.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 36, TOWNSHIP 3 SOUTH RANGE 16 EAST.

BEING THE SAME LANDS AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 467 PAGE 473 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N88°15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36 AT A DISTANCE OF 1,030.21 FEET TO THE POINT OF BEGINNING; THENCE N4°55'50"E 114.07 FEET; THENCE S84°51'35"E 100.00 FEET; THENCE S4°55'50"W 101.99 FEET TO SAID SOUTH LINE OF SECTION 36; THENCE S88°15'07"W ALONG SAID SOUTH LINE 100.68 FEET TO THE POINT OF BEGINNING.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, April 29, 2024 11:59 AM
To: Angelo, Robert
Subject: RE: 73993 RE: Display Ad for Annexation ANX 24-03

Confirmed

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers

Serving:

COLUMBIA • SUWANNEE • HAMILTON • LAFAYETTE

1086 SW Main Blvd. Ste 103, Lake City, FL 32055

PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, April 29, 2024 11:58 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 73993 RE: Display Ad for Annexation ANX 24-03

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, April 29, 2024 11:40 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 73993 RE: Display Ad for Annexation ANX 24-03

Robert,

3x14 ad attached for approval to publish 5/2 & 5/9. Total cost 1284.26

Thank you much,

Kymerlee Harrison 386-754-0401

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

Serving:

COLUMBIA • SUWANNEE • HAMILTON • LAFAYETTE

1086 SW Main Blvd. Ste 103, Lake City, FL 32055

PH 386-754-0401

Why Local Newsprint Advertising?

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2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>

Sent: Monday, April 29, 2024 10:41 AM

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

Subject: Display Ad for Annexation ANX 24-03

Kym,

To be published as a nonlegal advertisement, no less than two columns wide, with the title - **NOTICE OF VOLUNTARY ANNEXATION** - at least 18 point in size, in the Lake City Reporter on **May 2, 2024** and **May 9, 2024**.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820

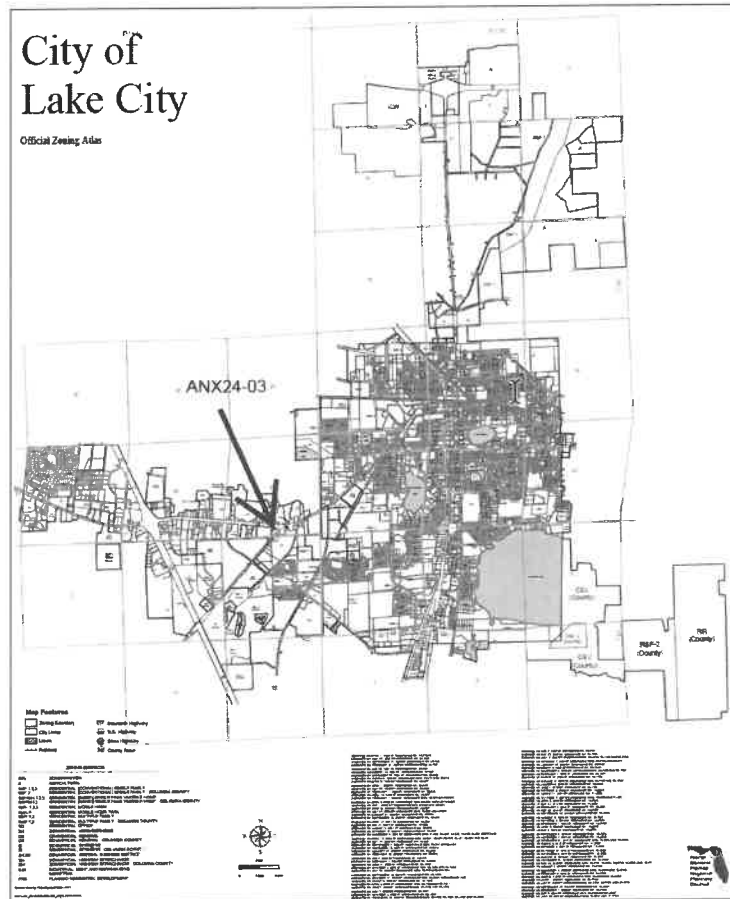


PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on May 20, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2284, Petition No. ANX 24-03, by JCP-VYP, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 0.583 acres, more or less.



The title of said ordinance reads, as follows:

ORDINANCE NO. 2024-2284

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-03, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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@lcfia.com no later than noon on the day of the meeting.

Copies of the petition for voluntary annexation and the ordinance adopting the voluntary annexation are available for public inspection by contacting the Office of the City Clerk at clerk@lcfia.com or by calling 386.719.5826.

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

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

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact Joyce Bruner, 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).

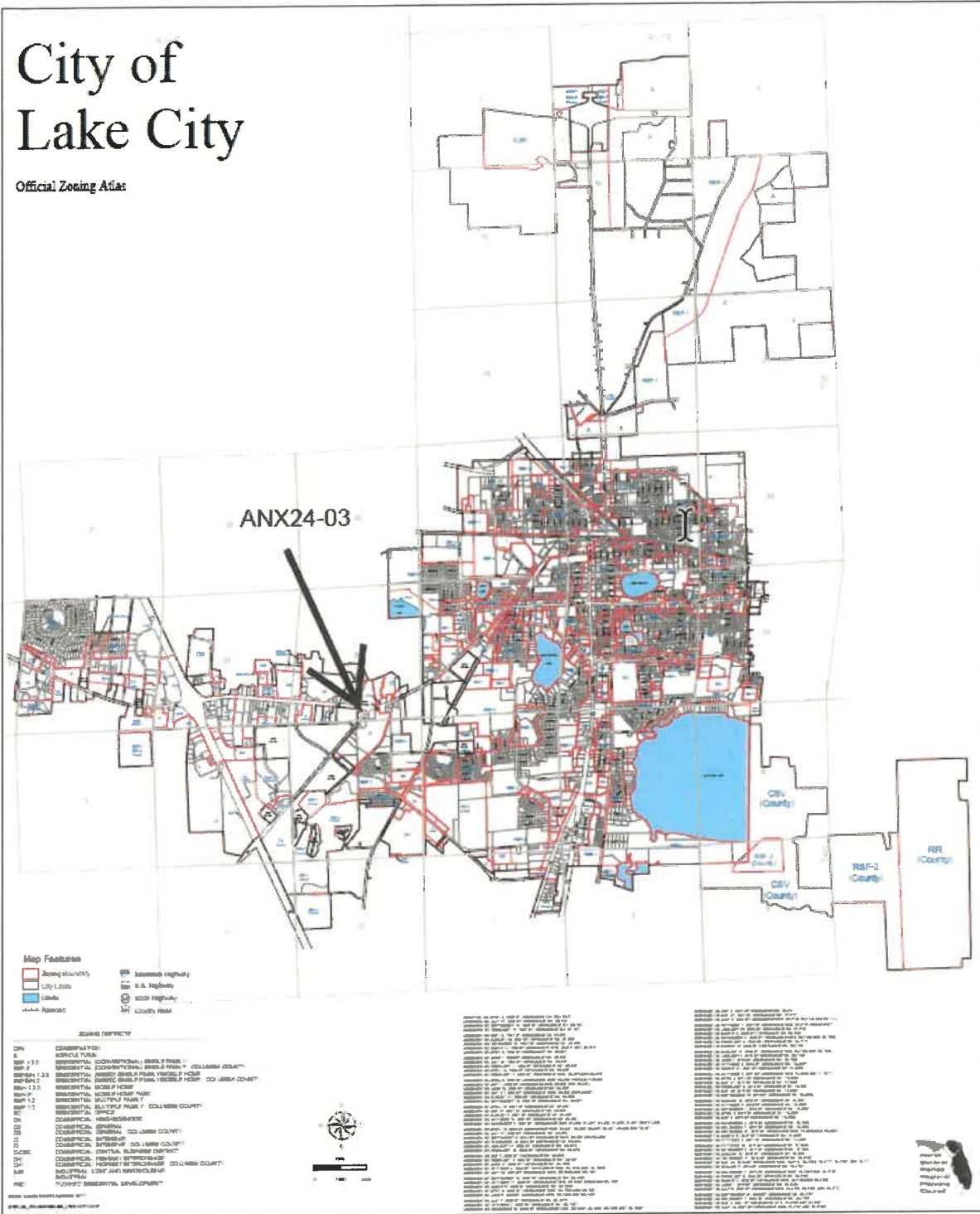
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City of Lake City

Official Zoning Atlas



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City of Lake City

Official Zoning Atlas

R16E

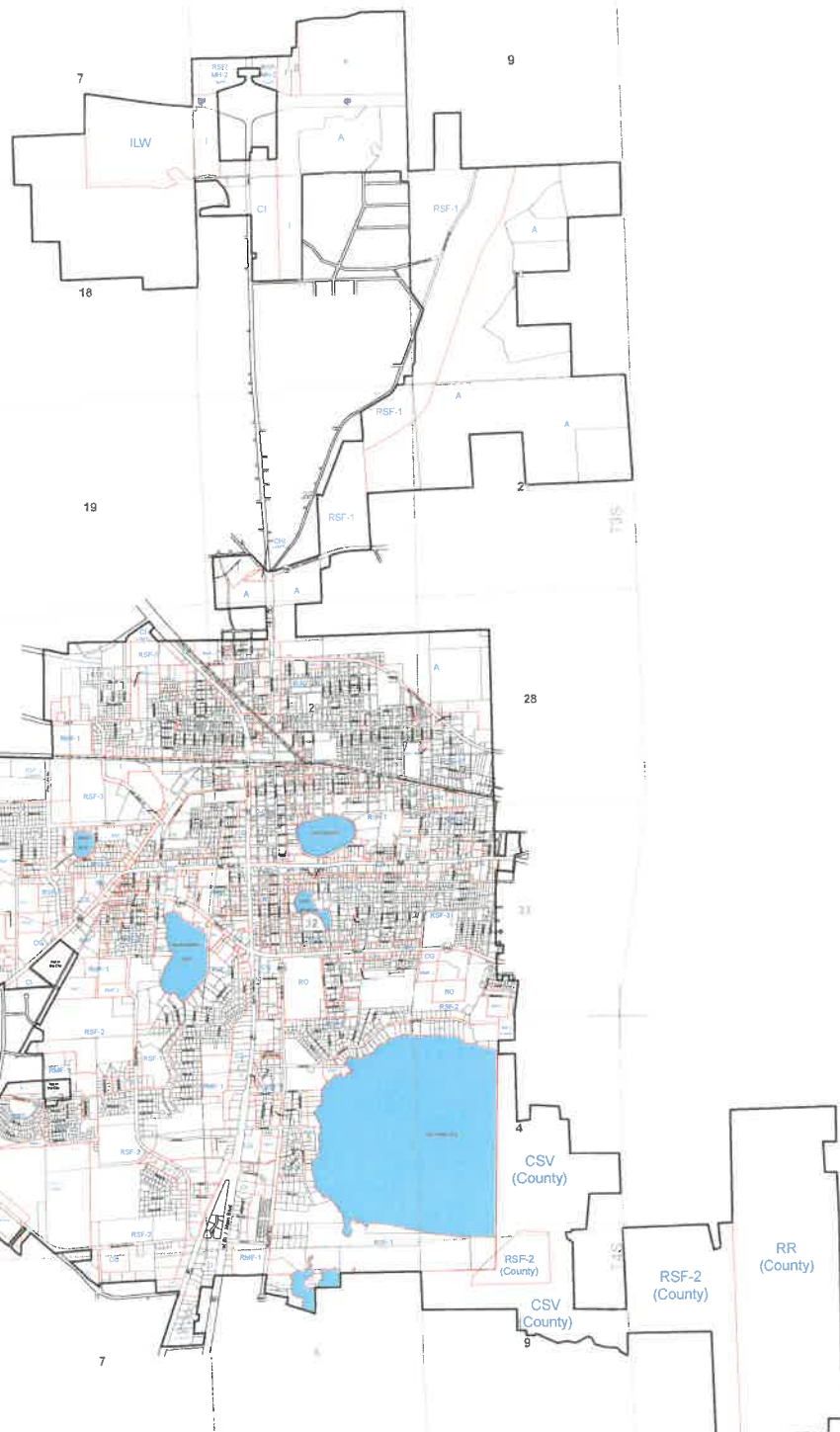
R17E

26 ANX24-03 25

- Map Features**
- Zoning Boundary
 - City Limits
 - Lakes
 - Railroad
 - Interstate Highway
 - U.S. Highway
 - State Highway
 - County Road

ZONING DISTRICTS

- CSV CONSERVATION
- A AGRICULTURAL
- RSF-1,2,3 RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
- RSF-2 RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
- RSFAMH-1,2,3 RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
- RSFAMH-2 RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
- RMH-1,2,3 RESIDENTIAL, MOBILE HOME
- RMH-P RESIDENTIAL, MOBILE HOME PARK
- RMF-1,2 RESIDENTIAL, MULTIPLE FAMILY - COLUMBIA COUNTY
- RO RESIDENTIAL, OFFICE
- CN COMMERCIAL, NEIGHBORHOOD
- CG COMMERCIAL, GENERAL - COLUMBIA COUNTY
- CC COMMERCIAL, GENERAL - COLUMBIA COUNTY
- CI COMMERCIAL, INTENSIVE
- CC-BD COMMERCIAL, CENTRAL BUSINESS DISTRICT
- CHI COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
- CHL COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
- ILW INDUSTRIAL, LIGHT AND WAREHOUSING
- PRD PLANNED RESIDENTIAL DEVELOPMENT



ADOPTED ON APRIL 1, 1986 BY ORDINANCE NO. 86-75-B
 AMENDED ON JULY 15, 1986 BY ORDINANCE NO. 86-760
 AMENDED ON SEPTEMBER 16, 1986 BY ORDINANCE NO. 86-792
 AMENDED ON FEBRUARY 17, 1987 BY ORDINANCE NO. 87-796
 AMENDED ON MAY 1, 1987 BY ORDINANCE NO. 87-801
 AMENDED ON AUGUST 18, 1987 BY ORDINANCE NO. 87-800
 AMENDED ON DECEMBER 15, 1987 BY ORDINANCE NO. 87-808
 AMENDED ON MARCH 2, 1988 BY ORDINANCE NOS. 88-87 AND 88-819
 AMENDED ON APRIL 8, 1988 BY ORDINANCE NO. 88-802
 AMENDED ON JUNE 1, 1988 BY ORDINANCE NO. 88-825
 AMENDED ON JULY 16, 1988 BY ORDINANCE NO. 88-808
 AMENDED ON FEBRUARY 1, 1989 BY ORDINANCE NO. 89-846
 AMENDED ON APRIL 16, 1989 BY ORDINANCE NO. 89-804
 AMENDED ON APRIL 5, 2000 BY ORDINANCE NOS. 00-888 THROUGH 00-970
 AMENDED ON MAY 1, 2000 BY ORDINANCE NOS. 00-891 AND 00-901
 AMENDED ON JUNE 19, 2000 BY ORDINANCE NO. 00-986
 AMENDED ON MAY 12, 2000 BY ORDINANCE NOS. 00-891 AND 00-901
 AMENDED ON AUGUST 21, 2000 BY ORDINANCE NO. 00-986
 AMENDED ON SEPTEMBER 18, 2000 BY ORDINANCE NO. 00-981
 AMENDED ON APRIL 18, 2001 BY ORDINANCE NO. 01-814
 AMENDED ON MAY 21, 2001 BY ORDINANCE NO. 01-815
 AMENDED ON APRIL 18, 2001 BY ORDINANCE NO. 01-815
 AMENDED ON OCTOBER 9, 2001 BY ORDINANCE NO. 01-823
 AMENDED ON APRIL 18, 2002 BY ORDINANCE NOS. 02-841, 02-843, 02-845, 02-847, 02-849 AND 02-851
 AMENDED ON NOVEMBER 18, 2002 BY ORDINANCE NO. 02-879
 AMENDED ON JUNE 17, 2003 BY ORDINANCE NO. 03-819
 AMENDED ON JUNE 17, 2003 BY ORDINANCE NO. 03-819
 AMENDED ON FEBRUARY 2, 2004 BY ORDINANCE NO. 04-887
 AMENDED ON JUNE 15, 2004 BY ORDINANCE NO. 04-1002
 AMENDED ON OCTOBER 2, 2004 BY ORDINANCE NOS. 04-1010 AND 04-1011
 AMENDED ON JULY 18, 2004 BY ORDINANCE NOS. 04-1028 AND 04-1031
 AMENDED ON SEPTEMBER 19, 2004 BY ORDINANCE NOS. 04-1028 AND 04-1045
 AMENDED ON MARCH 6, 2004 BY ORDINANCE NOS. 04-1028 AND 04-1031
 AMENDED ON APRIL 3, 2004 BY ORDINANCE NOS. 04-1066 AND 04-1061
 AMENDED ON JULY 2, 2004 BY ORDINANCE NOS. 04-1066 AND 04-1070
 AMENDED ON JULY 7, 2004 BY ORDINANCE NO. 04-1070
 AMENDED ON OCTOBER 1, 2004 BY ORDINANCE NO. 04-1083
 AMENDED ON DECEMBER 15, 2004 BY ORDINANCE NOS. 04-1082, 04-1083 AND 04-1086

AMENDED ON MAY 7, 2007 BY ORDINANCE NO. 07-1111
 AMENDED ON MAY 21, 2007 BY ORDINANCE NO. 07-1113
 AMENDED ON JULY 2, 2007 BY ORDINANCE NOS. 07-1113, 07-1102 AND 07-1122
 AMENDED ON OCTOBER 1, 2007 BY ORDINANCE NOS. 07-1113 AND 07-1127
 AMENDED ON JANUARY 22, 2008 BY ORDINANCE NO. 07-1157
 AMENDED ON MARCH 3, 2008 BY ORDINANCE NOS. 08-1418 AND 08-1419
 AMENDED ON NOVEMBER 2, 2008 BY ORDINANCE NOS. 08-1428 AND 08-1464
 AMENDED ON FEBRUARY 2, 2009 BY ORDINANCE NO. 09-1177
 AMENDED ON MARCH 18, 2009 BY ORDINANCE NOS. 09-1182
 AMENDED ON AUGUST 11, 2009 BY ORDINANCE NOS. 09-1188 AND 09-1190
 AMENDED ON JANUARY 4, 2010 BY ORDINANCE NO. 09-1198
 AMENDED ON JUNE 7, 2010 BY ORDINANCE NO. 10-1028
 AMENDED ON MARCH 23, 2011 BY ORDINANCE NO. 10-2028
 AMENDED ON OCTOBER 3, 2011 BY ORDINANCE NOS. 10-2014 AND 11-2017
 AMENDED ON APRIL 2, 2012 BY ORDINANCE NO. 12-2025
 AMENDED ON MAY 21, 2012 BY ORDINANCE NO. 12-2025
 AMENDED ON FEBRUARY 4, 2013 BY ORDINANCE NO. 13-2051
 AMENDED ON MAY 20, 2013 BY ORDINANCE NOS. 13-2033
 AMENDED ON DECEMBER 16, 2013 BY ORDINANCE NO. 13-2038
 AMENDED ON AUGUST 19, 2014 BY ORDINANCE NO. 14-2047
 AMENDED ON OCTOBER 8, 2014 BY ORDINANCE NOS. 14-2046
 AMENDED ON APRIL 2, 2015 BY ORDINANCE NO. 15-2048
 AMENDED ON FEBRUARY 4, 2015 BY ORDINANCE NO. 15-2051
 AMENDED ON MAY 26, 2015 BY ORDINANCE NOS. 15-2034 AND 15-2038
 AMENDED ON DECEMBER 1, 2015 BY ORDINANCE NOS. 15-2072 AND 15-2073
 AMENDED ON OCTOBER 19, 2015 BY ORDINANCE NO. 15-2086
 AMENDED ON APRIL 2, 2016 BY ORDINANCE NO. 16-2087
 AMENDED ON MAY 4, 2016 BY ORDINANCE NO. 16-2089
 AMENDED ON NOVEMBER 9, 2016 BY ORDINANCE NOS. 16-2093
 AMENDED ON DECEMBER 1, 2016 BY ORDINANCE NOS. 16-2098
 AMENDED ON DECEMBER 1, 2016 BY ORDINANCE NOS. 16-2092 AND 16-2073
 AMENDED ON MARCH 1, 2017 BY ORDINANCE NOS. 17-2098
 AMENDED ON OCTOBER 2, 2017 BY ORDINANCE NO. 17-2098
 AMENDED ON OCTOBER 19, 2017 BY ORDINANCE NO. 17-2098
 AMENDED ON APRIL 2, 2018 BY ORDINANCE NO. 18-2087
 AMENDED ON MAY 4, 2018 BY ORDINANCE NO. 18-2089
 AMENDED ON DECEMBER 1, 2018 BY ORDINANCE NOS. 18-2093
 AMENDED ON DECEMBER 1, 2018 BY ORDINANCE NOS. 18-2098
 AMENDED ON FEBRUARY 1, 2019 BY ORDINANCE NOS. 19-2114 AND 19-2115
 AMENDED ON MARCH 1, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON APRIL 2, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON MAY 1, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON JULY 1, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON SEPTEMBER 1, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON OCTOBER 1, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON NOVEMBER 1, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON DECEMBER 1, 2019 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON JANUARY 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON FEBRUARY 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON MARCH 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON APRIL 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON MAY 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON JUNE 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON JULY 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON AUGUST 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON SEPTEMBER 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON OCTOBER 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON NOVEMBER 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140
 AMENDED ON DECEMBER 1, 2020 BY ORDINANCE NOS. 19-2134 AND 19-2140

Source: County Property Appraiser, 2017

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April 22, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

RE: Petition No. ANX 24-03 (JCP-VYP, LLC)

Letter for Notice of Voluntary Annexation
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

Please find enclosed the above referenced notice of voluntary annexation and map concerning area of voluntary annexation.

If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo
Planning and Zoning Tech
City of Lake City



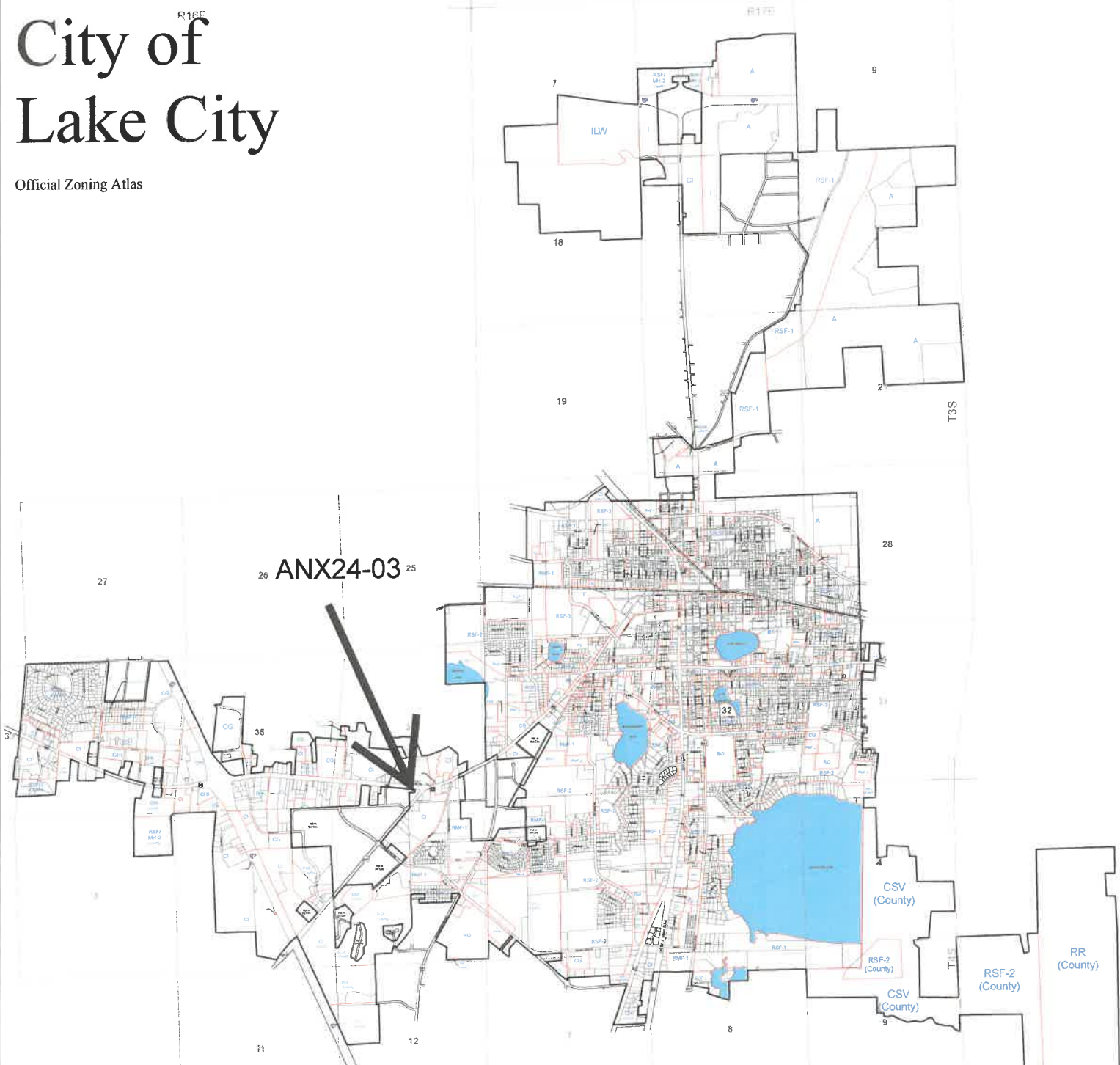
NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on May 20, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2284, Petition No. ANX 24-03, by JCP-VYP, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 0.583 acres, more or less.

City of Lake City

Official Zoning Atlas



26 ANX24-03 25



- Map Features**
- Zoning Boundary
 - City Limits
 - Lakes
 - Railroad
 - Interstate Highway
 - U.S. Highway
 - State Highway
 - County Road

ZONING DISTRICTS

CSV	CONSERVATION
A	AGRICULTURAL
RSF-1,2,3	RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY
RSF-2	RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
RSF/MH-1,2,3	RESIDENTIAL (WIKED) SINGLE FAMILY/MOBILE HOME
RSF/MH-2	RESIDENTIAL (WIKED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
RMH-1,2,3	RESIDENTIAL MOBILE HOME
RMH-P	RESIDENTIAL MOBILE HOME PARK
RMF-1,2	RESIDENTIAL MULTIPLE FAMILY
RMF-1,2	RESIDENTIAL MULTIPLE FAMILY - COLUMBIA COUNTY
RO	RESIDENTIAL OFFICE
CN	COMMERCIAL NEIGHBORHOOD
CG	COMMERCIAL GENERAL - COLUMBIA COUNTY
CI	COMMERCIAL INTENSIVE
CI	COMMERCIAL INTENSIVE - COLUMBIA COUNTY
C-CBD	COMMERCIAL CENTRAL BUSINESS DISTRICT
CH	COMMERCIAL HIGHWAY INTERCHANGE
ILW	INDUSTRIAL LIGHT AND WAREHOUSING - COLUMBIA COUNTY
I	INDUSTRIAL
PRD	PLANNED RESIDENTIAL DEVELOPMENT



ADOPTED ON APRIL 1, 1988 BY ORDINANCE NO. 88-770-B
 AMENDED ON JULY 18, 1989 BY ORDINANCE NO. 89-762-B
 AMENDED ON FEBRUARY 17, 1997 BY ORDINANCE NO. 97-796
 AMENDED ON MAY 19, 1997 BY ORDINANCE NO. 97-800
 AMENDED ON DECEMBER 18, 1997 BY ORDINANCE NO. 97-808
 AMENDED ON MARCH 2, 1998 BY ORDINANCE NOS. 98-817 AND 98-819
 AMENDED ON APRIL 8, 1998 BY ORDINANCE NO. 98-823
 AMENDED ON JUNE 23, 1998 BY ORDINANCE NO. 98-832
 AMENDED ON FEBRUARY 27, 2000 BY ORDINANCE NO. 00-824
 AMENDED ON APRIL 18, 1999 BY ORDINANCE NO. 99-848
 AMENDED ON APRIL 1, 2000 BY ORDINANCE NOS. 00-849 AND 00-876
 AMENDED ON FEBRUARY 22, 2000 BY ORDINANCE NOS. 00-850 AND 00-886
 AMENDED ON APRIL 12, 2000 BY ORDINANCE NOS. 00-886 AND 00-886
 AMENDED ON SEPTEMBER 18, 2000 BY ORDINANCE NO. 00-901
 AMENDED ON MAY 1, 2001 BY ORDINANCE NOS. 01-814
 AMENDED ON MAY 21, 2001 BY ORDINANCE NO. 01-818
 AMENDED ON OCTOBER 18, 2001 BY ORDINANCE NO. 01-802
 AMENDED ON NOVEMBER 8, 2001 BY ORDINANCE NOS. 01-832, 01-833, 01-835, 01-836, 01-837 AND 01-860
 AMENDED ON APRIL 1, 2002 BY ORDINANCE NOS. 02-841, 02-845, 02-846, 02-847, 02-848 AND 02-861
 AMENDED ON JULY 18, 2002 BY ORDINANCE NOS. 02-865 AND 02-866
 AMENDED ON NOVEMBER 18, 2002 BY ORDINANCE NO. 02-873
 AMENDED ON MARCH 7, 2003 BY ORDINANCE NO. 03-878
 AMENDED ON FEBRUARY 18, 2003 BY ORDINANCE NO. 03-879
 AMENDED ON APRIL 8, 2004 BY ORDINANCE NO. 04-883
 AMENDED ON FEBRUARY 2, 2004 BY ORDINANCE NO. 04-887
 AMENDED ON JUNE 23, 2004 BY ORDINANCE NOS. 04-908 AND 04-910
 AMENDED ON JULY 18, 2004 BY ORDINANCE NOS. 04-1036 AND 04-1041
 AMENDED ON SEPTEMBER 18, 2004 BY ORDINANCE NO. 04-1086
 AMENDED ON OCTOBER 17, 2004 BY ORDINANCE NOS. 04-1043 THROUGH 04-1045
 AMENDED ON MARCH 4, 2004 BY ORDINANCE NO. 04-1046
 AMENDED ON APRIL 1, 2004 BY ORDINANCE NOS. 04-1080 AND 04-1081
 AMENDED ON DECEMBER 3, 2004 BY ORDINANCE NO. 04-1101
 AMENDED ON JULY 7, 2004 BY ORDINANCE NO. 04-1073
 AMENDED ON OCTOBER 2, 2004 BY ORDINANCE NOS. 04-1092
 AMENDED ON DECEMBER 16, 2004 BY ORDINANCE NOS. 04-1093, 04-1094, 04-1095 AND 04-1096
 AMENDED ON MAY 17, 2007 BY ORDINANCE NO. 07-1111
 AMENDED ON JULY 2, 2007 BY ORDINANCE NOS. 07-1116, 07-1118, 07-1120 AND 07-1127
 AMENDED ON OCTOBER 1, 2007 BY ORDINANCE NOS. 07-1115 AND 07-1127
 AMENDED ON JANUARY 22, 2008 BY ORDINANCE NO. 07-1137
 AMENDED ON MARCH 4, 2008 BY ORDINANCE NO. 08-1177
 AMENDED ON NOVEMBER 3, 2008 BY ORDINANCE NOS. 08-1180 AND 08-1184
 AMENDED ON FEBRUARY 2, 2009 BY ORDINANCE NO. 09-1172
 AMENDED ON JANUARY 8, 2010 BY ORDINANCE NO. 09-1196
 AMENDED ON MARCH 23, 2010 BY ORDINANCE NOS. 09-1198 AND 09-1199
 AMENDED ON OCTOBER 8, 2010 BY ORDINANCE NO. 10-2006
 AMENDED ON APRIL 7, 2011 BY ORDINANCE NO. 11-2005
 AMENDED ON FEBRUARY 4, 2011 BY ORDINANCE NOS. 11-2014 AND 11-2017
 AMENDED ON APRIL 2, 2012 BY ORDINANCE NO. 12-2025
 AMENDED ON MAY 21, 2012 BY ORDINANCE NO. 12-2026
 AMENDED ON MAY 30, 2013 BY ORDINANCE NO. 13-2033
 AMENDED ON FEBRUARY 4, 2013 BY ORDINANCE NO. 13-2038
 AMENDED ON APRIL 2, 2013 BY ORDINANCE NO. 13-2039
 AMENDED ON APRIL 2, 2014 BY ORDINANCE NO. 14-2047
 AMENDED ON OCTOBER 8, 2014 BY ORDINANCE NO. 14-2068
 AMENDED ON APRIL 8, 2015 BY ORDINANCE NO. 15-2068
 AMENDED ON MAY 4, 2016 BY ORDINANCE NO. 16-2078
 AMENDED ON NOVEMBER 2, 2016 BY ORDINANCE NO. 16-2098
 AMENDED ON DECEMBER 7, 2017 BY ORDINANCE NO. 17-2098
 AMENDED ON DECEMBER 1, 2018 BY ORDINANCE NO. 18-2098
 AMENDED ON DECEMBER 21, 2018 BY ORDINANCE NOS. 18-2077 AND 18-2078
 AMENDED ON MARCH 6, 2019 BY ORDINANCE NO. 19-2098
 AMENDED ON OCTOBER 15, 2017 BY ORDINANCE NO. 17-2098
 AMENDED ON DECEMBER 1, 2017 BY ORDINANCE NO. 17-2098
 AMENDED ON DECEMBER 1, 2017 BY ORDINANCE NO. 17-2098
 AMENDED ON APRIL 8, 2018 BY ORDINANCE NOS. 18-2116, 18-2118, 18-2119, 18-2121, 18-2122, 18-2124, 18-2126, 18-2128, AND 18-2131
 AMENDED ON DECEMBER 2, 2018 BY ORDINANCE NOS. 18-2134 AND 18-2136
 AMENDED ON FEBRUARY 2, 2019 BY ORDINANCE NO. 19-2137
 AMENDED ON MARCH 2, 2020 BY ORDINANCE NOS. 20-2138 AND 20-2140
 AMENDED ON APRIL 1, 2020 BY ORDINANCE NO. 20-2141
 AMENDED ON JULY 7, 2020 BY ORDINANCE NOS. 20-2146, 20-2148, AND 20-2157
 AMENDED ON DECEMBER 3, 2020 BY ORDINANCE NO. 20-2161
 AMENDED ON MAY 3, 2021 BY ORDINANCE NOS. 21-2168 AND 21-2187
 AMENDED ON JULY 18, 2021 BY ORDINANCE NOS. 21-2191 AND 21-2194

Source: County Property Appraiser, 2017
 WFLM_LIN_2024ColumbiaLake_City_C2013.mxd



April 22, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

RE: Petition No. ANX 24-03 (JCP-VYP, LLC)

Letter for Notice of Voluntary Annexation
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

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If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo
Planning and Zoning Tech
City of Lake City

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File Attachments for Item:

4. June 3, 2024 Regular Session Minutes

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on June 3, 2024 beginning at 6:22 PM. Due to the elevator being out of service, this meeting was held at the Columbia County School Board Administrative Complex Auditorium located at 372 West Duval Street, Lake City, FL 32055. Members of the public also viewed the meeting on our YouTube Channel.

PLEDGE OF ALLEGIANCE

INVOCATION – Council Member/Mayor Stephen Witt

ROLL CALL

Mayor/Council Member City Council	Stephen M. Witt Jake Hill, Jr. Chevella Young Ricky Jernigan James Carter
City Attorney City Manager Sergeant-at-Arms City Clerk	Clay Martin Don Rosenthal Assistant Chief Andy Miles Audrey Sikes

Mayor Witt welcomed the new City Manager, Don Rosenthal.

APPROVAL OF AGENDA

Mr. Jernigan made a motion to approve the agenda as presented. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Stew Lilker
- Sylvester Warren
- Glenel Bowden

APPROVAL OF CONSENT AGENDA

1. Approval to award ITB No. 011-2024 Asphalt Annual Contract to Anderson Columbia, Co., Inc., the lowest bidder
2. Approval to award ITB No. 013-2024 Annual Contract for Oaklawn and Memorial Cemetery Landscape and Maintenance Services to CARC, the lowest bidder, for \$56,700.00.
3. City Council Resolution No. 2024-035 - A resolution of the City Council of the City of Lake City, Florida, extending the time period for a final development plan to be submitted by Trustee of the John B. Hunter Revocable Trust, the applicant, for a

planned residential development of real property within the City; making findings of fact in support of such extension; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Mayor Witt requested the applicant's name be added to the title of Item #3.

Mr. Hill inquired as to the cemetery located on Wilson Street. Executive Director of Utilities, Steve Brown reported that while the City has maintained this cemetery in the past, the City does not own it.

Mr. Carter made a motion to approve the consent agenda with the amendment to Item #3 to include the name of the applicant and title. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.

PRESENTATIONS

4. Certified Municipal Clerk Presentation for Deputy City Clerk Michelle Cannon - Florida Association of City Clerks Northeast District Director LeAnne Williams, Deputy City Clerk City of Alachua

The Florida Association of City Clerks Northeast District Director LeAnne Williams provided an overview of the components necessary for attaining the Certified Municipal Clerk designation from the International Institute of Municipal Clerks. City Clerk Audrey Sikes presented Deputy City Clerk Michelle Cannon with her Certified Municipal Clerk Certification plaque and pin. In attendance for support were, Town Clerk of Micanopy, Patty Polk and City Clerk of Gainesville, Kristin Bryant.

OLD BUSINESS

Ordinances

At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2024-2277. City Council Ordinance No. 2024-2277 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2277. No one asked to be heard on City Council Ordinance No. 2024-2277, therefore Mayor Witt closed the public hearing.

5. City Council Ordinance No. 2024-2277 - (final reading) An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended, pursuant to an application, LDR 24-03, by the City of Lake City, relation to an amendment to the text of the Land Development Regulations; providing for amending Section 4.2 entitled Supplementary District Regulations by adding Section 4.2.15.16 entitled Offstreet Parking Requirements: for all zoning districts except C-CBD Commercial-Central Business District and Section 4.2.15.17 entitled Variance to above mentioned parking requirements; providing for amending Section 4.4.11 entitled Minimum

Offstreet Parking Requirements; providing for amending Section 4.5.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.6.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.7.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.8.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.9.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.10.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.11.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.12.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.13.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.15.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.16.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.17.11 entitled Minimum Offstreet Parking Requirements; providing severability; repealing all ordinances in conflict; and providing an effective date.

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2277 on final reading. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

Open Quasi – Judicial Proceeding

At this time City Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title.

- 6. City Council Ordinance No. 2024-2283 - (final reading) An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 24-01, by the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential, Low Density (less than or equal to 2 dwelling units per acre) to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida; providing for severability; repealing all ordinances in conflict; and providing for an effective date. (Sugarmill Apartments Phase 2)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Mr. Martin asked members individually if there had been any ex-parte communication, including site visits.

Ms. Young	No
Mr. Carter	No
Mayor Witt	No
Mr. Hill	No
Mr. Jernigan	No

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Mr. Martin swore in Growth Management Director Dave Young.

Clerk should take custody of exhibits.

- A. Brief introduction of ordinance by city staff. (Dave Young)**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff. (Dave Young)**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments. (None)**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2283 on final reading. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

7. City Council Ordinance No. 2024-2282 - (final reading) An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or less contiguous acres of land, pursuant to an application, Z 24-01, by the property owner of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Residential, Multiple Family-2 (RMF-2) of certain lands within the corporate limits of the City of Lake City, Florida; providing for severability; repealing all ordinances in conflict; and providing an effective date. (Sugarmill Apartments Phase 2)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Disclosed with companion ordinance above, see Item #6.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Not applicable as Mr. Young was still sworn in under companion ordinance, see Item #6.

Clerk should take custody of exhibits.

Mr. Young submitted Exhibit 1 via electronic copy (attached to minutes).

- A. Brief introduction of ordinance by city staff.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2282 on final reading. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

8. City Council Ordinance No. 2024-2284 - (final reading) An ordinance of the City of Lake City, Florida, pursuant to petition No. ANX 24-03, relating to voluntary annexation; making findings; annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (JCP-VYP, LLC)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Mr. Martin asked members individually if there had been any ex-parte communication, including site visits.

Ms. Young	No
Mr. Carter	No
Mayor Witt	No
Mr. Hill	No
Mr. Jernigan	No

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Mr. Martin swore in Growth Management Director Dave Young.

Clerk should take custody of exhibits.

Mr. Young submitted Exhibit 2 via electronic copy (attached to minutes).

A. Brief introduction of ordinance by city staff. (Dave Young)

B. Presentation of application by applicant.

- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney. (Clay Martin)**
- J. Discussion and action by City Council.**

Mr. Hill made a motion to approve City Council Ordinance No. 2024-2284 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Hill	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Mr. Carter	Aye
Mayor Witt	Aye

Resolutions – None

Other Items – None

NEW BUSINESS

Ordinances – None

Resolutions – None

Other Items

- 9. Discussion and Possible Action: City donation to Richardson Community Center for their 2024 Summer S.T.E.M. Camp in the amount of \$35,000.00 (100 campers x \$350 registration fee). (Council Member Chevella Young)

Ms. Young expressed the need for youth summer camps and reported Richardson Community Center was offering a S.T.E.M. Camp, and suggested the City sponsor up to 100 children at \$350.00 each.

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden

Mr. Jernigan spoke in support of expenditures for children.

Mayor Witt inquired if the County had contributed to the camp.

PUBLIC COMMENT: Mike Ferrell

Mr. Hill spoke in support of the sponsorship.

Mr. Carter inquired to which funding source the donation would come from.

Assistant City Manager Dee Johnson reported the donation would come from the Private Aid to Organizations Account.

Ms. Young suggested using funding from the Mariah Fund.

Ms. Young made a motion to sponsor up to 100 children at \$350.00 each for the Summer S.T.E.M. Camp at Richardson Community Center for a cost up to \$35,000.00. The motion identifies the funding source as Public Private Aid. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Ms. Young	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Mr. Carter	Nay
Mayor Witt	Nay

DEPARTMENTAL ADMINISTRATION

- 10. Discussion and Possible Action: Consider appointing up to three (3) of the following applicants to serve on the Planning and Zoning Board, the Board of Adjustments, and the Historical Preservation Agency:

Dante Brown
 Brenda Douglass
 Dana Jernigan
 Kendria Jones
 Darian A. Mayo
 Schara Wilson
 John Woolum

Listed below are the three (3) vacant office/seats:

Office/Seat A - Term expiration: 10/31/2026
 Office/Seat D - Term expiration: 10/31/2027
 Office/Seat F - Term expiration: 10/31/2024

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden

Mr. Carter recommended Brenda Douglass for nomination. Mayor Witt concurred.

Mr. Jernigan recommended tabling this topic until the next meeting so the City Manager could review the applications and provide a recommendation.

Mr. Rosenthal reported he had already reviewed the applicants and recommended Brenda Douglass for Seat A, John Woollum for Seat D, and Schara Wilson for Seat F.

Mr. Carter made a motion to appoint Brenda Douglass to Seat A and Schara Wilson to Seat D. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

COMMENTS BY COUNCIL MEMBERS

Mr. Carter reported doing a ride a long with the Lake City Police Department and wished to recognize the staff: Sgt. LaQuinta Plemmons; Officer Hector Jugo; K9 Officer Marcus Hardison; Officer Jaxon Burnsed; Officer Juan Gonzalez; Officer Jay Raulerson; Communications Officer Beverly Ginn; Communications Officer Chris Johnson; Records Coordinator Cicily Johnson; Records Coordinator Grace Phelps; Records Coordinator Liz Gall.

Members welcomed the newly hired City Manager Don Rosenthal.

ADJOURNMENT

Mr. Carter made a motion to adjourn at 7:46 PM and the motion carried unanimously on a voice vote.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk

Exhibit 1 for Ordinance No. 2024-2282

Project Summary

Project Name: Sugarmill

Project Number: CPA 24-01 and Z 24-01

Parcel Number: 08006-001

Project Notes

- Project type: Rezoning and Comp Plan Amendment
- Future land use is: Residential Low
- Proposed future land use is: Residential High
- Zoning designation is: Residential Single Family -2 Co
- Proposed zoning is: Residential Multi-Family-2
- Proposed use of the property: Multiple Family Dwellings
- Land is conducive for use: Yes, per the LDR section 4.9.2.3.
- See staff review for notes from directors and city staff for their comments.

Project Summary

Project CPA 24-01 and Z 24-01 is for a rezoning and comp plan amendment and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. At this time the City has no concerns.



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.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: 03/15/2024

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

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

Project Number: CPA 24-01 and Z 24-01

Project Name: Sugar Mill Apartments

Project Address: TBD

Project Parcel Number: 08006-001

Owner Name: MHP JR, LLC

Owner Address: PO Box 3243, Valdosta, GA

Owner Contact Information: Telephone Number: 229-560-2305 Email: sugarmillapartments777@gmail.com

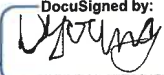
Owner Agent Name: Carol Chadwick

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:** 3/15/2024

No comments at this time

Planning and Zoning: Reviewed by:  **Date:** 3/19/2024

The property located on parcel 08006-001 is contiguous to RMF-1 zoning district and has a RMF-2 touching the property on the southeast corner of the property.

Business License: Reviewed by:  **Date:** 3/18/2024

Will need to apply for a business license

Code Enforcement: Reviewed by:  **Date:** 3/18/2024

No liens, codes or violations

Permitting: Reviewed by:  **Date:** 3/15/2024

permits to follow after all zoning meetings for approval.

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

Water Department: Reviewed by:  **Date:** 3/15/2024

No comments at this time

Sewer Department: Reviewed by:  **Date:** 3/15/2024

none

Gas Department: Reviewed by:  **Date:** 3/19/2024

No gas at this location.

Water Distribution/Collection: Reviewed by:  **Date:** 4/2/2024

no comments at this time

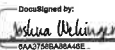
Customer Service: Reviewed by:  **Date:** 3/18/2024

No comments at this time.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  **Date:** 3/19/2024

No comment.

Fire Department: Reviewed by:  **Date:** 3/21/2024

I have no issues.

Police Department: Reviewed by:  **Date:** 3/21/2024

No comment at this time

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 60CC0C06029420... **Date:** 3/15/2024

It appears the site will require a modification to a previously issued Environmental Resource Permit. We recommend the applicant schedule a pre-application meeting with SRWMD to go over the requirements.

School Board: Reviewed by: DocuSigned by: Leah Hatfield 0600F1918DC425... **Date:** 3/25/2024

The Columbia County School District acknowledges the intent to develop the project known as Sugarmill Apartments Phase II. The District further acknowledges that this development will consist of up to 46 dwelling units on the 2.33 +/- acres located off of SW Grandview Street (Parcel number: 06-4S-17-08006-001. This property is currently zoned for Summers Elementary School, Richardson Sixth Grade Academy, Lake City Middle School and Columbia High School. We have sufficient capacity in our schools to provide education and support to the students who will eventually live here.

County: Reviewed by: DocuSigned by: Chad Williams 228772E281171E... **Date:** 3/15/2024

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.

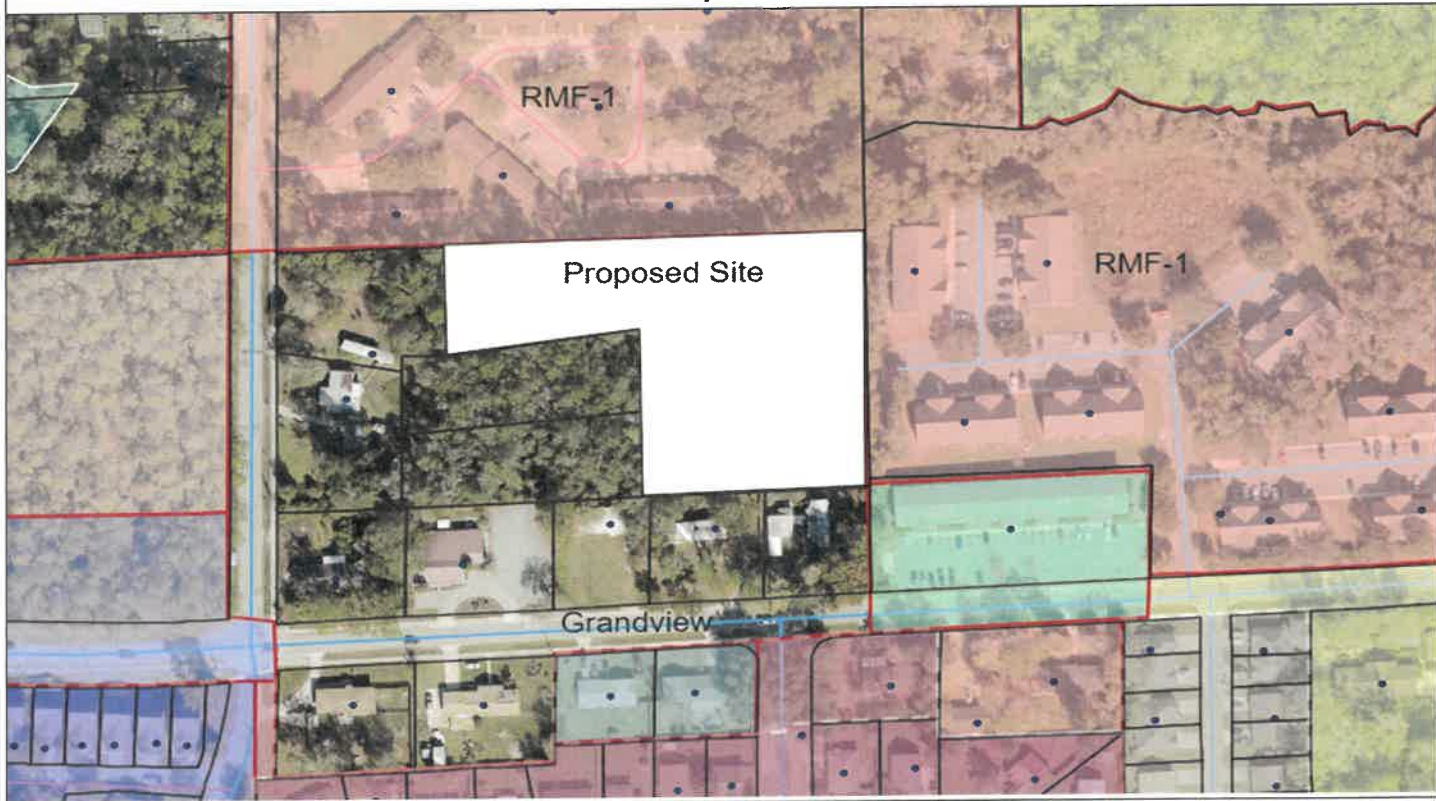
AKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Sugarmill Apartments Phase 2 Rezoning
Applicant	Carol Chadwick
Owner	MHP JR, LLC
Requested Action	Rezoning and Comp Plan Amendment for parcel 08006-001. Proposed change to the FLU from Residential Low County to Residential High City. Proposed zoning change from Residential Single Family-2 County to Residential Multi-Family-2 City.
Hearing Date	04-09-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.33 Acres
Location	
Parcel Number	08006-000
Future Land Use	Residential Low County
Proposed Future Land Use	Residential High City
Current Zoning District	Residential Single Family-2 County
Proposed Zoning	Residential Multi-Family 2 City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RMF-1	Residential	
E	Residential Medium	RMF-1	Residential	
S		RSF-2 Co	Residential	County Jurisdiction
W		RSF-2 Co	Residential	County Jurisdiction

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a rezoning and comp plan amendment for the above parcel to build a multiple family dwelling complex. The property currently has the county zoning. Has not been rezoned to have the City zoning since it was annexed.

Petition Notes

Mrs. McKellum ✓✓
 Mr. Nelson ✓✓
 Vacant
 Mr. McMahon ✓✓

Vacant
 Mr. Carter
 Mr. Lydick ✓✓

Notes

Mr. Young introduced
 Introducing into evidence packet
 Carol - change the land use
 46 dwelling units
 moving application in to the record

Motion to Close Public Hearing McKellum Nelson

Motion to Second Nelson McKellum

Motion to Approve/Deny CPA 24-01 McMahon
 224-01 Nelson

Motion to Second Nelson McMahon

RESOLUTION NO. 2024 PZ/CPA 24-01

A RESOLUTION OF 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, RECOMMENDING TO CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-01, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY (LESS THAN OR EQUAL TO 2 DWELLING UNITS PER ACRE) TO RESIDENTIAL, HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the City of Lake City Comprehensive Plan, hereinafter referred to as the Comprehensive Plan, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, pursuant to the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD, OF THE CITY OF LAKE CITY, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1. Future Land Use Map Amended. Pursuant to an application, CPA 24-01, submitted by Carol Chadwick, agent for MHP JR, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive

Plan by changing the land use classification of certain lands, the land use classification totaling 50 acres or less is hereby changed from RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) on property described, as follows:

Legal Descriptions:

A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows: All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less.

Section 2. Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. Effective Date. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 9th day of April, 2024.

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

Attest:



Robert Angelo, Secretary
to the Planning and Zoning Board



Christopher Lydick, Chair

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney



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

FOR PLANNING USE ONLY

Application # CPA24-01
 Application Fee \$ 750.00
 Receipt No. 2024-00044944
 Filing Date 03/15/2024
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: SUGARMILL APARTMENTS PHASE 2
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 06-4S-17-08006-001
4. Existing Future Land Use Map Designation: RESIDENTIAL-LOW
5. Proposed Future Land Use Map Designation: RESIDENTIAL-HIGH
6. Zoning Designation: RSF-2
7. Acreage: 2.33
8. Existing Use of Property: VACANT
9. Proposed use of Property: MULTI-FAMILY APARTMENTS

B. APPLICANT INFORMATION

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

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): MHP JR, LLC
 Mailing Address: PO BOX 3243
 City: VALDOSTA State: GA Zip: 31604
 Telephone: (229) 560.2305 Fax: () Email: sugarmillapartments777@gmail.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

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

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

NOTICE TO APPLICANT

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

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

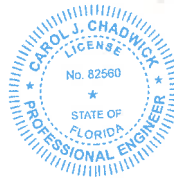
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000018D463B4E
7500032FEE,
cn=Carol Chadwick
Date: 2024.03.14
20:01:55 -04'00'

CERTIFICATION TO:
HUD PROPERTIES

I DO HEREBY CERTIFY THAT THIS MAP FOR HUD PROPERTIES IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION

CODY WALLACE #6995
LB #4354

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL

SURVEY LEGAL

All that tract or parcel of land situated, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning; From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 85°55'52" W a distance of 20.28' to a rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to the Point of Beginning. Said tract being an area of 2.33 acres.

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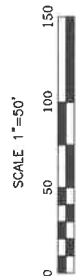
SURVEY NOTES:
 06-45-17-080905-000
 ADDRESS: SW GRANDVIEW STREET, LAKE CITY, FL
 BEARINGS ARE BASED ON STATE PLANE GRID FLORIDA NORTH ZONE
 SURVEY IS BASED ON FOUND AND ACCEPTED MONUMENTATION
 ALL VISIBLE IMPROVEMENTS WERE LOCATED ON THIS SURVEY
 THIS IS A RESURVEY OF ORB 1455 PAGE 1116, THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA
 NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE CONSIDERED AS A SUBSTITUTE FOR THE ORIGINAL RECORDS OF COLUMBIA COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 OPINION OR ABSTRACT OF THIS PROPERTY OR MATTERS AFFECTING THIS PROPERTY, IT IS POSSIBLE THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS THAT COULD AFFECT THIS PROPERTY.

INNOVATE!
Engineering & Surveying

PHONE: 229-249-9113 www.innovatecs.com
114 N. Patterson Street, Valdosta, GA 31602

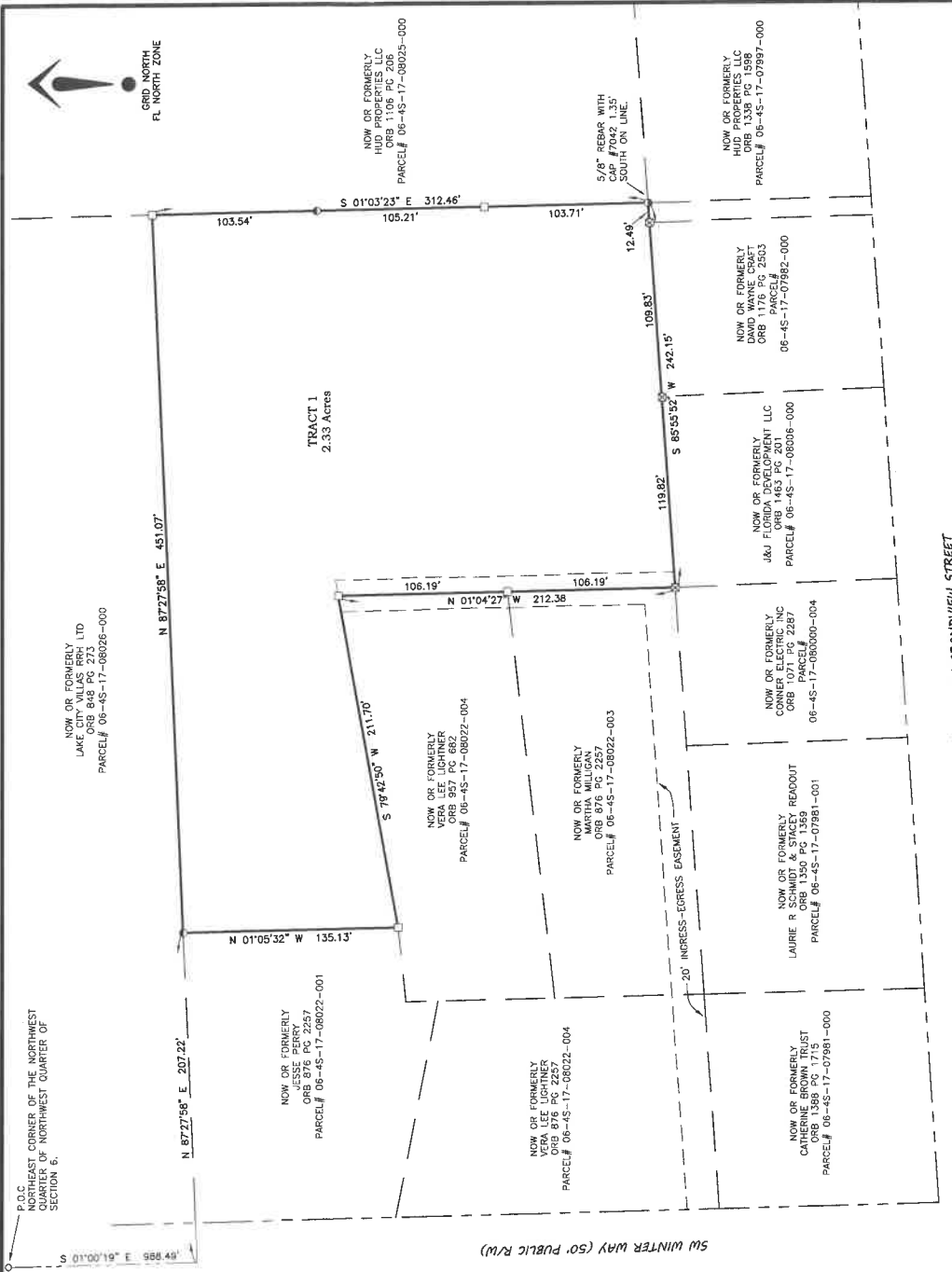
BOUNDARY SURVEY FOR:

HUD PROPERTIES



LOCATED IN SECTION 6 TOWNSHIP 4 SOUTH RANGE 17 EAST COLUMBIA COUNTY, FL
 PLAT DATE: 7/17/2022
 FIELD SURVEY DATE: 6/26/2022

FIELD CLOSURE: 1' IN 23,468' ANGLE ERROR: 2" PER ANGLE PLAT CLOSURE: 1' IN 316,113' METHOD OF ADJUSTMENT: NONE EQUIPMENT USED: CARLSON ROBOTIC CR2+ CARLSON BR6+ GNSR ROVER CARLSON RT3 TABLET DC





CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have little impact on the existing infrastructure, public utilities or schools. Per the proposed zoning, the maximum number of dwelling units will be 46. Apartments are assumed to have 2 bedrooms.

Criteria for analyses:

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

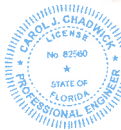
Summary of analyses:

- Trip generation: 29 Peak PM trips & 306 Total ADT
- Potable Water: 9200 gallons per day
- Potable Water: 9200 gallons per day
- Solid Waste: 2014 c.y. 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: 2024.03.14
20:01:40 -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 #FL23494



**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	46.00	305.90	28.52

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

Solid Waste Analysis

Use	c.y./unit/year	units	Total (c.y. per year)
Apartment	43.80	46.00	2014.80

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Comprehensive Plan Consistency Analysis

The Sugarmill Apartments Phase 2 proposed comprehensive plan amendment and zoning change is consistent with the City of Lake City's Comprehensive Plan.

Future Land Use Element

GOAL 1 - 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 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property's FLU and zoning changes are consistent with the comprehensive plan as this subject property is in an area that is primarily residential.

- Policy 1.1.1 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 phase 2 of an existing apartment complex.

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is phase 2 of an existing apartment complex.

- Policy 1.1.3 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 reasonably expected to develop by the year 2024.

Consistency: Construction of the site will be completed in 2024 to 2025.

□

- 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 is not in an environmentally sensitive area.

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

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

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

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

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: 2024.03.14
20:01:05 -04'00'

Carol Chadwick, P.E.



Parcel: 06-45-17-08006-001

DESCRIPTION:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO A 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Parcel: << **06-4S-17-08006-001 (44044)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 1 of 0	
Owner	MHPJR, LLC P O BOX 3243 VALDOSTA, GA 31604		
Site			
Description*	COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 416....more>>>		
Area	2.33 AC	S/T/R	06-4S-17
Use Code**	VACANT (0000)	Tax District	1
<small>*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.</small>			



Property & Assessment Values			
2023 Certified Values		2024 Working Values	
Mkt Land	\$72,789	Mkt Land	\$72,789
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$72,789	Just	\$72,789
Class	\$0	Class	\$0
Appraised	\$72,789	Appraised	\$72,789
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$72,789	Assessed	\$72,789
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789	Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2021	\$100,000	1455/1116	WD	V	Q	01

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

Extra Features & Out Buildings (Codes)					
Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.330 AC	1.0000/1.0000 1.0000/1.4200000 /	\$31,240 /AC	\$72,789

Search Result: 1 of 0

Inst: 202112025899 Date: 12/22/2021 Time: 9:03AM
Page 1 of 4 B: 1455 P: 1116, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 700.00

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2021-184

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of December, 2021 between Conner Investments of Florida, Inc., a Florida Corporation whose post office address is 1167 SW GRANDVIEW ST., Lake City, FL 32025, grantor, and MHPJR, LLC, a Florida Limited Liability Company whose post-office address is 1394 S. MARION AVE, Lake City, FL 32025, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

See Attached "Exhibit A" and "Exhibit B"

Parcel Identification Number: 08022-005, 08022-007, 08022-006, 08022-008

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..

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

Signed, sealed and delivered in our presence:

Jeanette Kirby
Witness
Printed Name: Jeanette Kirby
Skylar Revis
Witness
Printed Name: Skylar Revis

Conner Investments of Florida, Inc., a Florida Corporation

By Chad Conner
Chad Conner, President

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2021 by Chad Conner, President of Conner Investments of Florida, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
State of Florida
Comm# HH070503
Expires 12/9/2024

Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: 12/9/2024

Exhibit "A"

Parcel 11

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 80°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 207.22 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 209.10 feet; thence S 01°00'36" E, a distance of 106.51 feet; thence S 79°47'16" W, a distance of 211.76 feet; thence S 01°00'36" W, a distance of 135.18 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 13

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 80°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.96 feet to the East right of way of Summers Road; thence S 01°05'33" E, a distance of 339.00 feet; thence N 86°10'36" E, a distance of 391.23 feet; thence N 01°00'36" W, a distance of 106.50 feet to the Point of Beginning; thence continue N 01°00'36" W, a distance of 106.50 feet; thence N 86°53'00" E, a distance of 242.16 feet; thence S 01°00'36" E, a distance of 105.00 feet; thence S 86°31'51" W, a distance of 242.22 feet to the Point of Beginning. Parcel contains 0.59 acres, more or less.

Exhibit "B"

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 416.32 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 242.07 feet; thence S 01°00'36" E, a distance of 103.63 feet; thence S 86°53'08" W, a distance of 242.16 feet; thence N 01°00'36" W, a distance of 106.51 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 14

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.98 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 229.00 feet; thence N 86°10'36" E, a distance of 391.29 feet to the Point of Beginning; thence continue N 86°10'36" E, a distance of 242.29 feet; thence N 01°00'36" W, a distance of 108.00 feet; thence S 01°00'36" W, a distance of 109.00 feet; thence S 86°31'31" W, a distance of 242.22 feet; thence S 01°00'36" E, a distance of 106.50 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.



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

Detail by Entity Name

Florida Limited Liability Company

MHPJR, LLC

Filing Information

Document Number L21000195953

FEI/EIN Number 81-2833357

Date Filed 04/27/2021

State FL

Status ACTIVE

Principal Address

584 S.E. PERRY AVE

LAKE CITY, FL 32025

Mailing Address

P.O. 3243

VALDOSTA, GA 31604

Registered Agent Name & Address

PEAVY, MARVIN

1394 S. MARION AVE

OFFICE

LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title AP

BARKSDALE, TRACIE A

PO Box 3423

Valdosta, GA 31604

Title MGR

Peavy, Marvin

P.O. Box 3243

Valdosta, GA 31604

Annual Reports

Report Year	Filed Date
-------------	------------

2022 02/07/2022
2023 02/14/2023

Document Images

02/14/2023 – ANNUAL REPORT	View image in PDF format
02/07/2022 – ANNUAL REPORT	View image in PDF format
04/27/2021 – Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, Marvin Peavy (owner name), owner of property parcel

number 06-4S-17-08006-001 (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 Covington, 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.

Marvin Peavy _____ 3-11-24 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Georgia COUNTY OF: Peach

The above person, whose name is Marvin Peavy, personally appeared before me and is known by me or has produced identification (type of I.D.) Georgia Drivers License on this 11 day of March, 20 24.

Carla Hudson _____
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 2/7/2024 10:28:52 AM EST

Tax Record

Last Update: 2/7/2024 10:27:47 AM EST

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			
R08006-001	REAL ESTATE	2023			
Mailing Address		Property Address			
MHPJR, LLC PO BOX 3243 VALDOSTA GA 31604		GEO Number 064S17-08006-001			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
06-4S-17 0000/00002.33 Acres COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	72,789	0	\$72,789	\$356.67
BOARD OF COUNTY COMMISSIONERS	7.8150	72,789	0	\$72,789	\$568.85
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	72,789	0	\$72,789	\$54.45
LOCAL	3.2170	72,789	0	\$72,789	\$234.16
CAPITAL OUTLAY	1.5000	72,789	0	\$72,789	\$109.18
SUWANNEE RIVER WATER MGT DIST	0.3113	72,789	0	\$72,789	\$22.66
LAKE SHORE HOSPITAL AUTHORITY	0.0001	72,789	0	\$72,789	\$0.01
Total Millage		18.4914	Total Taxes		\$1,345.98
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
Total Assessments					\$0.00
Taxes & Assessments					\$1,345.98
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/28/2023	PAYMENT	6400308.0001	2023	\$1,305.60

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

RESOLUTION NO. PZ/LPA Z 24-01

A RESOLUTION OF 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, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) TO RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend approval or denial of amendments to the Land Development Regulations, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said code;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. The proposed change conforms to the Comprehensive Plan;
2. The proposed change conforms with the existing land use pattern;
3. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
4. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
5. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
6. The proposed change does not negatively impact the living conditions in the neighborhood;
7. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities;

8. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City.

NOW THEREFORE, BE IT RESOLVED 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, THAT:

Section 1. Pursuant to an application, Z 24-01, submitted by Carol Chadwick, agent, for MHP JR, LLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to RESIDENTIAL, MULTIPLE FAMILY-2 (RMF-2) on property described, as follows:

From RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to MULTIPLE FAMILY-2 (RMF-2):

A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 9th day of April, 2024.

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

Attest:

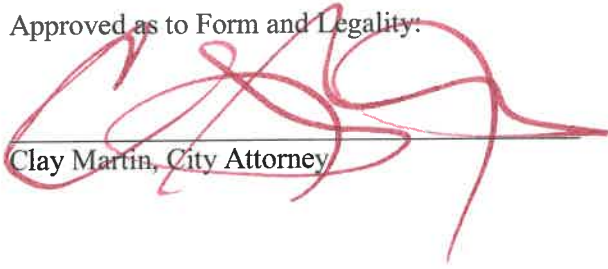


Robert Angelo, Secretary
to the Planning and Zoning Board



Christopher Lydick, Chair

Approved as to Form and Legality:



Clay Martin, City Attorney



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

FOR PLANNING USE ONLY

Application # Z 24-01
 Application Fee \$ _____
 Receipt No. _____
 Filing Date 03/15/2024
 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: SUGARMILL APARTMENTS PHASE 2
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 06-4S-17-08006-001
4. Future Land Use Map Designation: RESIDENTIAL-LOW
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: RMF-2
7. Acreage: 2.33
8. Existing Use of Property: VACANT
9. Proposed use of Property: MULTI-FAMILY APARTMENTS

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
 Company name (if applicable): _____
 Mailing Address: 1208 SW FAIRFAX GLEN
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): MHP JR, LLC
 Mailing Address: PO BOX 3243
 City: VALDOSTA State: GA Zip: 31604
 Telephone: (299) 560.2305 Fax: () Email: sugarmillapartments777@gmail.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - 6. Proof of Ownership (i.e. deed).
 - 7. Agent Authorization Form (signed and notarized).
 - 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 - 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

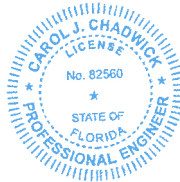
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an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

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

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.03.14 20:04:16 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

CERTIFICATION TO:
 HUD PROPERTIES

I DO HEREBY CERTIFY THAT THIS MAP FOR HUD PROPERTIES IS A TRUE AND CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION

CODY CLIFFHAM #6995
 LB #8354

THIS SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL

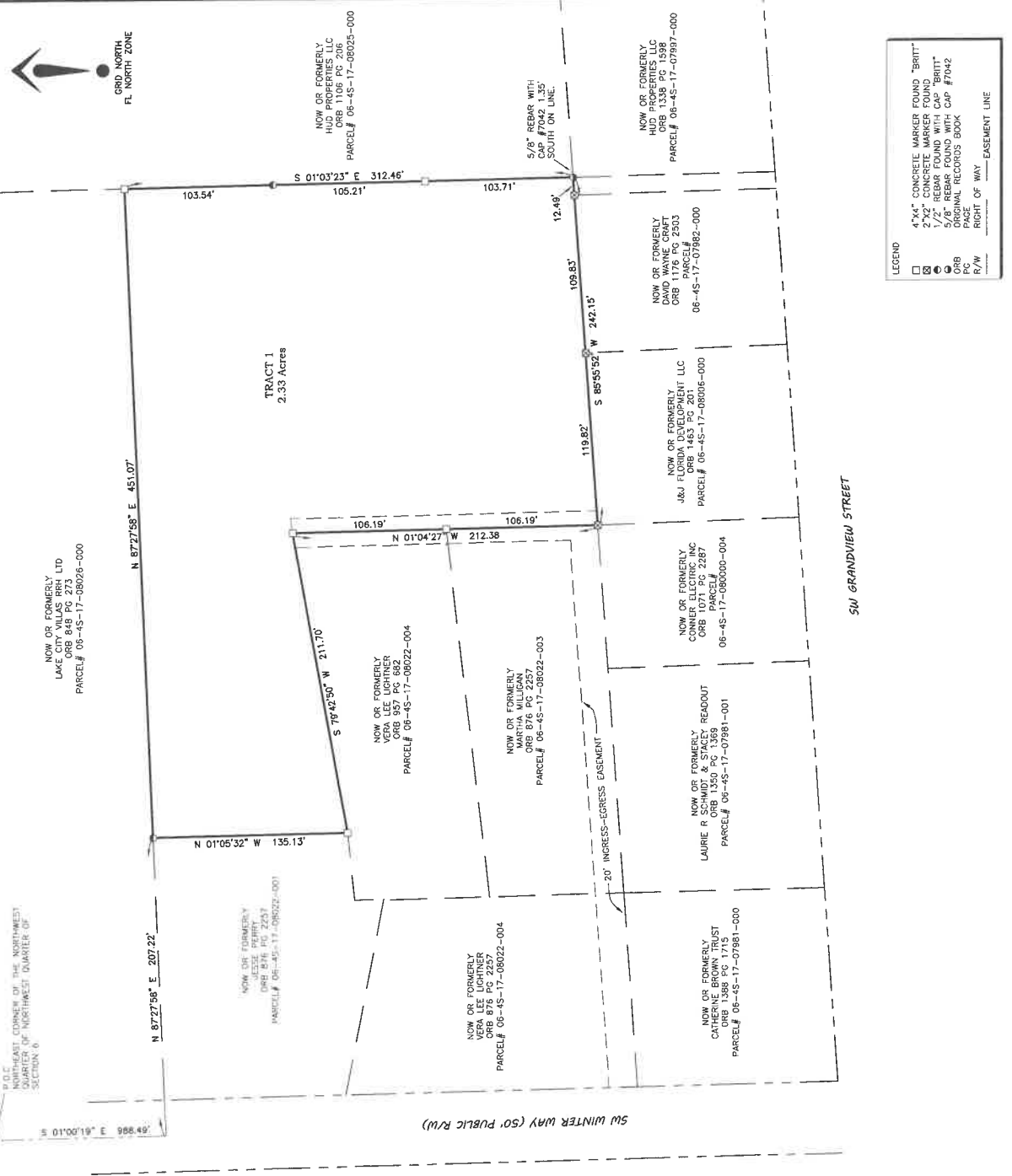
SURVEY LEGAL

All that tract or parcel of land situated, lying and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.69' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 85°03'23" E a distance of 312.46' to an offset rebar monument; thence S 85°03'23" E a distance of 106.19' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 212.37' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument; thence S 01°04'27" W a distance of 212.38' to a 4x4 concrete monument; thence S 01°06'52" W a distance of 135.13' to a 4x4 concrete monument; thence N 01°05'32" W a distance of 207.22' to the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO A 20' Ingress/Egress Easement and described as follows:
 For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.69' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 85°03'23" E a distance of 312.46' to an offset rebar monument; thence S 85°03'23" E a distance of 106.19' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 212.37' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument; thence S 01°04'27" W a distance of 212.38' to a 4x4 concrete monument; thence S 01°06'52" W a distance of 135.13' to a 4x4 concrete monument; thence N 01°05'32" W a distance of 207.22' to the Point of Beginning. Said tract having an area of 2.33 acres.

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.69' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 85°03'23" E a distance of 312.46' to an offset rebar monument; thence S 85°03'23" E a distance of 106.19' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 212.37' to a 4x4 concrete monument; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument; thence S 01°04'27" W a distance of 212.38' to a 4x4 concrete monument; thence S 01°06'52" W a distance of 135.13' to a 4x4 concrete monument; thence N 01°05'32" W a distance of 207.22' to the Point of Beginning. Said tract having an area of 2.33 acres.



FIELD CLOSURE: 1' IN 23,468'
 ANGLE ERROR: 2' PER ANGLE
 PLAT CLOSURE: 1' IN 316,113'
 METHOD OF ADJUSTMENT: NONE
 EQUIPMENT USED:
 CARLSON ROBOTIC CR2+
 CARLSON BRK6+ GNSS RECEIVER
 CARLSON RT3 TABLET DC

LOCATED IN
 SECTION 6
 TOWNSHIP 4 SOUTH
 RANGE 17 EAST
 COLUMBIA COUNTY, FL
 PLAT DATE: 7/7/2022
 FIELD SURVEY DATE:
 6/26/2022

BOUNDARY SURVEY FOR:
HUD PROPERTIES

INNOVATE!
 Engineering & Surveying
 PHONE: 229-249-9113 www.innovatees.com
 14-N. Patterson Street, Valdosta, GA 31602



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have little impact on the existing infrastructure, public utilities or schools. Per the proposed zoning, the maximum number of dwelling units will be 46. Apartments are assumed to have 2 bedrooms.

Criteria for analyses:

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

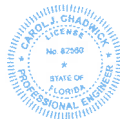
Summary of analyses:

- Trip generation: 29 Peak PM trips & 306 Total ADT
- Potable Water: 9200 gallons per day
- Potable Water: 9200 gallons per day
- Solid Waste: 2014 c.y. 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=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.03.14 20:03:58 -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 #FL23494



**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	46.00	305.90	28.52

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

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)
Apartment	200.00	46	9200

* 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. ASSUMES 2 BEDROOM APARTMENT

Solid Waste Analysis

Use	c.y./unit/year	units	Total (c.y. per year)
Apartment	43.80	46.00	2014.80

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 9, 2024

re: Sugarmill Apartments Phase 2 of the requirements of Article 12 of the Land Development Regulations

The Sugarmill Apartments Phase 2 proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

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

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

- b) The existing land use pattern.

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

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

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

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

Analysis: The site will have 46 dwelling units. The site is in close proximity to an elementary school and a middle school. The site will connect to public sewer and water systems.

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

Analysis: The subject property is phase 2 of the existing apartment complex in an existing single and multi-family area.

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

Analysis: The proposed changes will bring additional housing to the area.

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

□

Analysis: The proposed changes will not cause adverse living conditions in the neighborhood.

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

Analysis: Traffic will increase on SW Grandview Avenue but will not overtax the road system.

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

Analysis: No drainage problems will be created with the zoning change.

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

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

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

Analysis: The zoning change will not adversely affect the property values in the area.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties in the area.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The proposed multi-family use is in not allowed in the current zoning.

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

Analysis: The proposed changes will bring much needed additional housing to the area.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

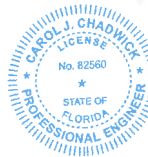
- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

□

Analysis: the access to the site will be a continuation of an existing apartment complex. The development of the site will add much needed housing to the community.

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: 2024.03.14
20:03:37 -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 #FL23494

DESCRIPTION:

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 2/1/2024

Parcel: << 06-4S-17-08006-001 (44044) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info Result: 1 of 0

Owner	MHPJR, LLC P O BOX 3243 VALDOSTA, GA 31604		
Site			
Description*	COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 416. ...more>>>		
Area	2.33 AC	S/T/R	06-4S-17
Use Code**	VACANT (0000)	Tax District	1

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

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$72,789	Mkt Land	\$72,789
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$72,789	Just	\$72,789
Class	\$0	Class	\$0
Appraised	\$72,789	Appraised	\$72,789
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$72,789	Assessed	\$72,789
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789	Total Taxable	county:\$72,789 city:\$72,789 other:\$0 school:\$72,789



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2021	\$100,000	1455/1116	WD	V	Q	01

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.330 AC	1.0000/1.0000 1.0000/1.4200000 /	\$31,240 /AC	\$72,789

Search Result: 1 of 0

Inst: 202112025899 Date: 12/22/2021 Time: 9:03AM
Page 1 of 4 B: 1455 P: 1116, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
Deputy Clerk Doc Stamp-Deed: 700.00

Prepared by and return to:
Ralph R. Deas, Esquire
The Law Office of Ralph R. Deas, P.A.
227 SE Hernando Avenue
Lake City, FL 32025
(386) 754-0771
File Number: 2021-184

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 7th day of December, 2021 between **Conner Investments of Florida, Inc., a Florida Corporation** whose post office address is **1167 SW GRANDVIEW ST., Lake City, FL 32025**, grantor, and **MHPJR, LLC, a Florida Limited Liability Company** whose post office address is **1394 S. MARION AVE, Lake City, FL 32025**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

See Attached "Exhibit A" and "Exhibit B"

Parcel Identification Number: 08022-005, 08022-007, 08022-006, 08022-008

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..

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

Signed, sealed and delivered in our presence:

Jeanette Kirby
Witness
Printed Name: Jeanette Kirby
Shirley Davis
Witness
Printed Name: Shirley Davis

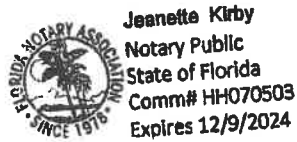
Conner Investments of Florida, Inc., a Florida Corporation

By Chad Conner
Chad Conner, President

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2021 by Chad Conner, President of Conner Investments of Florida, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]



Jeanette Kirby
Notary Public
Print Name: Jeanette Kirby
My Commission Expires: 12/9/24

Exhibit "A"

Parcel 11

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of $\frac{3}{4}$ of NW $\frac{1}{4}$ of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 207.22 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 209.10 feet; thence S 01°00'36" E, a distance of 106.51 feet; thence S 79°47'18" W, a distance of 311.76 feet; thence N 01°00'36" W, a distance of 135.18 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of $\frac{3}{4}$ of NW $\frac{1}{4}$ of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.96 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 329.00 feet; thence N 86°10'36" E, a distance of 391.23 feet; thence N 01°00'36" W, a distance of 106.50 feet to the Point of Beginning; thence continue N 01°00'36" W, a distance of 106.50 feet; thence N 86°33'08" E, a distance of 242.16 feet; thence S 01°00'36" E, a distance of 105.00 feet; thence S 86°31'51" W, a distance of 242.22 feet to the Point of Beginning. Parcel contains 0.59 acres, more or less.

Exhibit "B"

Parcel 12

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 416.32 feet to the Point of Beginning; thence N 87°34'04" E, a distance of 242.07 feet; thence S 01°00'36" E, a distance of 103.63 feet; thence S 86°53'08" W, a distance of 242.16 feet; thence N 01°00'36" W, a distance of 106.51 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.

ALSO:

Parcel 14

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 6:

A part of NW of NW of said Section 6, being more particularly described as follows: Commence at the Northeast corner of the NW of NW of said Section 6 and run thence S 00°54'13" E, along the East line thereof, a distance of 988.49 feet to a point on the centerline of Summers Road; thence N 87°34'04" E, a distance of 24.95 feet to the East right of way of Summers Road; thence S 01°05'35" E, a distance of 329.00 feet; thence N 86°10'36" E, a distance of 391.29 feet to the Point of Beginning; thence continue N 86°10'36" E, a distance of 242.29 feet; thence N 01°00'36" W, a distance of 108.00 feet; thence S 01°00'36" W, a distance of 108.00 feet; thence S 86°31'31" N, a distance of 342.22 feet; thence S 01°00'36" E, a distance of 106.50 feet to the Point of Beginning. Parcel contains 0.58 acres, more or less.



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

Detail by Entity Name

Florida Limited Liability Company
MHPJR, LLC

Filing Information

Document Number L21000195953
FEI/EIN Number 81-2833357
Date Filed 04/27/2021
State FL
Status ACTIVE

Principal Address

584 S.E. PERRY AVE
LAKE CITY, FL 32025

Mailing Address

P.O. 3243
VALDOSTA, GA 31604

Registered Agent Name & Address

PEAVY, MARVIN
1394 S. MARION AVE
OFFICE
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title AP

BARKSDALE, TRACIE A
PO Box 3423
Valdosta, GA 31604

Title MGR

Peavy, Marvin
P.O. Box 3243
Valdosta, GA 31604

Annual Reports

Report Year	Filed Date
-------------	------------

2022 02/07/2022
2023 02/14/2023

Document Images

02/14/2023 – ANNUAL REPORT	View image in PDF format
02/07/2022 – ANNUAL REPORT	View image in PDF format
04/27/2021 – Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, Marvin Peavy (owner name), owner of property parcel

number 06-4S-17-08006-001 (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 Covington, 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.

Marvin Peavy (Owner Signature) Date 3-11-24

NOTARY INFORMATION:
 STATE OF: Georgia COUNTY OF: Peach

The above person, whose name is Marvin Peavy, personally appeared before me and is known by me or has produced identification (type of I.D.) Georgia Drivers License on this 11 day of March, 20 24.

Carla Hudson
 NOTARY'S SIGNATURE



Columbia County Tax Collector

generated on 2/7/2024 10:28:52 AM EST

Tax Record

Last Update: 2/7/2024 10:27:47 AM EST

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			
R08006-001	REAL ESTATE	2023			
Mailing Address		Property Address			
MHPJR, LLC PO BOX 3243 VALDOSTA GA 31604		GEO Number 064S17-08006-001			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description)					
06-4S-17 0000/00002.33 Acres COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E 207.22 FT TO POB, CONT E 209.10 FT, S 106.51 FT, W 211.76 FT, N 135.18 FT TO POB. (PRCL 11) & COMM NE COR OF NW1/4 OF NW1/4, RUN S 988.49 FT TO A PT ON C/L OF SUMMERS RD, E See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	72,789	0	\$72,789	\$356.67
BOARD OF COUNTY COMMISSIONERS	7.8150	72,789	0	\$72,789	\$568.85
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	72,789	0	\$72,789	\$54.45
LOCAL	3.2170	72,789	0	\$72,789	\$234.16
CAPITAL OUTLAY	1.5000	72,789	0	\$72,789	\$109.18
SUWANNEE RIVER WATER MGT DIST	0.3113	72,789	0	\$72,789	\$22.66
LAKE SHORE HOSPITAL AUTHORITY	0.0001	72,789	0	\$72,789	\$0.01
Total Millage		18.4914	Total Taxes		\$1,345.98
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$1,345.98
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
12/28/2023	PAYMENT	6400308.0001	2023	\$1,305.60

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

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, April 9, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **SPR 24-04**, Petition submitted by Dalton Kurtz, (agent) for Juston Trimback, (owner), for a Site Plan Review for Legends at Lake City, in a Residential Multi-Family 2 zoning district, and located on parcel 02463-000, which is regulated by the Land Development Regulations Section 4.9.
2. **CPA24-01 and Z24-01**, Petition submitted by Carol Chadwick, (agent) for MHP JR, LLC (owner), for Comprehensive Plan Amendment to the Future Land Use and a Rezoning to the Official Zoning Atlas of land located in the Residential Single Family-2 County zoning districts, on parcel 08006-001
3. **LDR 24-03**, Text amendment to the Land Development Regulations Section 4.2 and Sections 4.4 through 4.17, to amend the parking requirements for the City of Lake City.

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.

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

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Agenda items-

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Robert Angelo
Planning and Zoning Tech.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, March 25, 2024 10:01 AM
To: Angelo, Robert
Subject: RE: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

Confirmed

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 9:57 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

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, March 25, 2024 9:30 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 77065 RE: Planning and Zoning Meeting Notice for 04-09-2024

Good morning!

Proof attached for approval to run 3x5.5 272.25

Thank you

Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, March 25, 2024 8:24 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Planning and Zoning Meeting Notice for 04-09-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **March 28, 2024** paper.

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



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

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2. **CPA24-01 and Z24-01**, Petition submitted by Carol Chadwick, (agent) for MHP JR, LLC (owner), for Comprehensive Plan Amendment to the Future Land Use and a Rezoning to the Official Zoning Atlas of land located in the Residential Single Family-2 County zoning districts, on parcel 08006-001
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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>

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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.

A photograph of a white sign with red text and a small graphic, posted in a wooded area. The sign is titled 'PUBLIC NOTICE' in large red letters. Below the title is a smaller graphic that appears to be a map or a diagram with some text, but it is too small to read. The sign is supported by a metal stake. The ground is covered with a thick layer of brown, fallen leaves. In the background, there are dense green bushes and trees. Two white circular markers are visible at the top of the image, likely from the camera's lens.

PUBLIC NOTICE

CITY OF LAKE CITY NOTICE LAND USE ACION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMIL-2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

A parcel of land lying in Section 06, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows:

PARCEL 06-4S-17-08006-001

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 acres, more or less

WHEN;	April 9 th , 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**

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, March 26, 2024 9:14 AM
To: Angelo, Robert
Subject: RE: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Confirmed

Thank you
Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, March 26, 2024 9:06 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, March 26, 2024 8:39 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 808570 808569 RE: Legal Ad Notice for CPA24-01 and Z24-01

Good morning,

Two proofs attached for approval by noon tomorrow.

Thank you

Kym Harrison • 386-754-0401
1086 SW Main Blvd. Suite 103, Lake City, FL 32025
Serving 4 counties in North Florida

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
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From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, March 26, 2024 8:22 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Legal Ad Notice for CPA24-01 and Z24-01

Kym

Please publish in the legal section of the Lake City Reporter on **March 28, 2024.**

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



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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 03/26/24 08:35 by kharr-cn

Acct #: 45150

Ad #: 808569

Status: New WHOLD

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

Start: 03/28/2024 Stop: 03/28/2024
Times Ord: 1 Times Run: ***
STD 1.00 X 18.91 Words: 748
Total STD 18.91
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 312.02

Affidavits: 1
Ad Descrpt: CPA24-01
Descr Cont: NOTICE OF PUBLIC HEARINGS
Given by: *

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

P.O. #:
Created: kharr 03/26/24 08:33
Last Changed: kharr 03/26/24 08:35

PUB ZONE EDT TP RUN DATES
LCR A 96 S 03/28

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 April 9, 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.

(1) CPA 24-01, an application by Carol Chadwick, P.E., as agent for MHP JR, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY COUNTY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) for the property described, as follows:

PARCEL 06-4S-17-08006-001
All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar

with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 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).

808569
March 28, 2025

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 03/26/24 08:36 by kharr-cn

Acct #: 45150

Ad #: 808570

Status: New WHOLD

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

Start: 03/28/2024 Stop: 03/28/2024

Times Ord: 1 Times Run: ***

STD 1.00 X 18.56 Words: 727

Total STD 18.56

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 306.24

Affidavits: 1

Ad Descrpt: Z24-01

Descr Cont: NOTICE OF PUBLIC HEARINGS

Given by: *

P.O. #:

Created: kharr 03/26/24 08:35

Last Changed: kharr 03/26/24 08:36

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 03/28

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 April 9, 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.

(1) Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMILY 2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:

PARCEL 06-4S-17-08006-001
All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 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).

805570
March 28, 2024

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 April 9, 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.

- (1) CPA 24-01, an application by Carol Chadwick, P.E., as agent for MHP JR, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, LOW DENSITY COUNTY (less than or equal to 2 dwelling units per acre) to RESIDENTIAL, HIGH DENSITY (less than or equal to 20 dwelling units per acre) for the property described, as follows:

PARCEL 06-4S-17-08006-001

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°27'58" E a distance of 207.22' to the Point of Beginning. From said Point of Beginning run thence N 87°27'58" E a distance of 451.07' to a 4x4 concrete monument; thence S 01°03'23" E a distance of 312.46' to an offset rebar found cap #7042 1.35' South of the corner; thence S 85°55'52" W a distance of 242.15' to a 2x2 concrete monument "Britt"; thence N 01°04'27" W a distance of 212.37' to a 4x4 concrete monument "Britt"; thence S 79°42'50" W a distance of 211.70' to a 4x4 concrete monument "Britt"; thence N 01°05'32" W a distance of 135.13' to a 1/2" rebar with cap "Britt" and being the Point of Beginning. Said tract having an area of 2.33 acres.

ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 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@lcfra.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).

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 April 9, 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.

- (1) Z24-01, an application by Carol Chadwick, as agent for MHP JR, LLC owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL SINGLE FAMIL-2 COUNTY (RSF-2 Co) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property described, as follows:
PARCEL 06-4S-17-08006-001

All that tract or parcel of land situate, lying and being in Section 6, Township 4 South, Range 17 East, Columbia County, Florida and being more particularly described as follows:

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ALL TOGETHER WITH AND SUBJECT TO a 20' Ingress/Egress Easement and described as follows:

For a Point of Commencement, start at the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section 6; run thence S 01°00'19" E a distance of 988.49' to a point; thence N 87°28'03" E a distance of 24.97' to a point; thence S 01°11'41" E a distance of 309.38' to the Point of Beginning. From said Point of Beginning run thence N 85°55'52" E a distance of 381.08' to a point; thence N 01°04'27" W a distance of 191.25' to a point; thence N 79°42'50" E a distance of 20.26' to a point; thence S 01°04'27" E a distance of 213.47' to a point; thence S 85°55'52" W a distance of 401.06' to a point; thence N 01°11'41" W a distance of 20.03' to the Point of Beginning.

Containing 2.33 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.

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March 15, 2024

To Whom it May Concern

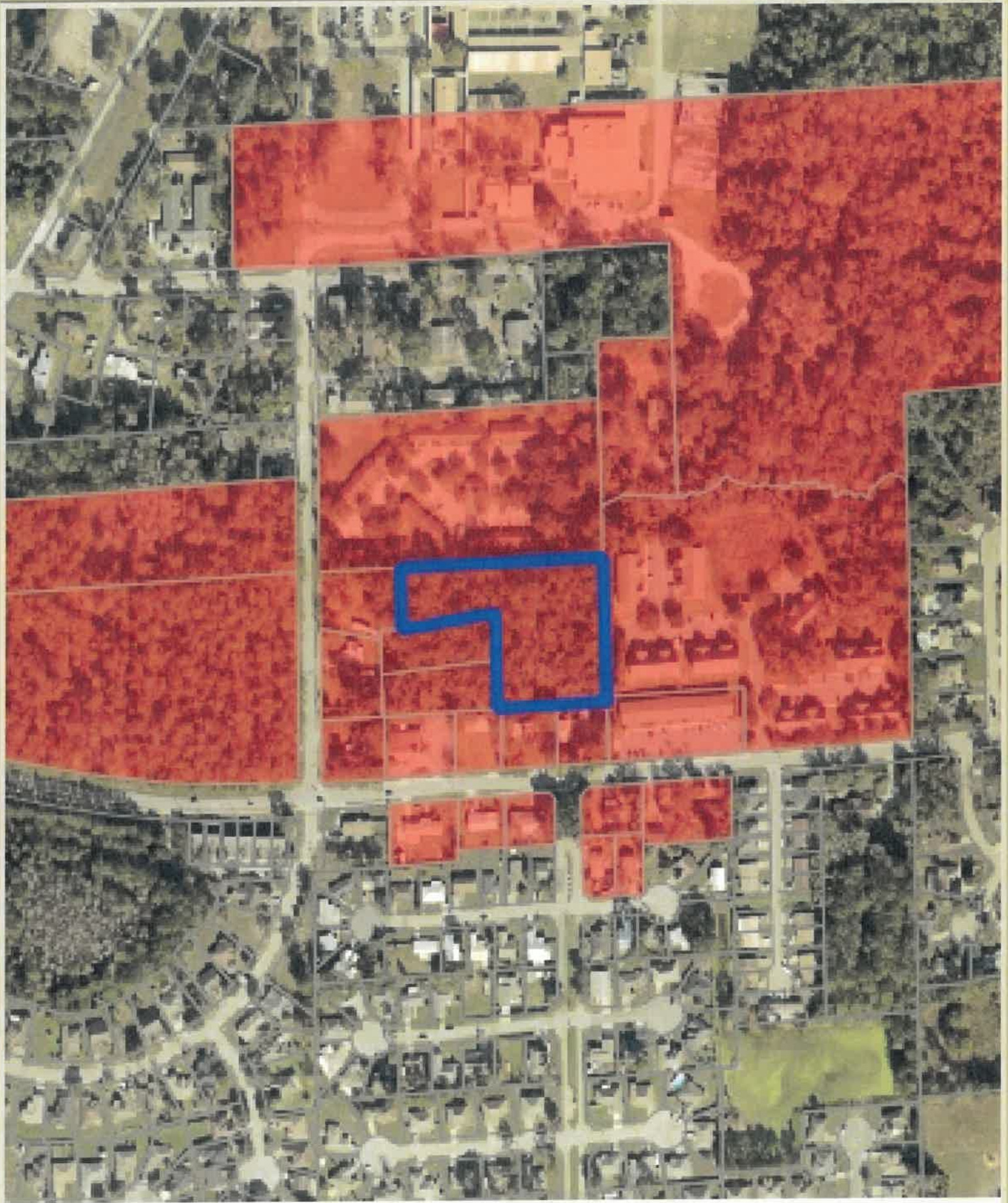
On April 9, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N. Marion. At this meeting we will be hearing a petition to rezone parcel 08006-001 from Residential Single Family-2 County to Residential Multi-Family 2 City and to amend the Future Land Use from Residential Low County, allowing two (2) dwelling units per acres, to Residential High, allowing for twenty (20) dwelling units per acre.

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



0 480 960 1440 1920

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
BOONE JAMES	182 SW GROUSE PL	.	LAKE CITY	FL	32025	
MHPJR, LLC	P O BOX 3243	.	VALDOSTA	GA	31604	
SCHOOL BOARD OF COLUMBIA CO MIDDLE SCHOOL	372 W DUVAL ST	.	LAKE CITY	FL	32055	
MILLIGAN MARTHA	12021 MCCORMICK RD #801	.	JACKSONVILLE	FL	32225	
LIGHTNER VERA LEE	843 LONGFELLOW ST NW	.	WASHINGTON	DC	20011	
MOBLEY CHARLES E	P O BOX 402	C/O BERNICE PRESLEY	LAKE CITY	FL	32056	
CONKLIN JUDITH	925 SW ALEXANDRIA BLVD	.	LAKE CITY	FL	32025	
CONERSTONE DEVELOPMENT GROUP LLC	180 NW AMENITY CT	.	LAKE CITY	FL	32055	
HUD PROPERTIES LLC	PO BOX 3243	.	VALDOSTA	GA	31604	
VANN AND WATSON PROPERTIES LLC	164 NW MADISON ST	.	LAKE CITY	FL	32055	
HUD PROPERTIES LLC	P O BOX 3243	.	VALDOSTA	GA	31604	
KICKER DALEE	4603 RIVERSIDE OAKS	.	KINGWOOD	TX	77345	
CRAFT DAVID WAYNE	2327 S MARION AVE	.	LAKE CITY	FL	32025	
J & J FLORIDA DEVELOPMENT LLC	242 SE MIMOSA PL	.	LAKE CITY	FL	32025	
AUGER LAURENT K	1152 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CONNER ELECTRIC INC	1198 SW LAKE MONTGOMERY AVE	.	LAKE CITY	FL	32025	
WELLS PRUDENCE MICHELLE	1170 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CHUNG WAIMING	1196 SW GRANDVIEW ST	.	LAKE CITY	FL	32055	
SCHMIDT LAURIE R	1197 SW GRANDVIEW ST	.	LAKE CITY	FL	32025	
CATHERINE BROWN TRUST	410 G ST NE	.	WASHINGTON	DC	20002	
WILSON GARY W	1114 SW TIMMY LANE	.	LAKE CITY	FL	32025	
PERRY JESSE	259 WINTER WAY	.	LAKE CITY	FL	32025	
LIGHTNER VERA L	843 LONGFELLOW ST NW	.	WASHINGTON	DC	20011	
LAKE CITY VILLAS RRH LTD	3111 PACES MILL RD	SUITE A-250	ATLANTA	GA	30339	

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 ZIP CODE: 32025

Certified Mail Fee \$4.40

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

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<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 \$0.63

Total Postage and Fees \$5.03

Sent to: [Redacted]

Street and Zip No., or PO Box No.: [Redacted]

City, State, ZIP+4®: [Redacted]

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

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 ZIP CODE: 32095

Certified Mail Fee \$4.40

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

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<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 \$0.63

Total Postage and Fees \$5.03

Sent to: [Redacted]

Street and Zip No., or PO Box No.: [Redacted]

City, State, ZIP+4®: [Redacted]

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

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Label ID: GA 31694
 ZIP CODE: 31694

Certified Mail Fee \$4.40

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

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<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 \$0.68

Total Postage and Fees \$5.08

Sent to: [Redacted]

Street and Zip No., or PO Box No.: [Redacted]

City, State, ZIP+4®: [Redacted]

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

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 ZIP CODE: 32025

Certified Mail Fee \$4.40

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

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<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 \$0.68

Total Postage and Fees \$5.08

Sent to: [Redacted]

Street and Zip No., or PO Box No.: [Redacted]

City, State, ZIP+4®: [Redacted]

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

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

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<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 \$0.62

Total Postage and Fees \$5.02

Sent to: [Redacted]

Street and Zip No., or PO Box No.: [Redacted]

City, State, ZIP+4®: [Redacted]

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

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For delivery information, visit our website at www.usps.com

Label ID: FL 32025
 ZIP CODE: 32025

Certified Mail Fee \$4.40

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

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<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 \$0.62

Total Postage and Fees \$5.02

Sent to: [Redacted]

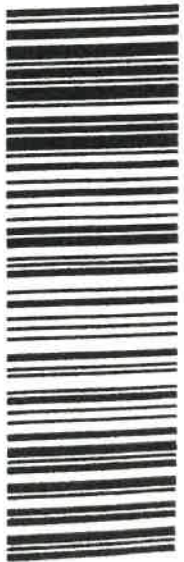
Street and Zip No., or PO Box No.: [Redacted]

City, State, ZIP+4®: [Redacted]

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

1459 NW Wayne Place
Lake City, FL 32058

CERTIFIED MAIL



9589 0710 5270 1174 6704 54

Schmidt Louise R
1197 SW Grendwines St
Lake City, FL 32025

Retail



32025

RDC 99

\$5.1

R2305K

U.S. PC
FCM LE
LAKE C
MAR 20

1459 NW 5th Avenue Place
Lakeland City, FL 32805

Wells Prudence Michelle
1170 SW Grandchester ST
Lakeland City, FL 32805



9589 0710 5270 1174 6704 61

Retail



UNITED STATES
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RDC 99



32025

Lake City to 222
1459 NW Wayne Place
Lake City FL 32025

Chung Waiming
1196 SW Grandview St
Lake City, FL 32025

CERTIFIED MAIL



9589 0710 5270 1174 6704 78

Retail



32025

RDC 99

U.S.
FCM
LAKE
MAR
\$5
R230

1459 NW Wayne Place
Lake City, FL 32025

Perry Jesse
259 Winter Way
Lake City, FL 32025

CERTIFIED MAIL

9589 0710 5270 1174 6705 15



Retail



RDC 99

32025



Lake City, FL 32055
1459 NW Weavie Pl.

School Board of Columbia County
Attn: Middle School
372 W. Duval St
Lake City, FL 32055

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LAKE CITY FL 32055

Wilson Gary W
1114 SW Timmy Lane
Lake City, FL 32055



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RDC 99



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FCM LE
LAKE C
MAR 20

\$5.1

R2305K

1459 NW Wayne Place
Lake City, FL 32055

CERTIFIED MAIL



9589 0710 5270 1174 6704 85

Charles E Mobrey C/O Bernice Presley
PO BOX 402
Lake City, FL 32056

Retail



32056

RDC 99

\$5.

R2305

U.S. P
FCML
LAKE
MAR 2

1459 NW Oceanine Place
Lakeland, FL 32855

CERTIFIED MAIL



9589 0710 5270 1174 6704 47

Conner Electric Inc
1198 SW Lakeland Montgomery Ave
Lakeland, FL 32805

Retail



RDC 99



32025

1459 NW Wayne Place
Lake City, FL 32055

CERTIFIED MAIL



9589 0710 5270 1174 6704 30

Anger Laurent Y
1152 SW Grandisica ST
Lake City, FL 32025

Retail



32025

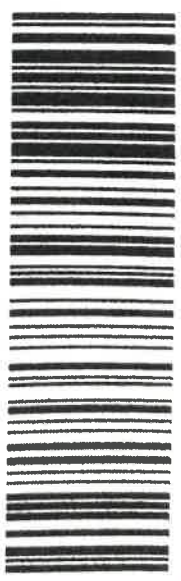


RDC 99

1451 NW Wayne Place
Lake City, FL 32025

Craft David Wayne
2327 S Marion Ave
Lake City, FL 32025

CERTIFIED MAIL



9589 0710 5270 1174 6704 09

Retail



32025

RDC 99

U.S. POST
FCM LETT
LAKE CITY
MAR 20, 2011

\$5.00

R2305K138

1459 NW Wayne Pl.
Lakeland, FL 32055

Cornerstone Development Group LLC
180 NW Amenity Ct
Lakeland, FL 32055

CERTIFIED MAIL



9589 0710 5270 1174 6703 93

Retail



32055

RDC 99

U F L M R
\$

1459 NW WAYNE PLACE
LAKE CITY, FL 32055

Judith Conklin
925 SW ALEXANDRIA BLVD
LAKE CITY, FL 32055

CERTIFIED MAIL



9589 0710 5270 1174 6703 62

Retail

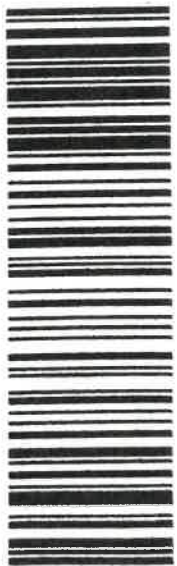


32025

RDC 99

U.S.
FCM
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R2: \$1

1459 NW Sycamore Place
Lake City, FL 32025



9589 0710 5270 1174 6703 24

James Boone
182 SW Grouse Pl
Lake City, FL 32025

Retail



RDC 99

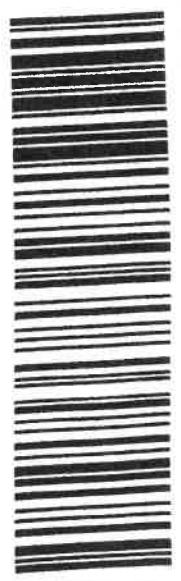


32025

1459 NW Wayne Place
Lake City, FL 32055

Kicker Drake
4603 Riverside Oaks
Kingwood, TX 77345

CERTIFIED MAIL®



9589 0710 5270 1174 6704 16

Retail



RDC 99



773

1459 NW Wynn Rd
Lake City, FL 32057

CERTIFIED MAIL



9589 0710 5270 1174 6704 92

RDC 99



Retail



30339

U.S.
FCL
LAK
MAF
R23K

Lake City NVAS R2H LTD

3111 Paces Mill Rd

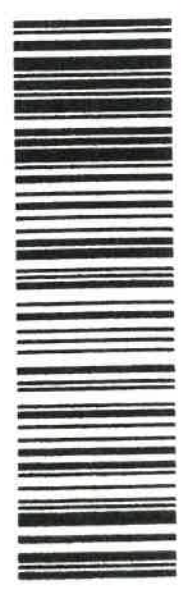
Suite A-25D

Atlanta, GA 30339

1459 NW Wayne
Place
Lake City FL 32055

Catherine Brown Trst
410 G ST NE
Washington, DC ~~20002~~
20002

CERTIFIED MAIL



9589 0710 5270 1174 6705 39

Retail



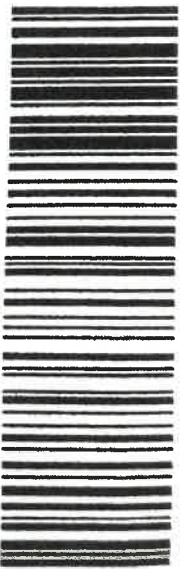
RDC 99



20002

1459 NW Wayne Place
Lake City, FL 32805

9589 0710 5270 1174 6705 08



Retail



RDC 99

Nera Lighter
843 Longfellow ST NW
Washington, DC 20011



20011

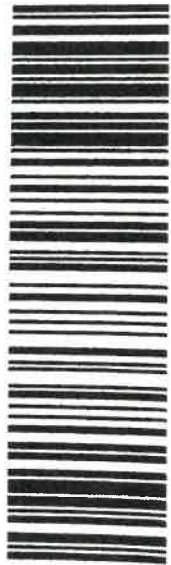
R2305

\$5.

U.S. PC
FCM LE
LAKE C
MAR 20

1459 NW Wayne Pl
Lake City, FL 32055

CERTIFIED MAIL



9589 0710 5270 1174 6703 31

MHPJR, LLC
PO Box 3243
Jalisco, CA
95031

Retail



RDC 99



31804

1459 NW USWINE PL
LAKE CITY, FL 32055

Nann and Watson Properties, LLC
164 NW Madison St
LAKE CITY, FL 32055

VERIFIED MAIL



9589 0710 5270 1174 6703 85

Retail



32055

RDC 99

U.S. POSTAGE
FCM LETTER
LAKE CITY, FL
MAR 20, 2024

\$5.08

R2305K136041

1459 NW Wynn Place
Lakeland City FL 32055

CERTIFIED MAIL®



9589 0710 5270 1174 6704 23

Retail



UNITED STATES
POSTAL SERVICE®

RDC 99



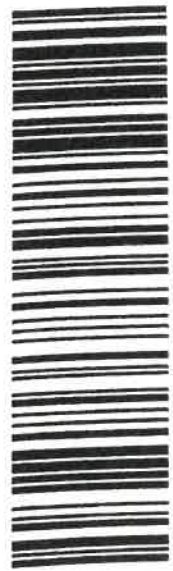
32025

J & J FL Development, LLC
242 SE Mimosa PL
Lakeland City, FL 32025

1459 New Wayne Place
Lake City, FL 32055

Milligan Maetha
1201 McCormick Rd #801
Jacksonville, FL 32225

CERTIFIED MAIL



9589 0710 5270 1174 6703 48

Retail



UNITED STATES
POSTAL SERVICE

RDC 99



32225

U.S.
FCM
LAKI
MAR
\$5
R230

1459 NW Wayne Place
Lake City, FL 32055

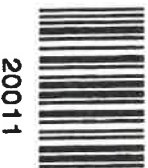
~~Lighthouse~~ Vera Lee
843 Longfellow ST NW
Washington, DC 20011

CERTIFIED MAIL



9589 0710 5270 1174 6703 55

Retail



20011

\$5.08

R2305K136041

RDC 99

U.S. POSTAGE
FCM LETTER
LAKE CITY, FL 3
MAR 20, 2024

1459 New Avenue Place
Lake City, PA 32055

HUD Properties, LLC
PO BOX 3443
Valdosta, GA
31604

CERTIFIED MAIL

9589 0710 5270 1174 6703 79



Retail

RDC 99



31604

U.S. POST
FCM LETT
LAKE CITY
MAR 20, 2
\$5.00
R2305K13

Exhibit 1 for Ordinance No. 2024-2284

Schedule of ADS, Letter to BOCC, and Adoption

- ✓ Letter to BOCC April ~~22~~ 23
- ✓ Notice sent to LCR by April 29 for publication on May 2 and May 9 for display ad.
- Notice sent to LCR by May 20 for publication on May 23.
- First reading of ordinance on May 20. *Sent to Attorney on 4/29*
- Second reading of ordinance on June 3.

*Currently 2020
County Commercial Intensive
will be rezoned
As City Commercial
Intensive
with 50:1 Chute*



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

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

Petitioner(s): PEURRUNG, VICTORIA

Whose mailing address is: 2194 W US Highway 90, Lake City, Florida 32055

2194 + 2196 W US Hwy 90

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

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition) the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1272, Pages 0426, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for Commercial / Retail use and is zoned C1 (Commercial, Intensive) Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

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

DATED this 8th day of March, 2024

Signed, sealed and delivered in the presence of:

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

Summer Nunez

(Witness) Printed Name

[Signature]

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

PEURRUNG, VICTORIA

(Owner) Printed Name

[Signature]

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

STATE OF FL

COUNTY OF Columbia

I HEREBY CERTIFY that on this day, March 8th 2024, personally appeared before me, by means of Physical presence or online notarization, who is personally known to me or who has produced Driver's License as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 8th day of March, 2024

(Notary Seal on)



[Signature] Notary Public, State of FLORIDA

Personally Known

OR Produced Identification



Type of Identification Produced

Driver's License



Columbia County Property Appraiser

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

PARCEL: 36-3S-16-02631-000 (10740) | STORES/1 STORY (1100) | 0.583 AC

LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,

VYP, LLC
 Owner: 794 SW MANDIBI DR
 LAKE CITY, FL 32024
 Site: 2196 W US HIGHWAY 90, LAKE CITY
 Sales 3/29/2014 \$180,000 I(Q)
 Info 1/26/2006 \$100 I(U)
 12/9/2003 \$100 I(U)

2024 Working Values			
Mkt Lnd	\$228,600	Appraised	\$263,379
Ag Lnd	\$0	Assessed	\$263,379
Bldg	\$34,779	Exempt	\$0
XFOB	\$0	county:	\$239,425
Just	\$263,379	Total	city:\$0
		Taxable	other:\$0
			school:\$263,379

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 4/11/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



**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.

REVISIONS

NO.	DESCRIPTION OF REVISION	DATE	BY
1	ADJUSTED LINE		
2	ADJUSTED LINE		
3	ADJUSTED LINE		
4	ADJUSTED LINE		
5	ADJUSTED LINE		
6	ADJUSTED LINE		
7	ADJUSTED LINE		
8	ADJUSTED LINE		
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11	ADJUSTED LINE		
12	ADJUSTED LINE		
13	ADJUSTED LINE		
14	ADJUSTED LINE		
15	ADJUSTED LINE		
16	ADJUSTED LINE		
17	ADJUSTED LINE		
18	ADJUSTED LINE		
19	ADJUSTED LINE		
20	ADJUSTED LINE		



RECORD LEGAL DESCRIPTION

LOT 2, 3, 4 AND 5 BLOCK A, WESTWOOD PARK, SECTION 3, ACCORDING TO THE PUBLIC RECORDS OF COVADILLA COUNTY, FLORIDA, A SUBDIVISION EMBODIED IN A PART OF THE SW 1/4 OF SECTION 36, ACCORDING TO MAP OF SALES C.W. BROWN AND W.M. WILBERS, SURVEYS, PART OF THE S.W. 1/4 OF SECTION 36, ACCORDING TO MAP OF SALES C.W. BROWN AND W.M. WILBERS, LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

TITLE COMMITMENT EXCEPTION NOTES

AND EXCEPTING LOT 25, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

UTILITY CONTACTS

UTILITY TYPE	CONTACTS	PHONE NUMBERS
SEWERAGE MAIN	CONCRETE CONTRACTORS	604-532-2100
CITY OF TAMPA	CITY OF TAMPA	813-241-4600
FLORIDA POWER & ELECTRIC LIGHT-COLUMBIA	FLORIDA POWER & ELECTRIC LIGHT-COLUMBIA	888-538-4400
FIBER	MICHELLE BEUSOM	813-855-0550
FIBER	MIKE SCOTT	888-792-5450
FIBER	DAVID HUBBARD	386-286-2800
WATER	DAVID HUBBARD	386-286-2800
GAS	DAVID HUBBARD	386-286-2800
A.T. & T. DISTRIBUTION	DAVID HUBBARD	386-286-2800
TELEPHONE	DAVID HUBBARD	386-286-2800
ELECTRIC	DAVID HUBBARD	386-286-2800

LIST OF POSSIBLE ENCROACHMENTS

WITHOUT REPRESENTING AN OPINION AS TO COMPLIANCE OR VIOLATION, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED. ADDITIONAL MATTERS MAY EXIST THAT ARE NOT INCLUDED IN THIS LIST.

1. - CBRM CROSSER PROPERTY LINE

GENERAL SURVEY NOTES:

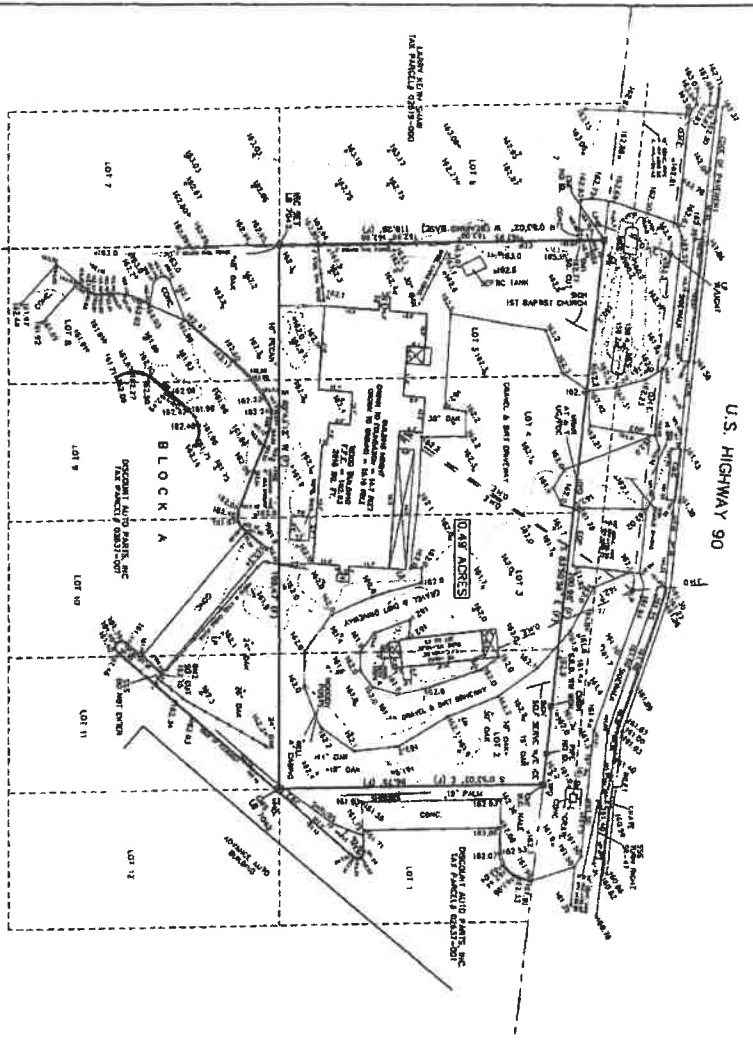
- This survey was made in accordance with laws and/or Minimum Standards of Practice of the State of Florida.
- The base of station for this survey is the Surveying P.M. of W. U.S. Highway 90, Boring 583737214.
- The property described herein is the same as the property described in Chicago Title Insurance Company's Commitment No. 11388175 with an Effective Date of May 26, 2023 and that of Atlanta Community Commitment No. 11388175 with an Effective Date of May 26, 2023 and that of Atlanta Community Commitment No. 11388175 with an Effective Date of May 26, 2023. The location of the site or otherwise known to not have been previously shown or otherwise noted on the title of the subject property.
- Said described property is located within an area having a Home Occupancy by the Federal Emergency Management Agency (FEMA) 500 Flood Insurance Rate Map, No. 130203221C, with a date of February 10, 2021. The Flood Insurance Rate Map (FIRM) is available at the following URL: <https://www.fema.gov/flood-maps>. It is noted that the Flood Insurance Rate Map (FIRM) is a current Flood Insurance Rate Map for the community in which said property is situated.
- The property has street access to W.U.S. Highway 90, a dedicated public street of highway.
- The total number of adjoined parking spaces on the subject property is 51, including 6 designated handicap spaces.
- The address of the subject property is 510 E. Memorial Road, Suite A-1, Ocala, Florida 32071-1200.
- Surveyor not present for proposed changes to street right-of-way lines. No evidence of street easement, easement, or other right-of-way was observed in the process of conducting the fieldwork.
- No evidence of dirt use as a solid waste dump, stump or sapling landfill in the process of conducting the fieldwork.
- Utility Note: Observed evidence of utilities has been shown pursuant to Section 5, 6, and 7 of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise a true and correct representation of the existing utility system, as indicated although he used every effort that they are located as accurately as possible from information available. The surveyor has not physically located the utilities shown.
- No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service's Wetland Delineation Manual, 1996. No wetlands were delineated or otherwise noted in the process of conducting the fieldwork.
- The subject's higher-john borings were measured between the highest point of the building and the finished floor level in the approximate locations as depicted on the drawing.
- High request to adjoining property, no addition or any walls were observed.
- Surveyor has not been provided any documentation of platable utility easements.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION 3690950541, BEING 130.761 FEET (NAVD 1988), ESTABLISHED BY FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION).
- The mapped details shown herein are related to 19424 State Plane Coordinate System North Zone, NAD83(2011) BROAD 2020 0000, established per FDOT 77306.
- This survey was made on the ground and correctly shows the location of all observed surface evidence of utilities, structures and other improvements located on the property, shown as shown, based on a surface condition. There are no encroachments shown across the boundaries of the property.
- With respect to adjoining properties, no addition or party walls were observed.
- Surveyor has not been provided any documentation of platable utility easements.
- This survey was made on the ground and correctly shows the location of all observed surface evidence of utilities, structures and other improvements located on the property, shown as shown, based on a surface condition. There are no encroachments shown across the boundaries of the property.

RECORD LEGAL DESCRIPTION

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.

ALTA/ASCM LAND TITLE SURVEY

LOT 2, 3, 4 & 5, BLOCK A, WESTWOOD PARK
IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION:
 Lot 2, 3, 4 & 5 of Block A, at Westwood Park, Section 36, according to the plat of the same, recorded in Public Records of Columbia County, Florida, in subdivision records, in part of the 3d Edition of the Plat of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, dated June 2, 1964, and the plat of the first portion of the subdivision, under Item 2, 1964, and the plat of the first portion of the subdivision, recorded by the State of Florida on May 19, 1964.

NOTES:

- 1) Dimensions of lot shown are determined on the basis of 30 feet.
- 2) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 3) Bearings and distances were obtained from the surveyor's field notes and were adjusted by the least squares method.
- 4) All bearings were obtained from a magnetic meridian.
- 5) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 6) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 7) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 8) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 9) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 10) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 11) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 12) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.
- 13) The survey was made on a non-magnetic instrument in accordance with the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S.

BLOCK A	
Lot 1	Area: 12,345 sq. ft.
Lot 2	Area: 12,345 sq. ft.
Lot 3	Area: 12,345 sq. ft.
Lot 4	Area: 12,345 sq. ft.
Lot 5	Area: 12,345 sq. ft.
Lot 6	Area: 12,345 sq. ft.
Lot 7	Area: 12,345 sq. ft.
Lot 8	Area: 12,345 sq. ft.
Lot 9	Area: 12,345 sq. ft.
Lot 10	Area: 12,345 sq. ft.
Lot 11	Area: 12,345 sq. ft.
Lot 12	Area: 12,345 sq. ft.

To William D. Lippman, Surveying Properties, LLC, a Florida limited liability company, by subsection and/or design.

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2011 American Standard of Professional Surveying and Mapping, and the Florida Statutes, Chapter 119, and the Florida Surveying and Mapping Act, Chapter 349, F.S., on May 12, 2013.

Surveyor's Name: Donald F. Lee and Associates, Inc.
 Date: 5/12/2013
 Florida Reg. No. 3544

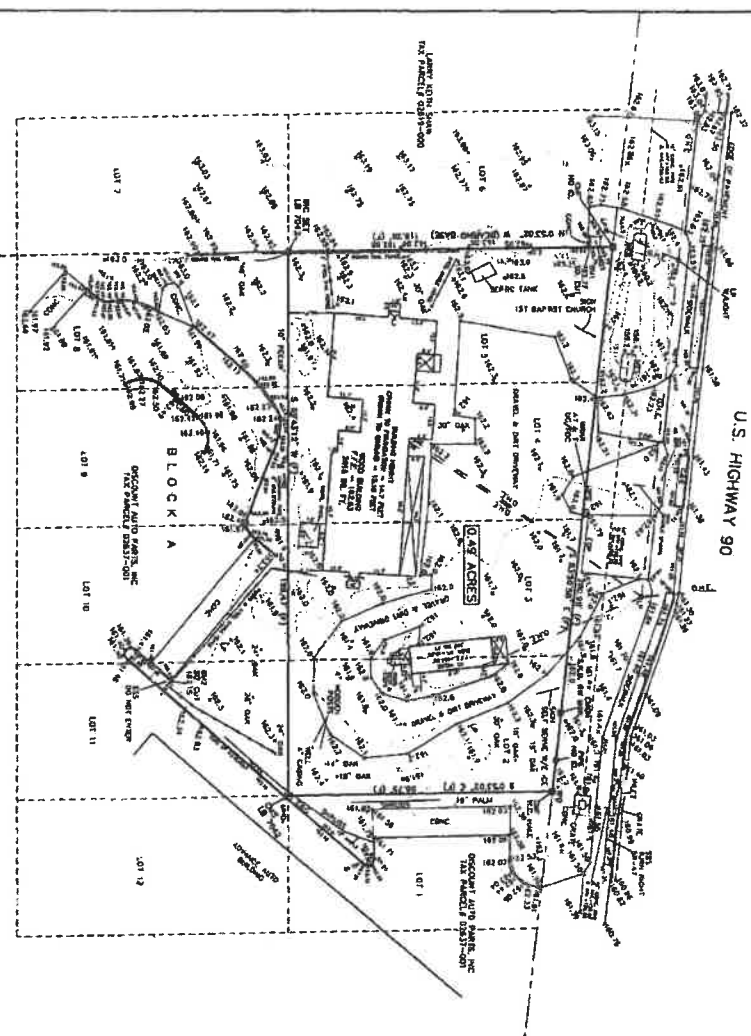
ALTA/ASCM LAND TITLE SURVEY CAD FILE: 36030

Donald F. Lee and Associates, Inc.
 SURVEYORS - ENGINEERS
 140 West Park Drive, Suite 100
 Palm Bay, Florida 32909
 Phone: (888) 254-6888 Fax: (888) 729-8188
 Website: www.donaldlee.com

DATE: 05/12/2013	SCALE: 1"=30'
DRAWN BY: A.V.G.	FIELD BOOK: 11-007
CHECKED BY: A.V.G.	MARKING: 11-007
CONTROL: T.A.D.	FILE: 8-B-30

ALTA/ASGM LAND TITLE SURVEY

LOT 2, 3, 4 & 5, BLOCK A, WESTWOOD PARK
IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



Lot No.	Area (Acres)	Remarks
1	0.00	See Note 1
2	0.00	See Note 1
3	0.00	See Note 1
4	0.00	See Note 1
5	0.00	See Note 1
6	0.00	See Note 1
7	0.00	See Note 1
8	0.00	See Note 1
9	0.00	See Note 1
10	0.00	See Note 1
11	0.00	See Note 1
12	0.00	See Note 1
13	0.00	See Note 1



DESCRIPTION:
Lots 2, 3, 4, and 5 of Block A, as depicted on the plat of the Survey of Westwood Park, Section 36, Township 3 South, Range 16 East, Columbia County, Florida, as recorded in Public Records of Columbia County, Florida, Book 10, Page 100, dated 08/12/2010, and as amended by the Official Record of the Columbia County, Florida, dated 08/12/2010, and as amended by the Official Record of the Columbia County, Florida, dated 08/12/2010, and as amended by the Official Record of the Columbia County, Florida, dated 08/12/2010, and as amended by the Official Record of the Columbia County, Florida, dated 08/12/2010.

NOTES:

- 1) Description is as shown and depicted on the plat of the plat.
- 2) Boundary lines are shown as shown on the plat of the plat.
- 3) Boundary lines are shown as shown on the plat of the plat.
- 4) Boundary lines are shown as shown on the plat of the plat.
- 5) Boundary lines are shown as shown on the plat of the plat.
- 6) Boundary lines are shown as shown on the plat of the plat.
- 7) Boundary lines are shown as shown on the plat of the plat.
- 8) Boundary lines are shown as shown on the plat of the plat.
- 9) Boundary lines are shown as shown on the plat of the plat.
- 10) Boundary lines are shown as shown on the plat of the plat.
- 11) Boundary lines are shown as shown on the plat of the plat.
- 12) Boundary lines are shown as shown on the plat of the plat.
- 13) Boundary lines are shown as shown on the plat of the plat.

In Witness Whereof, the Surveyor has hereunto set his hand and seal of office at Columbia, Florida, this 14th day of August, 2010.

Surveyor

Witness

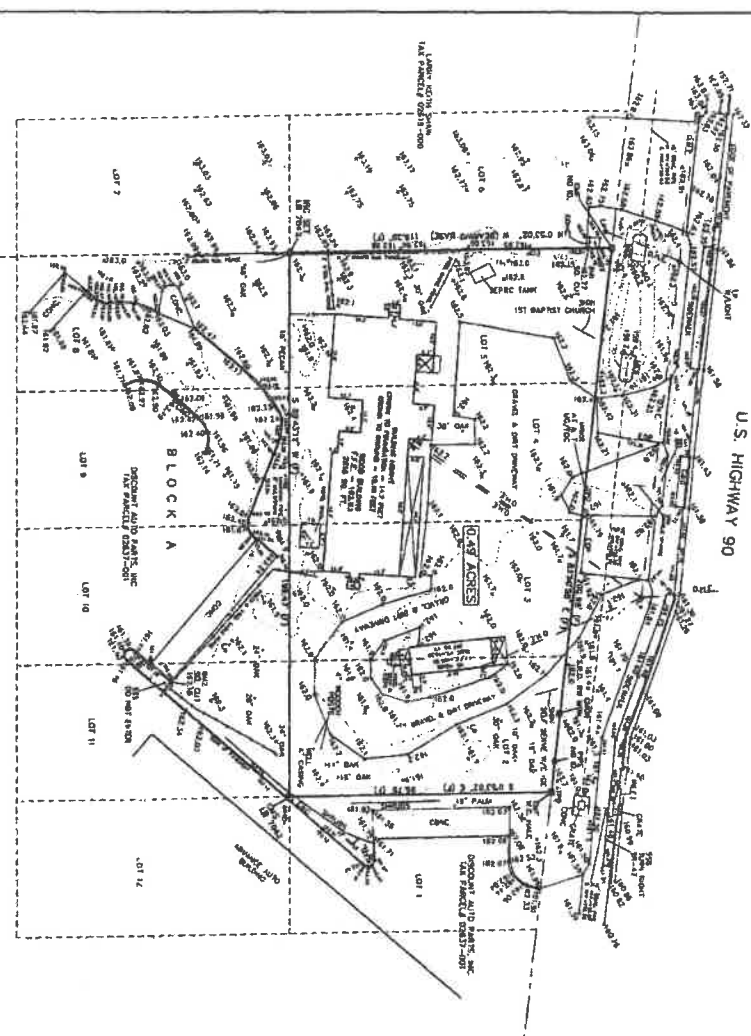
ALTA/ASGM LAND TITLE SURVEY

Donald F. Lee and Associates, Inc.
140 West 1st Street, Suite 200
Columbia, SC 29201
Phone: (803) 252-4146 Fax: (803) 252-4147

Scale: 1"=20'
Date: 08/12/2010
Drawing: A V 5
Computer: A V C
Operator: T.F.O.

ALTA/ASCM LAND TITLE SURVEY

LOT 2, 3, 4 & 5, BLOCK A, WESTWOOD PARK
 IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA



DESCRIPTION:
 The 5.26 acres of land is at Westwood Park, Section 36, Township 3 South, Range 16 East, Columbia County, Florida. This land is a portion of the land owned by the Florida Land Development Company, Inc., a corporation organized under the laws of the State of Florida. The land is being surveyed and subdivided into lots 2, 3, 4, and 5, Block A, Westwood Park. The land is being surveyed and subdivided into lots 2, 3, 4, and 5, Block A, Westwood Park. The land is being surveyed and subdivided into lots 2, 3, 4, and 5, Block A, Westwood Park.

NOTES:

- 1) Representation as shown and depicted on the face of the plat.
- 2) The survey was made by a licensed land surveyor and was conducted in accordance with the Florida Surveying and Mapping Act of 1949, as amended.
- 3) Bearings, distances, and other data were obtained from a reliable source.
- 4) All bearings were taken from a true meridian.
- 5) All distances were measured by a steel tape.
- 6) All bearings were taken from a true meridian.
- 7) All distances were measured by a steel tape.
- 8) All bearings were taken from a true meridian.
- 9) All distances were measured by a steel tape.
- 10) All bearings were taken from a true meridian.
- 11) All distances were measured by a steel tape.
- 12) All bearings were taken from a true meridian.
- 13) All distances were measured by a steel tape.

Lot	Area (Acres)	Owner
LOT 1	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 2	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 3	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 4	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 5	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 6	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 7	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 8	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 9	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 10	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 11	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017
LOT 12	1.041	Occupant: ALTD PARTS, INC. (LA PARCEL) (DASH)-017

In Witness Whereof, the Surveyor has hereunto set his hand and the seal of his office at the City of Orlando, Florida, on the 12th day of May, 2013.

Donald F. Lee
 Surveyor
 State of Florida

ALTA/ASCM LAND TITLE SURVEY CAD FILE 0331816

Donald F. Lee and Associates, Inc. ENGINEERS

1400 Florida Avenue, Suite 200
 Orlando, Florida 32804
 Phone: (407) 255-6100 Fax: (407) 255-4112

Date: 05/14/2013	Scale: 1" = 20'
Drawing: A V G	Plot Date: 11-20-13
Designer: A V C	Plot Drawn: 11-20-13
Checked: F J B	Plot: 8-30-10

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

REC. 27 00
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION \$190,000

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:



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

Detail by Entity Name

Florida Limited Liability Company

VYP,LLC

Filing Information

Document Number	L06000119883
FEI/EIN Number	20-8146945
Date Filed	12/15/2006
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	03/07/2022
Event Effective Date	NONE

Principal Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Mailing Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Registered Agent Name & Address

PEURRUNG, VICTORIA
794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Authorized Person(s) Detail

Name & Address

Title MGR

PEURRUNG, VICTORIA Y

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2022	03/18/2022
2023	04/03/2023
2024	02/03/2024

Document Images

02/03/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- ANNUAL REPORT	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- LC Name Change	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
12/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
02/10/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
03/25/2007 -- ANNUAL REPORT	View image in PDF format
12/15/2006 -- Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, 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.

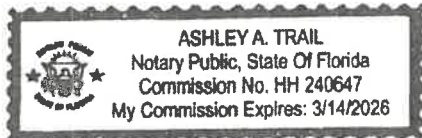
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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



9589 0710 5270 1427 8387 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$ 4.40

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

Return Receipt (hardcopy) \$ 3.55

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$.64

Total Postage and Fees \$ 8.59

Sent To

Board of County Commissioners

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

135 NE Hercules Ave, Suite 203

City, State, ZIP+4®

Lake City, FL 32055

Postmark Here
APR 23 2024

USPS 32055-9998

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

Ordinance 2024-2284- Annexation of real property within Columbia County.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

¹ See Section 166.041(4)(c), Florida Statutes.

1. Summary of the proposed ordinance:

The voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, FL.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No estimated direct impact of the proposed ordinance on private, for profit businesses in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero

4. Additional information the governing body deems useful (if any):

City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by posting on the City website.

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses).

Prepared by and return to:
WOOD, ATTER & WOLF, P.A.
814 A1A North, Suite 202
Ponte Vedra Beach, FL 32082

Inst:201412011082 Date:7/25/2014 Time:9:49 AM
Doc Stamp-Deed:0.70
P.DeWitt Cason, Columbia County Page 1 of 2 B:1278 P:620

QUITCLAIM DEED

This Quitclaim Deed made this 13th day of March, 2014, by **Sam Lewis and Ann I. Lewis, husband and wife ("Grantors")**, to **Ishaq Ibrahim Abuayyash and Hamzaeh Ibrahim Abuayyash, both married men, as Tenants in Common, ("Grantees")**, residing at 272 W. Duval Street, Lake City, FL 32025 and 1286 S.W. Indian Glen, Lake City, FL 32025 respectively.

NOW THEREFORE, Grantors, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim to Grantees forever, all the right, title, interest, claim and demand which they have in and to that real property located in Columbia County, Florida, and more particularly described as follows:

Commence at the Southwest Corner of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and run N 88°15'07" E along the South line of said Section 36, a distance of 1332.26 feet; thence N 4°55'50" E 77.84 feet; thence N 84°51'35" W 200.00 feet to the Point of Beginning; thence continue N 84°51'35" W 100.00 feet; thence N 4°55'50" E 563.00 feet to its intersection with the Southerly right-of-way line of U.S. Highway 90 (State Road No. 10); thence S 84°51'35" E along Southerly right-of-way line 100.00 feet; thence S 4°55'50" W 563.00 feet to the Point of Beginning, said lands lying in the SW ¼ of SW ¼, said Section 36, Township 3 South Range 16 East.

Being the same lands as described in the Warranty Deed recorded in official Records Book 467 page 473 of the Public Records of Columbia County, Florida.
Prepared without benefit of Title Insurance.

This document is being re-recorded for the purpose of correcting the legal description contained in the Quit Claim Deed, recorded on March 25, 2014 in official Records Book 1271, page 1493 of the Public Records of Columbia County, Florida.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD
PROPERTY OF THE GRANTORS.**

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, to the only proper use and benefit of Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.

Sam Lewis
Sam Lewis

Ann I. Lewis
Ann I. Lewis

WITNESSES:

E. Carole Wright
Witness Signature
Print Name: E. Carole Wright

Linda Almand Rowe
Witness Signature
Print Name: Linda Almand Rowe

STATE OF FLORIDA)
COUNTY OF ~~SEVIER~~ DUVAL)

The foregoing instrument was acknowledged before me this 25th day of JUNE, 2014, by Sam Lewis and Ann I. Lewis husband and wife, who are personally known to me or who produced _____ as identification.

Jill Johnson-Kestner
NOTARY PUBLIC
JILL JOHNSON-KESTNER

[Print, type or stamp commissioned name of notary or deputy clerk.]



RECORD LEGAL DESCRIPTION

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N88°15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1332.26 FEET; THENCE N4°55'50"E 77.84 FEET; THENCE N84°51'35"W 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N84°51'35"W 100.00 FEET; THENCE N4°55'50"E 563.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (STATE ROAD NO. 10); THENCE S84°51'35"E ALONG SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET; THENCE S4°55'50"W 563.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 36, TOWNSHIP 3 SOUTH RANGE 16 EAST.

BEING THE SAME LANDS AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 467 PAGE 473 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N88°15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36 AT A DISTANCE OF 1,030.21 FEET TO THE POINT OF BEGINNING; THENCE N4°55'50"E 114.07 FEET; THENCE S84°51'35"E 100.00 FEET; THENCE S4°55'50"W 101.99 FEET TO SAID SOUTH LINE OF SECTION 36; THENCE S88°15'07"W ALONG SAID SOUTH LINE 100.68 FEET TO THE POINT OF BEGINNING.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, April 29, 2024 11:59 AM
To: Angelo, Robert
Subject: RE: 73993 RE: Display Ad for Annexation ANX 24-03

Confirmed

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers

Serving:

COLUMBIA • SUWANNEE • HAMILTON • LAFAYETTE
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED**
- 2 Newspapers are viewed as TRUSTWORTHY**

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, April 29, 2024 11:58 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 73993 RE: Display Ad for Annexation ANX 24-03

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, April 29, 2024 11:40 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 73993 RE: Display Ad for Annexation ANX 24-03

Robert,

3x14 ad attached for approval to publish 5/2 & 5/9. Total cost 1284.26

Thank you much,

Kymerlee Harrison 386-754-0401

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

Serving:

COLUMBIA • SUWANNEE • HAMILTON • LAFAYETTE

1086 SW Main Blvd. Ste 103, Lake City, FL 32055

PH 386-754-0401

Why Local Newsprint Advertising?

1 Newspaper readers are ENGAGED

2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>

Sent: Monday, April 29, 2024 10:41 AM

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

Subject: Display Ad for Annexation ANX 24-03

Kym,

To be published as a nonlegal advertisement, no less than two columns wide, with the title - **NOTICE OF VOLUNTARY ANNEXATION** - at least 18 point in size, in the Lake City Reporter on **May 2, 2024** and **May 9, 2024**.

Thank You

Robert Angelo

City of Lake City

Growth Management

growthmanagement@lcfla.com

386-719-5820

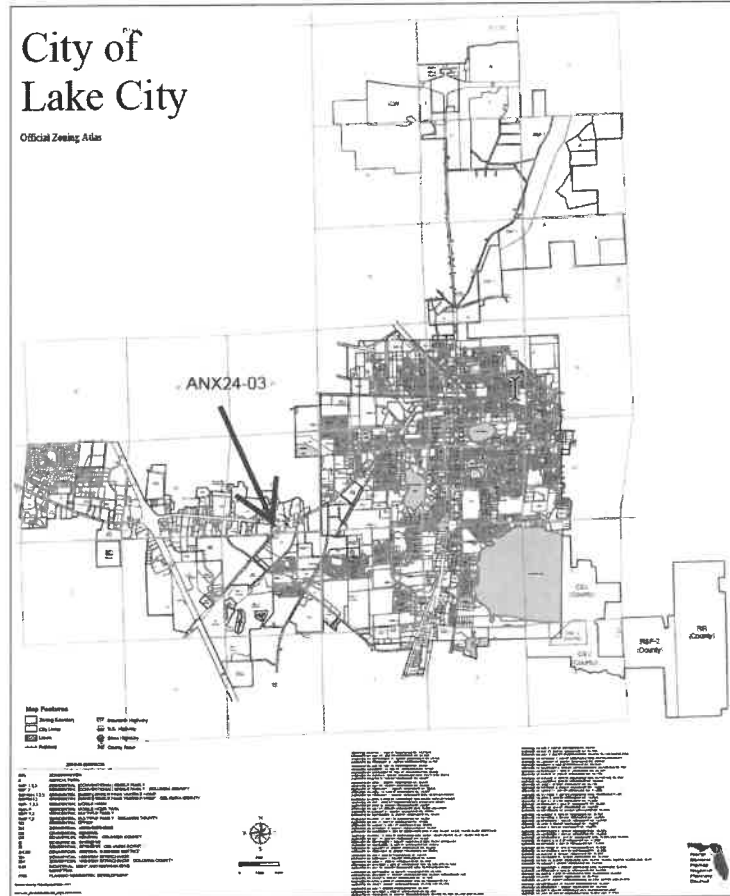


PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on May 20, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2284, Petition No. ANX 24-03, by JCP-VYP, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 0.583 acres, more or less.



The title of said ordinance reads, as follows:

ORDINANCE NO. 2024-2284

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-03, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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@lcfia.com no later than noon on the day of the meeting.

Copies of the petition for voluntary annexation and the ordinance adopting the voluntary annexation are available for public inspection by contacting the Office of the City Clerk at clerk@lcfia.com or by calling 386.719.5826.

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

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

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact Joyce Bruner, 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).

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

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

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact Joyce Bruner, 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).

City of Lake City

Official Zoning Atlas

R16E

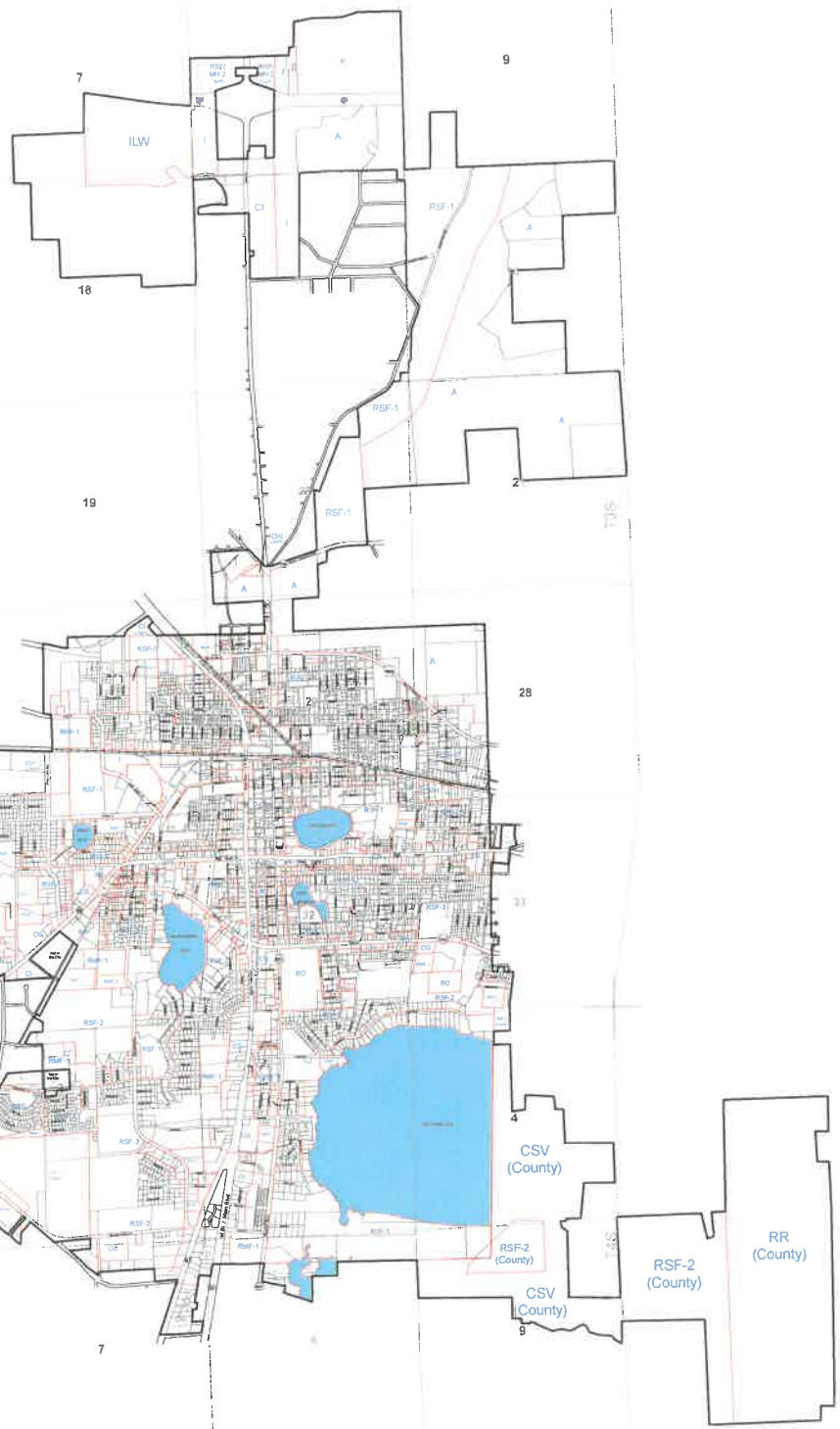
R17E

26 ANX24-03 25

- Map Features**
- Zoning Boundary
 - City Limits
 - Lakes
 - Railroad
 - Interstate Highway
 - U.S. Highway
 - State Highway
 - County Road

ZONING DISTRICTS

- CSV CONSERVATION
- A AGRICULTURAL
- RSF-1,2,3 RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
- RSF-2 RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
- RSFAMH-1,2,3 RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
- RSFAMH-2 RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
- RMH-1,2,3 RESIDENTIAL, MOBILE HOME
- RMH-P RESIDENTIAL, MOBILE HOME PARK
- RMF-1,2 RESIDENTIAL, MULTIPLE FAMILY - COLUMBIA COUNTY
- RO RESIDENTIAL, OFFICE
- CN COMMERCIAL, NEIGHBORHOOD
- CG COMMERCIAL, GENERAL - COLUMBIA COUNTY
- CC COMMERCIAL, GENERAL - COLUMBIA COUNTY
- CI COMMERCIAL, INTENSIVE
- CC-BD COMMERCIAL, CENTRAL BUSINESS DISTRICT
- CHI COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
- CHL COMMERCIAL, HIGHWAY INTERCHANGE - COLUMBIA COUNTY
- ILW INDUSTRIAL, LIGHT AND WAREHOUSING
- PRO INDUSTRIAL, PLANNED RESIDENTIAL DEVELOPMENT



ADOPTED ON APRIL 1, 1986 BY ORDINANCE NO. 86-79-B
 AMENDED ON JULY 16, 1986 BY ORDINANCE NO. 86-790
 AMENDED ON SEPTEMBER 16, 1986 BY ORDINANCE NO. 86-792
 AMENDED ON FEBRUARY 17, 1987 BY ORDINANCE NO. 87-796
 AMENDED ON MAY 14, 1987 BY ORDINANCE NO. 87-798
 AMENDED ON AUGUST 18, 1987 BY ORDINANCE NO. 87-800
 AMENDED ON DECEMBER 15, 1987 BY ORDINANCE NO. 87-808
 AMENDED ON MARCH 2, 1988 BY ORDINANCE NOS. 88-87 AND 88-819
 AMENDED ON APRIL 8, 1988 BY ORDINANCE NO. 88-821
 AMENDED ON JUNE 3, 1988 BY ORDINANCE NO. 88-825
 AMENDED ON JULY 20, 1988 BY ORDINANCE NO. 88-828
 AMENDED ON FEBRUARY 1, 1989 BY ORDINANCE NO. 89-836
 AMENDED ON APRIL 16, 1989 BY ORDINANCE NO. 89-838
 AMENDED ON APRIL 5, 2000 BY ORDINANCE NOS. 00-888 THROUGH 00-970
 AMENDED ON MAY 1, 2000 BY ORDINANCE NOS. 00-981 AND 00-985
 AMENDED ON JUNE 19, 2000 BY ORDINANCE NO. 00-986
 AMENDED ON JULY 12, 2000 BY ORDINANCE NOS. 00-987 AND 00-988
 AMENDED ON AUGUST 21, 2000 BY ORDINANCE NO. 00-989
 AMENDED ON SEPTEMBER 18, 2000 BY ORDINANCE NO. 00-991
 AMENDED ON APRIL 18, 2001 BY ORDINANCE NO. 01-994
 AMENDED ON MAY 21, 2001 BY ORDINANCE NO. 01-995
 AMENDED ON APRIL 18, 2001 BY ORDINANCE NO. 01-996
 AMENDED ON OCTOBER 15, 2001 BY ORDINANCE NO. 01-997
 AMENDED ON APRIL 18, 2001 BY ORDINANCE NO. 01-998
 AMENDED ON OCTOBER 15, 2001 BY ORDINANCE NOS. 01-999, 01-1000, 01-1001, 01-1002, 01-1003, 01-1004 AND 01-1005
 AMENDED ON SEPTEMBER 3, 2002 BY ORDINANCE NOS. 02-843 AND 02-854
 AMENDED ON NOVEMBER 18, 2002 BY ORDINANCE NO. 02-879
 AMENDED ON JANUARY 7, 2003 BY ORDINANCE NO. 03-881
 AMENDED ON FEBRUARY 18, 2003 BY ORDINANCE NO. 03-879
 AMENDED ON MAY 1, 2003 BY ORDINANCE NO. 03-887
 AMENDED ON FEBRUARY 2, 2004 BY ORDINANCE NO. 04-887
 AMENDED ON JUNE 15, 2004 BY ORDINANCE NO. 04-1002
 AMENDED ON OCTOBER 2, 2004 BY ORDINANCE NOS. 04-1010 AND 04-1011
 AMENDED ON JULY 18, 2006 BY ORDINANCE NOS. 06-1028 AND 06-1031
 AMENDED ON SEPTEMBER 19, 2006 BY ORDINANCE NOS. 06-1028 THROUGH 06-1045
 AMENDED ON MARCH 6, 2008 BY ORDINANCE NOS. 08-1028 AND 08-1030
 AMENDED ON APRIL 3, 2009 BY ORDINANCE NOS. 09-1066 AND 09-1061
 AMENDED ON JULY 3, 2009 BY ORDINANCE NOS. 09-1068 AND 09-1070
 AMENDED ON JULY 7, 2009 BY ORDINANCE NO. 09-1075
 AMENDED ON OCTOBER 1, 2009 BY ORDINANCE NOS. 09-1085
 AMENDED ON DECEMBER 15, 2009 BY ORDINANCE NOS. 09-1092, 09-1093, 09-1098 AND 09-1098

AMENDED ON MAY 7, 2007 BY ORDINANCE NO. 07-1111
 AMENDED ON MAY 21, 2007 BY ORDINANCE NO. 07-1113
 AMENDED ON JULY 2, 2007 BY ORDINANCE NOS. 07-1115, 07-1102 AND 07-1122
 AMENDED ON OCTOBER 1, 2007 BY ORDINANCE NOS. 07-1116 AND 07-1127
 AMENDED ON JANUARY 22, 2008 BY ORDINANCE NO. 07-1137
 AMENDED ON MARCH 3, 2008 BY ORDINANCE NOS. 08-1043
 AMENDED ON NOVEMBER 2, 2008 BY ORDINANCE NOS. 08-1048 AND 08-1064
 AMENDED ON FEBRUARY 2, 2009 BY ORDINANCE NO. 09-1077
 AMENDED ON MARCH 18, 2009 BY ORDINANCE NOS. 09-1182
 AMENDED ON AUGUST 11, 2009 BY ORDINANCE NOS. 09-1088 AND 09-1190
 AMENDED ON JANUARY 4, 2010 BY ORDINANCE NO. 09-1198
 AMENDED ON JUNE 7, 2010 BY ORDINANCE NO. 10-1028
 AMENDED ON MARCH 23, 2011 BY ORDINANCE NO. 10-1029
 AMENDED ON OCTOBER 5, 2011 BY ORDINANCE NOS. 10-2014 AND 11-2017
 AMENDED ON APRIL 2, 2012 BY ORDINANCE NO. 12-2025
 AMENDED ON MAY 21, 2013 BY ORDINANCE NO. 13-2025
 AMENDED ON FEBRUARY 4, 2013 BY ORDINANCE NO. 13-2021
 AMENDED ON MAY 20, 2013 BY ORDINANCE NOS. 13-2023
 AMENDED ON DECEMBER 16, 2013 BY ORDINANCE NO. 13-2028
 AMENDED ON AUGUST 19, 2014 BY ORDINANCE NO. 14-2047
 AMENDED ON OCTOBER 8, 2014 BY ORDINANCE NOS. 14-2048
 AMENDED ON APRIL 2, 2015 BY ORDINANCE NO. 15-2048
 AMENDED ON FEBRUARY 4, 2015 BY ORDINANCE NO. 15-2051
 AMENDED ON MAY 20, 2015 BY ORDINANCE NOS. 15-2052
 AMENDED ON DECEMBER 16, 2015 BY ORDINANCE NO. 16-2058
 AMENDED ON OCTOBER 1, 2016 BY ORDINANCE NOS. 16-2072 AND 16-2073
 AMENDED ON DECEMBER 1, 2016 BY ORDINANCE NO. 16-2084
 AMENDED ON APRIL 4, 2016 BY ORDINANCE NO. 16-2086
 AMENDED ON MAY 4, 2016 BY ORDINANCE NO. 16-2089
 AMENDED ON NOVEMBER 9, 2016 BY ORDINANCE NOS. 16-2093
 AMENDED ON DECEMBER 7, 2016 BY ORDINANCE NOS. 16-2098
 AMENDED ON DECEMBER 1, 2016 BY ORDINANCE NOS. 16-2099 AND 16-2075
 AMENDED ON MARCH 1, 2017 BY ORDINANCE NOS. 17-2099
 AMENDED ON OCTOBER 2, 2017 BY ORDINANCE NO. 17-2099
 AMENDED ON OCTOBER 18, 2017 BY ORDINANCE NO. 17-2099
 AMENDED ON APRIL 4, 2018 BY ORDINANCE NO. 18-2097
 AMENDED ON MAY 4, 2018 BY ORDINANCE NO. 18-2098
 AMENDED ON DECEMBER 1, 2018 BY ORDINANCE NOS. 18-2099
 AMENDED ON DECEMBER 1, 2018 BY ORDINANCE NOS. 18-2100 AND 18-2101
 AMENDED ON FEBRUARY 1, 2019 BY ORDINANCE NOS. 19-2102
 AMENDED ON MARCH 1, 2019 BY ORDINANCE NOS. 19-2103 AND 19-2104
 AMENDED ON APRIL 1, 2019 BY ORDINANCE NOS. 19-2105 AND 19-2106
 AMENDED ON MAY 1, 2019 BY ORDINANCE NOS. 19-2107 AND 19-2108
 AMENDED ON JUNE 1, 2019 BY ORDINANCE NOS. 19-2109 AND 19-2110
 AMENDED ON JULY 1, 2019 BY ORDINANCE NOS. 19-2111 AND 19-2112
 AMENDED ON AUGUST 1, 2019 BY ORDINANCE NOS. 19-2113 AND 19-2114
 AMENDED ON SEPTEMBER 1, 2019 BY ORDINANCE NOS. 19-2115 AND 19-2116
 AMENDED ON OCTOBER 1, 2019 BY ORDINANCE NOS. 19-2117 AND 19-2118
 AMENDED ON NOVEMBER 1, 2019 BY ORDINANCE NOS. 19-2119 AND 19-2120
 AMENDED ON DECEMBER 1, 2019 BY ORDINANCE NOS. 19-2121 AND 19-2122
 AMENDED ON JANUARY 1, 2020 BY ORDINANCE NOS. 20-2123 AND 20-2124
 AMENDED ON FEBRUARY 1, 2020 BY ORDINANCE NOS. 20-2125 AND 20-2126
 AMENDED ON MARCH 1, 2020 BY ORDINANCE NOS. 20-2127 AND 20-2128
 AMENDED ON APRIL 1, 2020 BY ORDINANCE NOS. 20-2129 AND 20-2130
 AMENDED ON MAY 1, 2020 BY ORDINANCE NOS. 20-2131 AND 20-2132
 AMENDED ON JUNE 1, 2020 BY ORDINANCE NOS. 20-2133 AND 20-2134
 AMENDED ON JULY 1, 2020 BY ORDINANCE NOS. 20-2135 AND 20-2136
 AMENDED ON AUGUST 1, 2020 BY ORDINANCE NOS. 20-2137 AND 20-2138
 AMENDED ON SEPTEMBER 1, 2020 BY ORDINANCE NOS. 20-2139 AND 20-2140
 AMENDED ON OCTOBER 1, 2020 BY ORDINANCE NOS. 20-2141 AND 20-2142
 AMENDED ON NOVEMBER 1, 2020 BY ORDINANCE NOS. 20-2143 AND 20-2144
 AMENDED ON DECEMBER 1, 2020 BY ORDINANCE NOS. 20-2145 AND 20-2146

Source: County Property Appraiser, 2017

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.64
Total Postage and Fees	\$ 8.59
Sent To Board of County Commissioners	
Street and Apt. No., or PO Box No. 135 NE Hernando Ave., Suite 203	
City, State, ZIP+4® Lake City, FL 32055	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	





April 22, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

RE: Petition No. ANX 24-03 (JCP-VYP, LLC)

Letter for Notice of Voluntary Annexation
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

Please find enclosed the above referenced notice of voluntary annexation and map concerning area of voluntary annexation.

If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo
Planning and Zoning Tech
City of Lake City



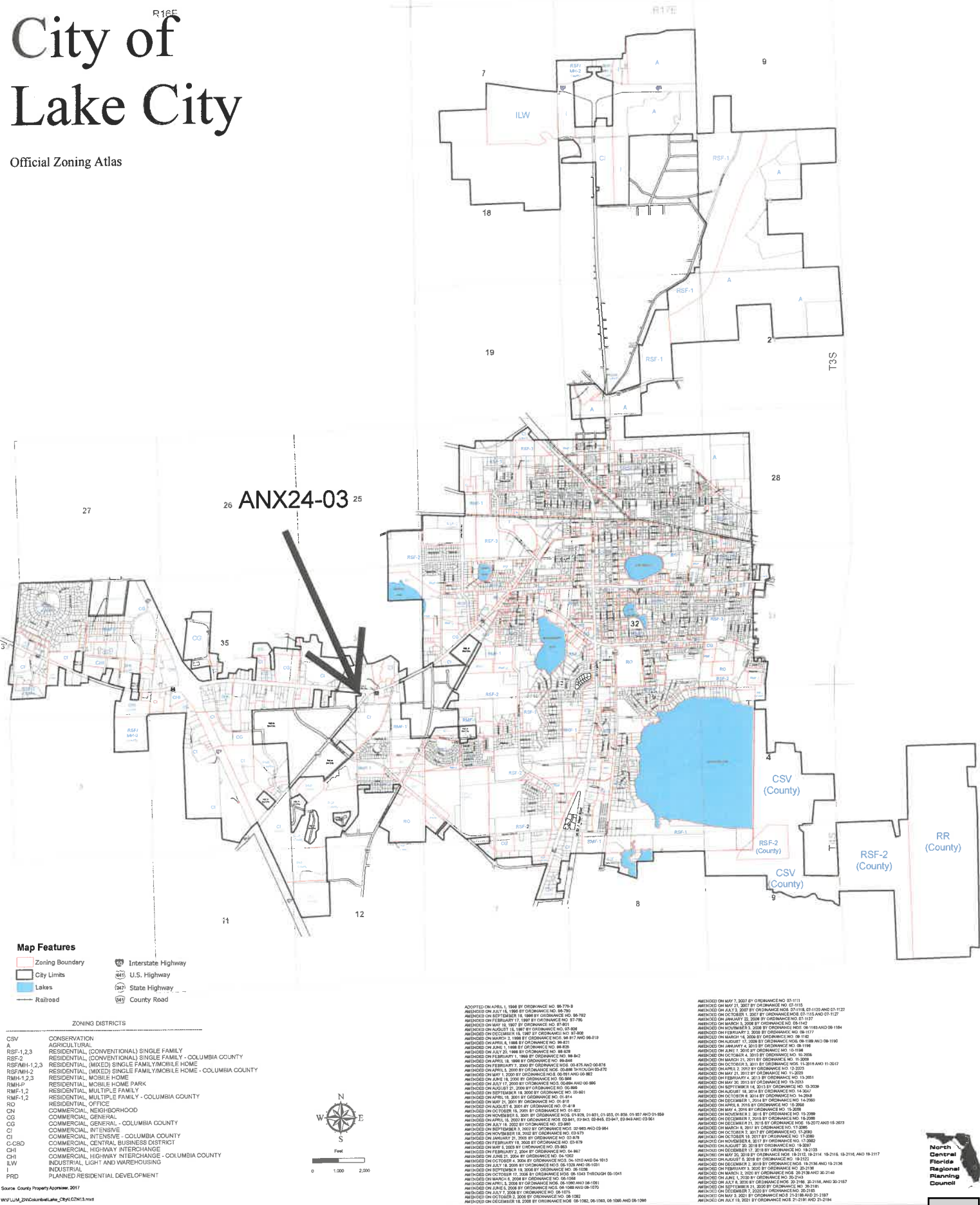
NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on May 20, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2284, Petition No. ANX 24-03, by JCP-VYP, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 0.583 acres, more or less.

City of Lake City

Official Zoning Atlas



Source: County Property Appraiser, 2017
 WFLA.com - Lake County Planning Council

April 22, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

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File Attachments for Item:

5. City Council Resolution No. 2024-045 - A resolution of the City of Lake City, Florida, authorizing the City to apply for that certain Patrick Leahy Bulletproof Vest Partnership Program Grant administered by the United States Department of Justice; making certain findings of fact in support of the City applying for said grant; recognizing the authority of the Mayor to execute such documents as are necessary to apply for said grant; directing the Mayor to execute said documents; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024-045
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE CITY TO APPLY FOR THAT CERTAIN PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP PROGRAM GRANT ADMINISTERED BY THE UNITED STATES DEPARTMENT OF JUSTICE; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY APPLYING FOR SAID GRANT; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE SUCH DOCUMENTS AS ARE NECESSARY TO APPLY FOR SAID GRANT; DIRECTING THE MAYOR TO EXECUTE SAID DOCUMENTS; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the United States Department of Justice (the “Agency”) has created and administers the Patrick Leahy Bulletproof Vest Partnership Program Grant (the “Grant Program”) to assist local law enforcement agencies in purchasing body armor vests; and

WHEREAS, the City of Lake City Police Department (“LCPD”) provides bulletproof vests for its officers; and

WHEREAS, LCPD and the City are financially constrained and the financial assistance from the Grant Program would financially benefit the City in procuring bulletproof vests for its police officers; and

WHEREAS, specifically, the Grant Program provides for matching funds to the City and LCPD of up to fifty percent of the cost of body armor vests on a reimbursement basis; and

WHEREAS, the LCPD desires to apply for certain grant funds (the “Grant Funds”) from the Grant Program in furtherance of purchasing body armor vests (the “Project”); and

WHEREAS, the Agency requires the City to submit an application (the “Application”) as a condition of being considered for an award of the Grant Funds from the Grant Program in furtherance of funding the Project; and

WHEREAS, submitting the Application to be considered for an award of the Grant Funds from the Grant Program in furtherance of funding the Project is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Submitting the Application to be considered for an award of the Grant Funds from the Grant Program in furtherance of funding the Project is in the public interest and in the interests of the City; and
2. In furtherance thereof, completion and submission of the Application should be and is approved by the City Council of the City of Lake City; and
3. The Mayor of the City of Lake City is the officer of the City duly designated by the City’s Code of Ordinances to enforce such rules and regulations as are adopted by the City Council of the City of Lake

City; and

4. The Mayor of the City of Lake City is authorized to execute and/or submit on behalf of and bind the City to the terms of the Application and any other documents required to apply for the Grant Funds from the Grant Program; and
5. The Mayor of the City of Lake City is directed to execute and/or submit on behalf of and bind the City to the terms of the Application and any other documents required to apply for the Grant Funds from the Grant Program; and
6. The Mayor may authorized the City Manager and/or such subordinates of the City Manager as are reasonably necessary and prudent to give effect to the directives hereof; and
7. The City Manager is directed to notify the City Council of any award of Grant Funds pursuant to the Application and to seek the approval of the City Council prior to accepting such Grant Funds; and
8. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
9. This resolution shall become effective and enforceable upon final adoption by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ___ day of June, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

MEETING DATE
6-3-24

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Patrick Leahy Bulletproof Vest Partnership Program

DEPT / OFFICE: Lake City Police Department

Originator: Chief Gerald Butler		
City Manager Interim City Manager D. Johnson	Department Director Chief Gerald Butler	Date 5/7/2024

Summary Explanation & Background:

Allow the Lake City Police Department to apply for and receive the Patrick Leahy Bulletproof Vest Partnership (BVP) Program Grant, administered by the Department of Justice, Office of Justice Programs (OJP), Bureau of Justice Assistance (BJA), which reimburses states, units of local government, and federally recognized Indian tribes for up to 50% of the cost of body armor vests purchased for law enforcement officers. Since 1999, more than 13,000 jurisdictions have participated in the BVP Program, with a total of \$573 million in federal funds for the purchase of more than 1.5 million body armor vests. Since FY 2015, body armor vests were directly attributable to saving the lives of at least 305 law enforcement and corrections officers (based on data collected by OJP). Forty-three of those body armor vests were purchased, in part, with BVP funds (per DOJ Fact Sheet).

The Lake City Police Department General Order 128 "Ballistic Armor" is in compliance with the grant's "Mandatory Wear" Requirement.

Each vest must be custom fitted to each individual officer and needs to be replaced every five years or if vest is damaged. The Lake City Police Department pays the full amount for the purchase of Ballistic vests from the annual budget.

The City of Lake City is eligible for the program's "Small Jurisdiction Priority Funding"

Alternatives:

Continue to pay full price for Ballistic armor

Source of Funds:

NA

Financial Impact:

Positive- Program pays up to 50% reimbursement on Ballistic Armor

Exhibits Attached:

DOJ BJA Fact Sheet – Patrick Leahy Bulletproof Vest Partnership Program
LCPD General Order 128 "Ballistic Vest"

FACT SHEET

PATRICK LEAHY BULLETPROOF VEST PARTNERSHIP PROGRAM

The [Patrick Leahy Bulletproof Vest Partnership \(BVP\) Program](#), administered by the [Department of Justice, Office of Justice Programs \(OJP\)](#), [Bureau of Justice Assistance \(BJA\)](#), reimburses states, units of local government, and federally recognized Indian tribes for up to 50 percent of the cost of body armor vests purchased for law enforcement officers. Since 1999, more than 13,000 jurisdictions have participated in the BVP Program, with a total of \$573 million in federal funds for the purchase of more than 1.5 million body armor vests. See the [BVP program resources](#) page for detailed award history.



Since FY 2015, body armor vests were directly attributable to saving the lives of at least 305 law enforcement and corrections officers (based on data collected by OJP). Forty-three of those body armor vests were purchased, in part, with BVP funds.

Program Requirements and Instructions

The following is an overview of the BVP requirements and instructions. Detailed information can be found in the [BVP Frequently Asked Questions \(FAQs\)](#).

Eligible Applicants: States, units of local government, and federally recognized Indian tribes—that is, jurisdictions—that employ eligible law enforcement officers are eligible to apply for BVP funds. For the purposes of the BVP Program, “state” means each of the 50 states, the District of Columbia, the Commonwealth of Puerto Rico, the

United States Virgin Islands, American Samoa, Guam, and the Northern Mariana Islands; “unit of local government” means a county, municipality, town, township, village, parish, borough, or other unit of general government below the state level.

Law Enforcement Officer Definition: “Law Enforcement Officer” is defined as any officer, agent, or employee of a state, unit of local government, or federally recognized Indian tribe authorized by law or by a government agency to engage in or supervise the prevention, detection, or investigation of any violation of criminal law, or authorized by law to supervise sentenced criminal offenders. This includes full-time, part-time, and auxiliary personnel, whether paid or volunteer.

Small Jurisdiction Priority Funding: By [statute](#), funds are first allocated to qualifying units of local government with fewer than 100,000 residents. Any remaining funds are then awarded to other qualifying applicants.



Match Requirement: The federal portion of the costs for body armor vests purchased under the BVP Program may not exceed 50 percent.

Application Period: The annual BVP application period typically begins in April and closes six weeks from the opening date. The [BVP website](#) includes [user guides and checklists](#) for each step of the BVP application process.

How to Apply: Applications are accepted in OJP's BVP system, located at <https://vests.bja.ojp.gov/bvp/login/externalAccess.jsp>. An OJP [Digital Identity and Access Management Directory \(DIAMD\) account](#) is required to access the BVP system. See the DIAMD [OJP User Activation Job Aid](#) for more information.

Payment Process: When a BVP recipient is notified of an award amount, the funds are not disbursed until the recipient logs into the BVP site and provides the receipt information for the body armor vests. Once the payment request is made, BJA reviews the request for accuracy and completes payments on a monthly schedule. See [Submitting Payment Requests in BVP](#) for detailed information. An active registration in the System for Award Management at www.sam.gov is required to receive funds.

Body Armor Vest Requirements: Body armor vests purchased with BVP funds must have been tested through the National Institute of Justice (NIJ) [Compliance Testing Program \(CTP\)](#) and found to comply with the most current NIJ body armor standards; appear on the [NIJ Compliant Products List](#) as of the date the body armor was ordered be uniquely fitted; and made in the United States. In

addition, applicants must have a written mandatory wear policy for uniformed patrol officers in place at the time of application. See the [Mandatory Wear Requirement FAQs](#) for detailed information on the mandatory wear requirement.

Contact Information

The BVP Helpdesk can be contacted at 1-877-758-3787 or vests@usdoj.gov.




Media and Congressional inquiries should be directed to the OJP Office of Communications at 202-307-0703 or ojp.ocom@usdoj.gov.

ABOUT BJA

BJA helps America's state, local, and tribal jurisdictions reduce and prevent crime, lower recidivism, and promote a fair and safe criminal justice system. BJA provides a wide range of resources—including grants, funding, and training and technical assistance—to law enforcement, courts and corrections agencies, treatment providers, reentry practitioners, justice information sharing professionals, and community-based partners to address chronic and emerging criminal justice challenges nationwide. To learn more about BJA, visit bja.ojp.gov or follow us on Facebook (www.facebook.com/DOJBIA) and Twitter ([@DOJBIA](https://twitter.com/DOJBIA)). BJA is a component of the Department of Justice's Office of Justice Programs.

NCJ 306413

LAKE CITY POLICE DEPARTMENT GENERAL ORDERS MANUAL

	SUBJECT Ballistic Vest			
	CHIEF OF POLICE 			
NUMBER GO-128	ISSUE DATE 02/22/2023	REVISION DATE	TOTAL PAGES 2	

AUTHORITY/RELATED REFERENCES

General Order 104 Appearance and Uniform Regulations

ACCREDITATION REFERENCES

CFA Ver. 5 Chapter 14

SUPPORTING FORMS

PD-103, Lost/Stolen/Damaged Equipment Memo

KEY WORD(S) INDEX

128.10	Policy	128.30	Procedures
128.20	Definition		

128.10 POLICY

All sworn police officers employed by the Lake City Police Department will adhere to the following policy regulating the wearing of a ballistic vest during their tours of duty.

128.20 DEFINITIONS

Field Activities: Duty assignments and/or tasks that place, or could be reasonably expected to place officers in situations where they would be required to act in enforcement rather than administrative or support capacities.

PROCEDURES

128.30 PROTECTIVE VEST

- A. All members of the Uniformed Patrol Division, to include, but not limited to, the Traffic Unit, the Criminal Investigation Unit (CIU), and the Patrol K-9 Unit will wear a department-issued Ballistic Vest during their tour of duty and overtime assignments. (CFA 14.10M "A")
- B. Members of the Criminal Investigations Division are not required to wear a ballistic vest while performing routine investigative duties. However, members of the Criminal Investigations Division and other members will wear a department-issued ballistic vest in the following situations:
 - 1. The individual detective will be expected to maintain his/her ballistic vest within easy access at all times.
 - I. The execution of any search warrant.
 - II. The execution of any arrest warrant where there is the likelihood of resistance or violent behavior on the part of the suspect(s), or other person(s) in the area of the arrest.
 - III. When engaged in dignitary protection assignments.
 - IV. Any other pre-planned, high-risk duty assignments.
- C. Officers assigned to administrative shifts are exempt from this policy unless they participate in situations or investigations with the uniform patrol or criminal investigative divisions. They will then be required to conform to policy guidelines as described for the particular situation.
- D. All sworn police officers of the Lake City Police Department will be provided with one ballistic vest at the date of hire. A new vest will be issued prior to the expiration of the initial vest.
- E. Officers shall routinely inspect their personal ballistic vest for signs of damage and for general cleanliness. Officers are responsible for reporting damage or excessive wear to their supervisor and also completing PD-Form 103, Lost/Stolen/Damaged Equipment Memo.
- F. As dirt and perspiration may erode ballistic panels, each officer shall be responsible for cleaning their personal ballistic vest in accordance with the manufacturer's instructions.
- G. Ballistic vests will be worn as described in this policy. Any request for variation or deviation from this policy will be forwarded in writing to the Chief of Police through the chain of command. Each request will be considered on its own merit.

File Attachments for Item:

6. City Council Resolution No. 2024-046 - A resolution of the City of Lake City, Florida, accepting funds awarded by the Edward Byrne Memorial Grant Program to purchase ballistic shields, Conex boxes, and other equipment; adopting the grant award agreement associated with accepting such grant funds; making certain findings of fact in support of the City accepting such funds and adopting said grant award agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

MEETING DATE
6-4-24

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Edward Byrne Memorial Justice Assistance Grant
 Federal Award Number 15PBJA-22-GG-00656-MUMU

DEPT / OFFICE: Lake City Police Department

Originator: Chief Gerald Butler <i>JB</i>		
City Manager Dee Johnson, Interim City Manager	Department Director Chief Gerald Butler	Date 5-15-24

Recommended Action: 8-21-23, Council approved Department’s request to apply for funds through the Edward Byrne Memorial Justice Assistance Grant, per Resolution 2023-089.

Now requesting approval for the Lake City Police Department to accept and spend the Edward Byrne Memorial Justice Assistance Grant in the amount of \$120,538.00.

Summary Explanation & Background:

These grant funds will be used to purchase ballistic shields, Conex boxes, and other equipment. Ballistic shields will assist in the protection of officers in the event of a serious, major occurrence such as a riot or active shooter. Current shields are approaching their 5-year expiration date and must be replaced. Conex boxes will be used for storage of evidentiary items and equipment used by the Department. Misc. equipment

Alternatives:

Budget Equipment in FY 2025

Source of Funds:

Grant/General Fund

Financial Impact:

\$120,538.00 Grant Amount. If purchase(s) exceeds Grant, expenses will be paid from forfeiture monies or general fund.

Exhibits Attached:

1. Resolution 2023-089 authorizing Lake City Police Department to apply for funds
2. Award Agreement from Office of Criminal Justice Grants-FL Dept of Law Enforcement

CM/rrp
06.13.2024

RESOLUTION NO 2024 –046
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA ACCEPTING FUNDS AWARDED BY THE EDWARD BYRNE MEMORIAL GRANT PROGRAM TO PURCHASE BALLISTIC SHIELDS, CONEX BOXES AND OTHER EQUIPMENT; ADOPTING THE GRANT AWARD AGREEMENT ASSOCIATED WITH ACCEPTING SUCH GRANT FUNDS; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY ACCEPTING SUCH FUNDS AND ADOPTING SAID GRANT AWARD AGREEMENT; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City (the “City”) City Council adopted Resolution 2023-089 approving the Lake City Police Department’s (the “Department”) request to apply for funds through the Edward Byrne Memorial Justice Assistance Grant (the “Program”); and

WHEREAS, the City was awarded grant funds from the Program in the amount of \$120,538.00 (the “Awarded Funds”); and

WHEREAS, the Awarded Funds will be used to purchase ballistic shields, Conex boxes and other equipment to aid in the protection of police officers; and

WHEREAS, as a condition of accepting the Awarded Funds the City must adopt and execute the Grant Award Agreement in the form of the Exhibit attached hereto (the “Agreement”); and

WHEREAS, the Department desires to expend the Awarded Funds in accordance with the terms of the Agreement and in accordance with the City’s procurement policies and procedures; and

WHEREAS, accepting the Awarded Funds by adopting and executing the Agreement is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Accepting the Awarded Funds by adopting and executing the Agreement is in the public or community interest and for public welfare; and
2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is approved by the City Council of the City of Lake City; and
3. The Mayor of the City of Lake City is the officer of the City duly designated by the City’s Code of

Ordinances to enforce such rules, regulations, and directives as are adopted by the City Council of the City of Lake City; and

4. The Mayor of the City of Lake City is authorized to execute on behalf of and bind the City to the terms of the Agreement; and
5. The Mayor of the City of Lake City is directed to execute on behalf of and bind the City to the terms of the Agreement; and
6. The Department is authorized to expend the Awarded Funds in accordance with the terms of the Agreement and in accordance with the City's procurement policies and procedures; and
7. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
8. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ___ day of June, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Stephen D. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

**State of Florida
Office of Criminal Justice Grants
Florida Department of Law Enforcement
2331 Phillips Road
Tallahassee, FL 32308**

AWARD AGREEMENT

Recipient: City of Lake City

Recipient SAM UEI: MYB6D4DLBJD9

Award Number: R7110

Award Period: 10/01/2023 – 09/30/2024

Award Title: C-R7110: Lake City PD Law Enforcement Equipment

Federal Funds: \$120,538.00

Matching Funds: \$0.00

Total Funds: \$120,538.00

CFDA: 16.738

Federal Award Number: 15PBJA-22-GG-00656-MUMU

Federal Program: Edward Byrne Memorial Justice Assistance Grant (JAG)

Federal Awarding Agency: U.S. Department of Justice (USDOJ)

Pass-through Entity: Florida Department of Law Enforcement (FDLE)

Research & Development: No

Indirect Cost: No

An award agreement is entered into by and between the Florida Department of Law Enforcement (herein referred to as "FDLE" or "Department") and the City of Lake City (herein referred to as "Recipient");

WHEREAS, the Department has the authority pursuant to Florida law and does hereby agree to provide federal financial assistance to the Recipient in accordance with the terms and conditions set forth in the award agreement, and

WHEREAS, the Department has available funds resulting from the federal award listed above, and

WHEREAS, the Recipient and the Department have each affirmed they have read and understood the agreement in its entirety and the Recipient has provided an executed agreement to the Department.

SCHEDULE OF APPENDICES

Appendix A – Scope of Work

Appendix B – Deliverables

Appendix C – Approved Budget

Appendix D – Award Contacts

Appendix E – Special Conditions

Appendix F – Standard Conditions

PERFORMANCE REPORTING

The Recipient shall provide **Quarterly Performance Reports** to the Department attesting to the progress towards deliverables. Performance Reports are due no later than 15 days after the end of each reporting period. For example:

If the monthly reporting period is July 1-31, the Performance Report is due August 15th; if the quarterly reporting period is January 1 – March 31, the Performance Report is due by April 15th.

The Recipient shall respond to the metrics in the electronic grant management system. Information provided by the Recipient will be used by the Department to compile reports on project progress and metrics to the U.S. Department of Justice.

Supporting documentation for performance must be maintained by Recipient and made available upon request for monitoring purposes. Examples of supporting documentation include but are not limited to timesheets, activity reports, meeting notices, delivery documents, public announcements, rosters, presentations, database statistics, etc.

Failure to submit performance reports by the deadline will result in a withholding of funds until performance reports are received.

FINANCIAL REPORTING

The State of Florida's performance and obligation to pay under this agreement is contingent upon an appropriation by the Legislature. The Department will administer and disburse funds under this agreement in accordance with ss. 215.97, 215.971, 215.981 and 215.985, F.S.

This is a cost reimbursement agreement. The Department will reimburse the Recipient for allowable expenditures included in the approved budget (**Appendix B**) incurred during each reporting period. The Recipient shall provide **Quarterly Payment Requests** to the Department attesting to expenditures made during the reporting period. These reports are due no later than 30 days after the end of each reporting period. For example: If the monthly reporting period is July 1-31, the Payment Request is due August 30th; if the quarterly reporting period is January 1 – March 31, the Payment Request is due by April 30th.

Using the electronic grant management system to record expenses, Payment Requests must clearly identify the dates of services, a description of the specific contract deliverables provided during the reporting period, the quantity provided, and the payment amount. All Payment Requests are reviewed and may be audited to the satisfaction of the Department. The Department's determination of acceptable expenditures shall be conclusive.

The final Payment Request shall be submitted to the Department no more than 60 days after the end date of the award. Any payment due under the terms of this agreement may be withheld until performance of services, all reports due are received, and necessary adjustments have been approved by the Department.

The Recipient must maintain original supporting documentation for all funds expended and received under this agreement in sufficient detail for proper pre- and post-audit and to verify work performed was in accordance with the deliverable(s). Payment shall be contingent upon the Department's grant manager receiving and accepting the invoice and the associated supporting documentation. Supporting documentation includes, but is not limited to: quotes, procurement documents, purchase orders, original receipts, invoices, canceled checks or EFT records, bank statements, etc. The state's Chief Financial Officer (CFO) reserves the right to require further documentation on an as needed basis.

Failure to comply with these provisions shall result in forfeiture of reimbursement.

Award Signatures

In witness whereof, the parties affirm they each have read and agree to the conditions set forth in **Appendix C and Appendix D** of this agreement, have read and understand the agreement in its entirety and have executed this agreement by their duly authorized officers on the date, month and year set out below.

Award ID: R7110
Award Title: C-R7110: Lake City PD Law Enforcement Equipment
Award Period: 10/01/2023 – 09/30/2024

**Florida Department of Law Enforcement
Office of Criminal Justice Grants**

Signature: _____

Typed Name and Title: Cody Menacof, Bureau Chief

Date: _____

**Recipient
City of Lake City**

Signature: _____

Typed Name and Title: Stephen Witt, Mayor

Date: _____

***** If using a designee, sign in the "Chief Official Designee" section below. *****

**Chief Official Designee (optional)
City of Lake City**

Signature: _____

Typed Name and Title: _____

Date: _____

THIS AWARD IS NOT VALID UNTIL SIGNED AND DATED BY ALL REQUIRED PARTIES

Appendix A - Scope of Work

Award Number: R7110
Recipient: City of Lake City
Award Title: C-R7110: Lake City PD Law Enforcement Equipment
Award Period: 10/01/2023 - 09/30/2024

Problem Identification

The City of Lake City's Police Department has ballistic shields issued to officers that are beginning to expire. The shields must be replaced before they expire as the dated ones become a liability. The increase of equipment to meet police officer's needs has to be stored securely. Our Public Safety building was built without expansion capability, so we currently do not have enough storage due to the growth of the agency. Mobile command centers, specifically specialized boxes equipped with electrical options, and the capability to hold maps, computers, and other items, are needed for our supervisors. This would allow the supervisors to work out of their vehicles with all necessary items in one location. Additionally, the officers need replacement magazine pouches, radio holders, and handcuff cases. The soft pouches issued are deteriorating and becoming damaged, which is a safety issue for our officers.

Scope of Work

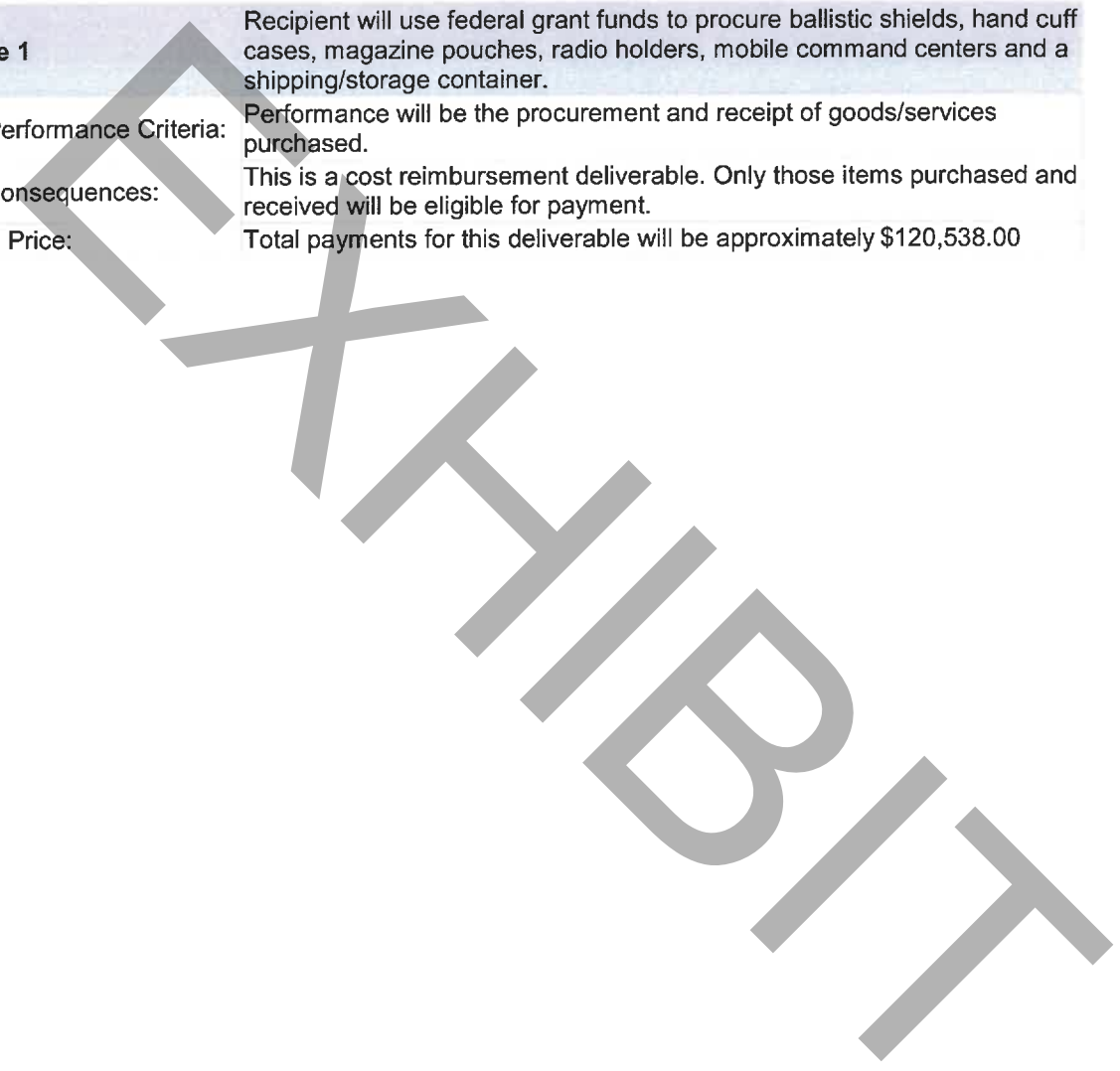
The City of Lake City will use grant funds to purchase mobile command centers, ballistic shields, and storage. Additionally, they will purchase magazine pouches, radio holders, and handcuff cases to attach to officers' ballistic vests. Ballistic shields will be purchased to replace those expired/expiring and issued to officers in the event of high liability situations. Shipping containers will be used for storage and security of police equipment. The mobile command centers will be purchased for the supervisors to place in their vehicles to set up in emergencies. Hard magazine pouches, radio holders, and handcuff cases will be purchased to replace soft items that are a safety issue for officers after wear and tear.

Appendix B - Deliverables

Award Number: R7110
Recipient: City of Lake City
Award Title: C-R7110: Lake City PD Law Enforcement Equipment
Award Period: 10/01/2023 - 09/30/2024

Total payments for all deliverables will not exceed the maximum grant award amount.

Deliverable 1	Recipient will use federal grant funds to procure ballistic shields, hand cuff cases, magazine pouches, radio holders, mobile command centers and a shipping/storage container.
Minimum Performance Criteria:	Performance will be the procurement and receipt of goods/services purchased.
Financial Consequences:	This is a cost reimbursement deliverable. Only those items purchased and received will be eligible for payment.
Deliverable Price:	Total payments for this deliverable will be approximately \$120,538.00



Appendix C - Approved Budget

Award Number:	R7110		
Recipient:	City of Lake City		
Award Title:	C-R7110: Lake City PD Law Enforcement Equipment		
Award Period:	10/01/2023-09/30/2024		
Award Amount:	\$120,538.00	\$0.00	\$120,538.00
	Grant Funded	Match	Total

Standard Budget Terms

All items, quantities, and/or prices below are estimates based on the information available at the time of application.

The item(s) listed below may include additional individually priced, operationally necessary accessories, components, and/or peripherals and may be categorized as a "kit", "bundle", "system" etc.

Award funds may be used to pay for any applicable shipping, freight, and/or installation costs.

Award funds will NOT be used to pay for extended warranties, service agreements, contracts, etc., covering any periods that extend beyond the award end date. Funds may be prorated for services within the award period.

Any costs that exceed the award allocation will be the responsibility of the Recipient.

D. Equipment

Item Name	Description	Grant Funded	Match	Total
Ballistic Shields	(35) Ballistic Shields @ \$1965.99 each = \$68,809.65 (5) Ballistic Shields @ \$5044.99 each = \$25,224.95 Total: \$94,034.60	\$88,989.61	\$0.00	\$88,989.61
Hard Handcuff Case	(50) Hard handcuff cases @ \$37.00 each	\$1,850.00	\$0.00	\$1,850.00
Hard Radio Holder	(50) Radio Holders \$57.00 each	\$2,850.00	\$0.00	\$2,850.00
Magazine Pouch	(50) Magazine Pouches @ \$24.00 each	\$1,200.00	\$0.00	\$1,200.00
Mobile Command Center	(4) mobile command center for supervisor vehicles @ \$4412.10 each. These boxes are being purchased to hold maps, computers, etc. No computers will be bought.	\$17,648.39	\$0.00	\$17,648.39
Shipping/Storage Container	(2) Shipping/Storage Containers @ \$4000.00 each	\$8,000.00	\$0.00	\$8,000.00
D. Equipment Subtotal:				\$120,538.00

Appendix D: Award Contacts

Award Number: R7110
Recipient: City of Lake City
Award Title: C-R7110: Lake City PD Law Enforcement Equipment
Award Period: 10/01/2023 - 09/30/2024

Recipient Grant Manager (GM)

Name: Andrew Miles
Title: Assistant Chief
Address: 225 NW Main Blvd
Lake City, FL 32055-3919
Phone: 386-758-5421
Email: milesa@lcfla.com

Recipient Chief Official (CO)

Name: Stephen Witt
Title: Mayor
Address: 205 N. Marion Ave.
Lake City, FL 32055-3918
Phone: 386-752-2031
Email: witts@lcfla.com

Recipient Chief Financial Officer (CFO)

Name: Angela Taylor Moore
Title: Finance Director
Address: 205 N. Marion Ave.
Lake City, FL 32055-3918
Phone: 386-719-5844
Email: taylora@lcfla.com

Appendix E: Special Conditions

Award Number: R7110
Recipient: City of Lake City
Award Title: C-R7110: Lake City PD Law Enforcement Equipment
Award Period: 10/01/2023 - 09/30/2024

In addition to the attached standard conditions, the above-referenced grant project is subject to the special conditions set forth below.

- W0001 WITHHOLDING OF FUNDS: Prior to the drawdown of funds for the mobile command centers, the Recipient must submit all backup documentation including quotes, purchase orders, packing slips, delivery/receivable documents, invoices, proof of payment, etc. to the Office of Criminal Justice Grants.
- S0002 During application review, it was noted the Recipient's EEO Certification (EEOC) will expire on 9/28/2024. In order to prevent delays in payment, the Recipient must submit a new EEOC to the Office of Criminal Justice Grants prior to the expiration date.
- S0003 At the time of application, the recipient had not submitted a current EEO Plan (Utilization Report) to the Office of Criminal Justice Grants. The recipient must provide an EEO Plan to the Office of Criminal Justice Grants at monitoring.
- W0004 WITHHOLDING OF FUNDS: This project requests funding for telecommunications and/or video surveillance equipment. Prior to the drawdown of funds for such equipment, the recipient must provide documentation that the manufacturer and vendor are not on the Excluded Parties List in SAM.gov to the Office of Criminal Justice Grants.
- S0005 A risk assessment completed at the time of application review determined this project is low-risk. As a result, backup documentation related to expenditures must be maintained and made available upon request. Documentation may include, but is not limited to: procurement records (including quotes, competitive solicitations/bids, etc.), purchase orders, packing slips, delivery/receivable documents, invoices, proof of payment, timesheets, paystubs, activity logs, client activity logs, participant sign in sheets, billing documentation, travel vouchers etc.
- W0006 WITHHOLDING OF FUNDS: The project period for this award starts 10/1/2023. Prior to the drawdown of funds, the Recipient must submit all required quarterly performance reports due since the start date of the award period.

Appendix F – FY2022 Award Standard Conditions

The Florida Department of Law Enforcement (FDLE), Office of Criminal Justice Grants (OCJG) serves as the State Administering Agency (SAA) for various federal award programs awarded through the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP). FDLE has been assigned as the certified Fiscal Agent for the 2022 Project Safe Neighborhoods awards by the U.S. Attorney. OCJG awards funds to eligible applicants, and requires compliance with the agreement and Standard Conditions upon signed acceptance of the award.

The Department will only reimburse recipients for authorized activities specified in the agreement. Failure to comply with provisions of this agreement, or failure to perform award activities as specified, will result in required corrective action including but not limited to financial consequences, project costs being disallowed, withholding of federal funds and/or termination of the project.

For NCHIP and NARIP Awards

Comprehensive Evaluation - In order to ensure that the National Criminal History Improvement Program (NCHIP) and the NICS Act Record Improvement Program (NARIP) are realizing the objectives in the most productive manner, the recipient agrees to participate in a comprehensive evaluation effort. It is anticipated that the evaluation will take place during the course of the program and will likely involve each participating agency. It is expected that the evaluation will have a minimal impact on an agency's program personnel and resources.

GENERAL REQUIREMENTS

All recipients must comply with the financial and administrative requirements set forth in the following:

Current edition of the U.S. Department of Justice (DOJ) Grants Financial Guide

https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf

Office of Management and Budget (OMB) Uniform Grant Guidance (2 CFR Part 200)

Subpart A, Definitions

Subparts B-D, Administrative Requirements

Subpart E, Cost Principles

Subpart F, Audit Requirements and all applicable Appendices

Code of Federal Regulations: www.gpo.gov/fdsys/

2 C.F.R. §175.15(b), Award Term for Trafficking in Persons

28 C.F.R. §38, Equal Treatment for Faith-Based Organizations

28 C.F.R. § 66, U.S. Department of Justice Common Rule for State and Local Governments

28 C.F.R. § 83, Government-Wide Requirements for Drug-Free Workplace

28 C.F.R. §§ 18, 22, 23, 30, 35, 42, 61, and 63

U.S. Code:

Title 34, U.S. Code, Crime Control and Law Enforcement

Title 41, U.S. Code § 4712, Enhancement of Contractor Protection from Reprisal for Disclosure of Certain Information

Title 34, U.S. Code, § 10101 et seq., "Omnibus Crime Control and Safe Streets Act of 1968"

State of Florida General Records Schedule GS1-SL for State and Local Government Agencies:

<https://fldoswebumbracoprod.blob.core.windows.net/media/703328/g1-sl-2020.pdf> and

<http://dos.myflorida.com/media/698314/g2-sl-2017-final.pdf>

State of Florida Statutes

Section 112.061, F.S., Per diem/travel expenses of public officers, employees, authorized persons

Chapter 119, F.S., Public Records

Section 215.34(2), F.S., State funds; non-collectible items; procedure

Section 215.97, F.S. Florida Single Audit Act

Section 215.971, F.S., Agreements funded with federal or state assistance

Section 215.985, F.S., Transparency in government spending

Section 216.181(6), F.S., Approved budgets for operations and fixed capital outlay

DEFINITIONS

Award agreement means a legal instrument of financial assistance between a Federal awarding agency or pass-through entity and a non-Federal entity that, consistent with 31 U.S.C. 6302, 6304, is used to enter into a relationship the principal purpose of which is to transfer anything of value from the Federal awarding agency or pass-through entity to the non-Federal entity to carry out a public

purpose authorized by a law of the United States (see 31 U.S.C. 6101(3)); and not to acquire property or services for the Federal awarding agency or pass-through entity's direct benefit or use; and is distinguished from a cooperative agreement in that it does not provide for substantial involvement between the Federal awarding agency or pass-through entity and the non-Federal entity in carrying out the activity contemplated by the Federal award.

Disallowed costs means those charges to a Federal award that the Federal awarding agency or pass-through entity determines to be unallowable, in accordance with the applicable Federal statutes, regulations, or the terms and conditions of the Federal award.

Equipment means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by the non-Federal entity for financial statement purposes, or \$5,000. *See also §§200.12 Capital assets, 200.20 Computing devices, 200.48 General purpose equipment, 200.58 Information technology systems, 200.89 Special purpose equipment, and 200.94 Supplies.*

Fiscal Agent refers to the agency responsible for the administration of the PSN award programs. FDLE has been assigned as the certified Fiscal Agent for PSN awards.

Improper payment means any payment that should not have been made or that was made in an incorrect amount (including overpayments and underpayments) under statutory, contractual, administrative, or other legally applicable requirements. Improper payment also includes any payment to an ineligible party, any payment for an ineligible good or service, any duplicate payment, any payment for a good or service not received (except for such payments where authorized by law), any payment that does not account for credit for applicable discounts, and any payment where insufficient or lack of documentation prevents a reviewer from discerning whether a payment was proper.

Micro-purchase means a purchase of supplies or services using simplified acquisition procedures, the aggregate amount of which does not exceed the micro-purchase threshold. The non-Federal entity uses such procedures in order to expedite the completion of its lowest-dollar small purchase transactions and minimize the associated administrative burden and cost. The micro-purchase threshold is set by the Federal Acquisition Regulation in 48 CFR Subpart 2.1 (Definitions). It is \$10,000 except as otherwise discussed in Subpart 2.1 of that regulation, but this threshold is periodically adjusted for inflation.

Modified Total Direct Cost (MTDC) means all direct salaries and wages, applicable fringe benefits, materials and supplies, services, travel, and up to the first \$25,000 of each award (regardless of the period of performance of the awards under the award). MTDC excludes equipment, capital expenditures, charges for patient care, rental costs, tuition remission, scholarships and fellowships, participant support costs and the portion of each award in excess of \$25,000. Other items may only be excluded when necessary to avoid a serious inequity in the distribution of indirect costs, and with the approval of the cognizant agency for indirect costs.

Non-Federal entity is a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization that carries out a Federal award as a recipient or subrecipient.

Non-federal pass-through entity is a non-Federal entity that provides an award to a recipient to carry out part of a Federal program; the Florida Department of Law Enforcement (FDLE) is the non-federal pass-through entity for this agreement, also referred to as the State Administering Agency (SAA).

Performance goal means a target level of performance expressed as a tangible, measurable objective, against which actual achievement can be compared, including a goal expressed as a quantitative standard, value, or rate. In some instances (e.g., discretionary research awards), this may be limited to the requirement to submit technical performance reports (to be evaluated in accordance with agency policy).

Period of performance means the time during which the non-Federal entity may incur new obligations to carry out the work authorized under the Federal award. The Federal awarding agency or pass-through entity must include start and end dates of the period of performance in the Federal award (see §§200.211 Information contained in a Federal award paragraph (b)(5) and 200.332 Requirements for pass-through entities, paragraph (a)(1)(iv)).

Protected Personally Identifiable Information (PII) means an individual's first name or first initial and last name in combination with any one or more of types of information, including, but not limited to social security numbers; passport numbers; credit card numbers; clearances; bank numbers; biometrics; date and place of birth; mother's maiden name; criminal, medical, and financial records; and educational transcripts. This does not include PII that is required by law to be disclosed. (See also § 200.79 Personally Identifiable Information (PII)).

Questioned cost means a cost that is questioned by the auditor because of an audit finding 1) that resulted from a violation or possible violation of a statute, regulation, or the terms and conditions of a Federal award, including for funds used to match Federal funds; 2) where the costs, at the time of the audit, are not supported by adequate documentation; or 3) where the costs incurred appear unreasonable and do not reflect the actions a prudent person would take in the circumstances.

Simplified acquisition threshold means the dollar amount below which a non-Federal entity may purchase property or services using small purchase methods. Non-Federal entities adopt small purchase procedures in order to expedite the purchase of items

costing less than the simplified acquisition threshold. The simplified acquisition threshold is set by the Federal Acquisition Regulation at 48 C.F.R. Subpart 2.1 (Definitions) and in accordance with 41 U.S.C. § 1908. As of the publication of this part, the simplified acquisition threshold is \$250,000, but this threshold is periodically adjusted for inflation. (Also see definition of Micro-purchase, 2 C.F.R. § 200.67).

Subaward is an award provided by a pass-through entity to a recipient for the recipient to carry out part of a Federal award received by the pass-through entity. It does not include payments to a contractor or payments to an individual who is a beneficiary of a Federal program. A subaward may be provided through any form of legal agreement, including an agreement that the pass-through entity considers a contract.

Recipient means a non-Federal entity that receives an award from a pass-through entity to carry out part of a Federal program; but does not include an individual that is a beneficiary of such program.

Supplies means all tangible personal property other than those described in §200.33 Equipment. A computing device is a supply if the acquisition cost is less than the lesser of the capitalization level established by the non-Federal entity for financial statement purposes or \$5,000, regardless of the length of its useful life. See also §§200.20 Computing devices and 200.33 Equipment.

For PSN: Task Forces are established by each USAO to collaborate with a PSN team of federal, state, local, and tribal (where applicable) law enforcement and other community members to implement a strategic plan for investigating, prosecuting, and preventing violent crime.

SECTION I: TERMS AND CONDITIONS

1.0 Payment Contingent on Appropriation and Available Funds - The State of Florida's obligation to pay under this agreement is contingent upon an annual appropriation by the Florida Legislature. Furthermore, the obligation of the State of Florida to reimburse recipients for incurred costs is subject to available federal funds.

2.0 Commencement of Project - If a project is not operational within 60 days of the original start date of the award period or the date of award activation (whichever is later), the recipient must report by letter to the Department the steps taken to initiate the project, the reasons for delay, and the expected start date.

If a project is not operational within 90 days of the original start date of the award period or the date of award activation (whichever is later), the recipient must submit a second statement to the Department explaining the implementation delay.

Upon receipt of the ninety (90) day letter, the Department shall determine if the reason for delay is justified or shall, at its discretion, unilaterally terminate this agreement and re-obligate award funds to other Department approved projects. The Department, where warranted by extenuating circumstances, may extend the starting date of the project past the ninety (90) day period, but only by formal written adjustment to this agreement.

3.0 Supplanting - The recipient agrees that funds received under this award will not be used to supplant state or local funds, but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for award activities.

4.0 Non-Procurement, Debarment and Suspension - The recipient agrees to comply with Executive Order 12549, Debarment and Suspension and 2 C.F.R. § 180, "OMB Guidelines To Agencies On Governmentwide Debarment And Suspension (Non-procurement)". These procedures require the recipient to certify it shall not enter into any lower tiered covered transaction with a person who is debarred, suspended, declared ineligible or is voluntarily excluded from participating in this covered transaction, unless authorized by the Department. If the award is \$100,000 or more, the sub recipient and implementing agency certify that they and their principals:

- 1) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of federal benefits by a state or federal court, or voluntarily excluded from covered transactions by any federal department or agency;
- 2) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- 3) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (a)(ii) of the "Lobbying, Debarment and Drug Free Workplace" certification; and
- 4) Have not within a three-year period preceding this application had one or more public transactions (federal, state, or local)

terminated for cause or default.

- 5.0 Federal Restrictions on Lobbying** - In general, as a matter of federal law, federal funds may not be used by any recipient or subrecipient at any tier, either directly or indirectly, to support or oppose the enactment, repeal, modification, or adoption of any law, regulation, or policy, at any level of government. See 18 U.S.C. § 1913.

Another federal law generally prohibits federal funds from being used by any recipient or subrecipient at any tier, to pay any person to influence (or attempt to influence) a federal agency, a Member of Congress, or Congress (or an official or employee of any of them) with respect to the awarding of a federal award or cooperative agreement, subaward, contract, subcontract, or loan, or with respect to actions such as renewing, extending, or modifying any such award. See 31 U.S.C. § 1352.

- 6.0 State Restrictions on Lobbying** - In addition to the provisions contained above, the expenditure of funds for the purpose of lobbying the legislature or a state agency is prohibited under this agreement.

- 7.0 Additional Restrictions on Lobbying** - The recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy, at any level of government, without the express prior written approval of the Office of Justice Programs.

- 8.0 "Pay-to-Stay"** - Funds from this award may not be used to operate a "pay-to-stay" program in any local jail. Furthermore, no funds may be given to local jails that operate "pay-to-stay" programs. "Local jail", as referenced in this condition, means an adult facility or detention center owned and/or operated by city, county, or municipality. It does not include juvenile detention centers. "Pay-to-stay" programs as referenced in this condition, means a program by which extraordinary services, amenities and/or accommodations, not otherwise available to the general inmate population, may be provided, based upon an offender's apparent ability to pay, such that disparate conditions of confinement are created for the same or similar offenders within a jurisdiction.

- 9.0 The Coastal Barrier Resources Act** - The recipient will comply and assure the compliance of all contractors with the provisions of the Coastal Barrier Resources Act (P.L. No. 97-348) dated October 18, 1982 (16 USC 3501 et seq.) which prohibits the expenditure of most new federal funds within the units of the Coastal Barrier Resources System.

- 10.0 Background Check** - Whenever a background screening for employment or a background security check is required by law for employment, unless otherwise provided by law, the provisions of § 435, F.S. shall apply. All employees in positions designated by law as positions of trust or responsibility shall be required to undergo security background investigations as a condition of employment and continued employment. For the purposes of the subsection, security background investigations shall include, but not be limited to, employment history checks, fingerprinting for all purposes and checks in this subsection, statewide criminal and juvenile records checks through the Florida Department of Law Enforcement, and federal criminal records checks through the Federal Bureau of Investigation, and may include local criminal records checks through local law enforcement agencies. Such background investigations shall be conducted at the expense of the employing agency or employee.

- 11.0 Confidentiality of Data** - The recipient (or subrecipient at any tier) must comply with all confidentiality requirements of 34 U.S.C. § 10231 and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. The recipient further agrees, as a condition of award approval, to submit a Privacy Certificate in accordance with the requirements of 28 C.F.R. Part 22 and, in particular, 28 C.F.R. 22.23. Privacy Certification forms must be signed by the recipient chief official or an individual with formal, written signature authority for the chief official.

- 12.0 Conferences and Inspection of Work** - Conferences may be held at the request of any party to this agreement. At any time, a representative of the Department, of the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right of visiting the project site to monitor, inspect and assess work performed under this agreement.

- 13.0 Insurance for Real Property and Equipment** - The recipient must, at a minimum, provide the equivalent insurance coverage for real property and equipment acquired or improved with Federal funds as provided to property owned by the non-Federal entity.

- 14.0 Flood Disaster Protection Act** - The subrecipient will comply with Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234, 87 Stat. 975, requiring that the purchase of flood insurance in communities where such insurance is available as a condition of the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified as an area having special flood hazards.

- 15.0 General Appropriations Restrictions** - The recipient must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes as set forth in the Consolidated Appropriations Act, 2018.

- 16.0 Immigration and Nationality Act** - No public funds will intentionally be awarded to any contractor who knowingly employs unauthorized alien workers, constituting a violation of the employment provisions contained in 8 U.S.C. Section 1324(a), Section 274(A) of the Immigration and Nationality Act ("INA"). The Department shall consider the employment by any

contractor of unauthorized aliens a violation of Section 274(A) of the INA. Such violation by the recipient of the employment provisions contained in Section 274(A) of the INA shall be grounds for unilateral cancellation of this contract by the Department.

17.0 For NCHIP & NARIP: Enhancement of Security - If funds are used for enhancing security, the recipient must:

- 1) Have an adequate process to assess the impact of any enhancement of a school security measure that is undertaken on the incidence of crime in the geographic area where the enhancement is undertaken.
- 2) Conduct such an assessment with respect to each such enhancement; and submit to the Department the aforementioned assessment in its Final Program Report.

18.0 Personally Identifiable Information Breaches – The recipient (or subrecipient at any tier) must have written procedures in place to respond in the event of actual or imminent “breach” (OMB M-17-12) if it: 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of “personally identifiable information (PII)” within the scope of an OJP award-funded program or activity, or 2) uses or operates a “federal information system” (OMB Circular A-130). The recipient’s breach procedures must include a requirement to report actual or imminent breach of PII to FDLE’s Office of Criminal Justice Grants for subsequent reporting to the OJP Program Manager no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

SECTION II: CIVIL RIGHTS REQUIREMENTS

1.0 Participant Notification of Non-discrimination - FDLE does not discriminate on the basis of race, color, religion, national origin, sex, disability or age in the delivery of services, benefits or in employment.

2.0 Title VI of the Civil Rights Act of 1964 - The recipient or subrecipient at any tier, must comply with all applicable requirements of 28 CFR § 42, specifically including any applicable requirements in Subpart E that relate to an equal employment opportunity program.

Equal Employment Opportunity Certification (EEOC) – The recipient must submit an EEO Certification annually within 120 days of award.

Equal Employment Opportunity Program (EEOP) – The recipient and/or implementing agency must comply with all applicable requirements in 28 C.F.R. §42, Subpart E.

Recipients are advised to use the Office for Civil Rights EEO Reporting Tool to satisfy this condition (<https://ojp.gov/about/ocr/eeop.htm>).

3.0 Title IX of the Education Amendments of 1972 - If the recipient operates an education program or activity, the recipient must comply with all applicable requirements of 28 C.F.R. § 54, “Nondiscrimination on the basis of sex in education programs or activities receiving federal financial assistance.”

4.0 Partnerships with Faith-Based and other Neighborhood Organizations - The recipient or subrecipient at any tier, must comply with all applicable requirements of 28 C.F.R. § 38, “Partnerships with Faith-Based and other Neighborhood Organizations”, specifically including the provision for written notice to current or prospective program beneficiaries.

5.0 Americans with Disabilities Act - Recipients must comply with the requirements of the Americans with Disabilities Act (ADA), Public Law 101-336, which prohibits discrimination on the basis of disability including provision to provide reasonable accommodations.

6.0 Section 504 of the Rehabilitation Act of 1973 (28 C.F.R. § 42, Subpart G) - Recipients must comply with all provisions prohibiting discrimination on the basis of disability in both employment and the delivery of services.

7.0 Age Discrimination Act of 1975 - Recipients must comply with all requirements in Subpart I of 28 C.F.R. §42 which prohibits discrimination based on age in federally assisted programs.

8.0 Limited English Proficiency (LEP) - In accordance with Department of Justice Guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with LEP. FDLE strongly advises recipients to have a written LEP Language Access Plan. For more information visit www.lep.gov.

9.0 Finding of Discrimination - In the event a federal or state court or federal or state administrative agency makes, after a due process hearing, a finding of discrimination on the grounds of race, color, religion, national origin, sex, or disability against a

recipient of funds, the recipient will forward a copy of the finding to FDLE and to the Office for Civil Rights, Office of Justice Programs.

- 10.0 Filing a Complaint** - If the recipient or any of its employees, contractors, vendors, or program beneficiaries has a discrimination complaint, they may file a complaint with the recipient, with FDLE, or with the Office for Civil Rights.

Discrimination complaints may be submitted to FDLE at Office of the Inspector General, Post Office Box 1489, Tallahassee, Florida 32302-1489, or online at info@fdle.state.fl.us. Any discrimination complaints filed with FDLE will be reviewed by FDLE's Inspector General and referred to the Office for Civil Rights, the Florida Commission on Human Relations, or the Equal Employment Opportunity Commission, based on the nature of the complaint.

Discrimination complaints may also be submitted to the Office for Civil Rights, Office of Justice Programs, U.S. Department of Justice, 810 7th Street, Northwest, Washington, D.C. 20531, or by phone at (202) 307-0690.

For additional information on procedures for filing discrimination complaints, please visit <https://www.fdle.state.fl.us/Grants/Contacts>.

- 11.0 Retaliation** - In accordance with federal civil rights laws, the recipient shall not retaliate against individuals for taking action or participating in action to secure rights protected by these laws.
- 12.0 Non-discrimination Contract Requirements** - Recipients must include comprehensive Civil Rights nondiscrimination provisions in all contracts funded by the recipient.
- 13.0 Pass-through Requirements** - Recipients are responsible for the compliance of contractors and other entities to whom they pass-through funds including compliance with all Civil Rights requirements. These additional tier subrecipients must be made aware that they may file a discrimination complaint with the recipient, with FDLE, or with the USDOJ Office for Civil Rights and provided the contact information.
- 14.0 Civil Rights Training Requirements** – In accordance with Office of Justice Programs (OJP) requirements, the grant manager of the recipient entity responsible for managing awards from FDLE Office of Criminal Justice Grants, will be required to complete a two part [Civil Rights Training](#) and maintain copies of the training certificates within their award files to be provided upon request at monitoring.

SECTION III: FINANCIAL REQUIREMENTS AND RESPONSIBILITY

- 1.0 Fiscal Control and Fund Accounting Procedures** - All expenditures and cost accounting of funds shall conform to the DOJ Grants Financial Guide, the 28 C.F.R. § 66, and 2 C.F.R. § 200 as applicable, in their entirety.

Recipients are required to establish and maintain adequate accounting systems and financial records and to accurately account for funds awarded to them. Financial management systems must be able to record and report on the receipt, obligation, and expenditure of award funds. Systems must also be able to accommodate a fund and account structure to separately track receipts, expenditures, assets, and liabilities for awards, programs, and additional tiered subrecipients. The awarded funds may or may not be an interest-bearing account, but any earned interest must be accounted for as program income and used for program purposes before the federal award period end date. Any unexpended interest remaining at the end of the federal award period must be refunded to the Office of Criminal Justice Grants for transmittal to DOJ.

- 2.0 Match** - The value or amount of any "non-federal share," "match," or cost-sharing contribution incorporated into the approved budget is part of the "project cost" for purposes of the 2 C.F.R. § 200 Uniform Requirements, and is subject to audit. In general, the rules and restrictions that apply to award funds from federal sources also apply to funds in the approved budget that are provided as "match" or through "cost sharing."

SECTION IV: AWARD MANAGEMENT AND REPORTING REQUIREMENTS

- 1.0 Obligation of Funds** - Award funds shall not be obligated prior to the start date, or subsequent to the end date, of the award. Only project costs incurred on or after the effective date, and on or prior to the termination date of the recipient's project are eligible for reimbursement.
- 2.0 Use of Funds** – Federal funds may only be used for the purposes in the recipient's approved award agreement.
- 3.0 Advance Funding** - Advance funding may be provided to a recipient upon a written request to the Department.
- 4.0 Performance Reporting** - The recipient shall submit Monthly or Quarterly Project performance achievements and performance questionnaires to the Department, within fifteen (15) days after the end of the reporting period. Performance reporting must clearly articulate the activities that occurred within the reporting period, including descriptions of major

accomplishments, milestones achieved, and/or barriers or delays encountered. Additional information may be required if necessary to comply with federal reporting requirements. Performance achievements and performance questionnaires that are not complete, accurate, and timely may result in sanctions, as specified in Section IV, Award Management and Reporting Requirements.

5.0 Financial Consequences for Failure to Perform - In accordance with Section 215.971, Florida Statutes, payments for state and federal financial assistance must be directly related to the scope of work and meet the minimum level of performance for successful completion. If the recipient fails to meet the minimum level of service or performance identified in this agreement, the Department will apply financial consequences commensurate with the deficiency. Financial consequences may include but are not limited to withholding payments or reimbursement until the deficiency is resolved, tendering only partial payment/reimbursement, imposition of other financial consequences according to the Standard Conditions as applicable, and/or termination of contract and requisition of goods or services from an alternate source. Any payment made in reliance on recipient's evidence of performance, which evidence is subsequently determined to be erroneous, will be immediately due to the Department as a refund.

6.0 Award Amendments - Recipients must submit an award amendment through the electronic grant management system for major substantive changes such as changes in project activities or scope of the project, target populations, service providers, implementation schedules, and designs or research plans set forth in the approved agreement and for any budget changes that affect a cost category that was not included in the original budget. Amendments are also required when there will be a transfer of 10% or more of the total budget between budget categories, or there is an indirect cost rate category change.

Recipients may transfer up to 10% of the total budget between current, approved budget categories without prior approval as long as the funds are transferred to an existing line item.

Under no circumstances can transfers of funds increase the total budgeted award.

Retroactive (after-the-fact) approval of project adjustments or items not currently in the approved award will only be considered under extenuating circumstances. Recipients who incur costs prior to approval of requested adjustments do so at the risk of the items being ineligible for reimbursement under the award.

All requests for changes, including requests for project period extensions, must be submitted in the electronic grant management system no later than thirty (30) days prior to award expiration date.

7.0 Financial Expenditures and Reporting - The recipient shall close the expense reporting period either on a Monthly or Quarterly basis. For any reporting period the recipient is seeking reimbursement, a payment request must also be submitted in the grant management system. Closing of the reporting period and Payment Requests are due thirty (30) days after the end of the reporting period with the exception of the final reporting period.

All project expenditures for reimbursement of recipient costs shall be submitted on the Project Expenditure Report Forms prescribed and provided by the Office of Criminal Justice Grants (OCJG) through the electronic grant management system.

All Project Expenditure Reports shall be submitted in sufficient detail for proper pre-audit and post-audit.

All reports must relate financial data to performance accomplishments.

An expenditure report is not required when no reimbursement is being requested; however, recipients should close the associated reporting period in the electronic grant management system.

Before the "final" Payment Request will be processed, the recipient must submit to the Department all outstanding Performance Achievements and must have satisfied all withholding, special, and monitoring conditions. Failure to comply with the above provisions shall result in forfeiture of reimbursement.

8.0 Project Income (PGI) - All income generated as a direct result of a project shall be deemed program income. Program income from asset seizures and forfeitures is considered earned when the property has been adjudicated to the benefit of the plaintiff (i.e., law enforcement entity).

The recipient shall submit a PGI Earnings and Expenditures form in the electronic grant management system as soon as PGI is earned or expended. Prior to expending funds, the recipient shall submit a PGI Spending Request form for OCJG approval. All PGI expenditures must directly relate to the project being funded and must be allowable under the federal award.

Additionally, any unexpended PGI remaining at the end of the federal award period must be submitted to OCJG for transmittal to the Bureau of Justice Assistance.

9.0 Recipient Integrity and Performance Matters - Requirement to report information on certain civil, criminal, and administrative proceedings to OCJG, SAM and FAPIIS.

The recipient must comply with any and all applicable requirements regarding reporting of information on civil, criminal, and administrative proceedings connected with (or connected to the performance of) either this award or any other grant, cooperative agreement, or procurement contract from the federal government. Under certain circumstances, recipients of OJP awards are required to report information about such proceedings, through the federal System for Award Management ("SAM"), to the designated federal integrity and performance system ("FAPIIS").

SECTION V: MONITORING AND AUDITS

1.0 Access to Records - The Florida Department of Law Enforcement, the Auditor General of the State of Florida, the U.S. Department of Justice, the U.S. Comptroller General or any of their duly authorized representatives, shall have access to books, documents, papers and records of the recipient and contractors for the purpose of audit and examination according to the Financial Guide and the 28 C.F.R. § 66. At any time, a representative of the Department, the U.S. Department of Justice, or the Auditor General of the State of Florida, have the right to visit the project site to monitor, inspect and assess work performed under this agreement.

The Department reserves the right to unilaterally terminate this agreement if the recipient or contractor refuses to allow public access to all documents, papers, letters, or other materials subject to provisions of s. 119, F.S., unless specifically exempted and/or made confidential by operation of s. 119, F.S., and made or received by the recipient or its contractor in conjunction with this agreement.

The recipient will give the awarding agency or the General Accounting Office, through any authorized representative, access to and the right to examine all paper or electronic records related to the financial assistance.

2.0 Assessments and Evaluations – The recipient agrees to participate in a data collection process measuring program outputs and outcomes as outline by the Office of Justice Programs. The recipient agrees to cooperate with any assessments, national evaluation efforts, and/or information or data collection requests related to activities under this award.

3.0 Monitoring - The recipient agrees to comply with FDLE's award monitoring guidelines, protocols, and procedures; and to cooperate with FDLE on all award monitoring requests, including requests related to desk reviews, enhanced programmatic desk reviews, and/or site visits. The recipient agrees to provide FDLE all documentation necessary to complete monitoring of the award. Further, the recipient agrees to abide by reasonable deadlines set by FDLE for providing requested documents. Failure to cooperate with award monitoring activities may result in sanctions affecting the recipient's award, including, but not limited to: withholding and/or other restrictions on the recipient's access to funds, referral to the Office of the Inspector General for audit review, designation of the recipient as a FDLE High Risk grantee, or termination of award(s).

4.0 Property Management - The recipient shall establish and administer a system to protect, preserve, use, maintain and dispose of any property furnished to it by the Department or purchased pursuant to this agreement according to federal property management standards set forth in the DOJ Grants Financial Guide, 28 C.F.R. § 66, 2 C.F.R. §200.313. This obligation continues as long as the recipient retains the property, notwithstanding expiration of this agreement.

5.0 Award Closeout - Award Closeout will be initiated by the Department after the final payment request has been processed. The final payment request must be submitted within sixty (60) days of the end date of the award. All performance achievements and performance questionnaires must be completed before the award can be closed.

6.0 High Risk Recipients - If a recipient is designated "high risk" by a federal award-making agency, currently or at any time during the course of the period of performance under this award, the recipient must disclose that fact and certain related information to FDLE's OCJG. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the recipient's past performance, or other programmatic or financial concerns with the recipient. The recipient's disclosure must include the following: 1. The federal awarding agency that currently designates the recipient high risk, 2. The date the recipient was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and email address), and 4. The reasons for the high-risk status, as set out by the federal awarding agency.

7.0 Imposition of Additional Requirements - The recipient agrees to comply with any additional requirements that may be imposed by OCJG during the period of performance for this award if the recipient is designated as "high risk" for purposes of the DOJ high-risk list.

8.0 Retention of Records - The recipient shall maintain all records and documents for a minimum of five (5) years from the date of the final financial statement and be available for audit and public disclosure upon request of duly authorized persons. The recipient shall comply with State of Florida General Records Schedule GS1-SL for State and Local Government Agencies: <https://fdoswebumbracoprod.blob.core.windows.net/media/703328/gs1-sl-2020.pdf>.

- 9.0 Disputes and Appeals** - The Department shall make its decision in writing when responding to any disputes, disagreements, or questions of fact arising under this agreement and shall distribute its response to all concerned parties. The recipient shall proceed diligently with the performance of this agreement according to the Department's decision. If the recipient appeals the Department's decision, the appeal also shall be made in writing within twenty-one (21) calendar days to the Department's clerk (agency clerk). The recipient's right to appeal the Department's decision is contained in § 120, F.S., and in procedures set forth in Rule 28-106.104, Florida Administrative Code. Failure to appeal within this time frame constitutes a waiver of proceedings under Chapter 120, F.S.
- 10.0 Failure to Address Audit Issues** - The recipient understands and agrees that FDLE's OCJG may withhold award funds, or may impose award conditions or other related requirements, if (as determined by OCJG) the recipient does not satisfactorily and promptly address outstanding issues from audits required by the 2 C.F.R. § 200 Uniform Requirements (or by the terms of this award), or other outstanding issues that arise in connection with audits, investigations, or reviews.
- 11.0 Single Annual Audit** - Recipients that expend \$750,000 or more in a year in total federal award funding shall have a single audit or program-specific audit conducted for that year. The audit shall be performed in accordance with the OMB 2 C.F.R. § 200 Subpart F – Audit Requirements and other applicable federal law. The contract for this agreement shall be identified in the Schedule of Federal Financial Assistance in the subject audit. The contract shall be identified as federal funds passed through the Florida Department of Law Enforcement and include the contract number, CFDA number, award amount, contract period, funds received and disbursed. When applicable, the recipient shall submit an annual financial audit that meets the requirements of 2 C.F.R. § 200 Subpart F, "Audit Requirements" s. 215.97, F.S., "Florida Single Audit Act" and Rules of the Auditor General, Chapter 10.550, and Chapter 10.650, "Local Governmental Entity Audits" and "Florida Single Audit Act Audits Nonprofit and For-Profit Organizations."

A complete audit report that covers any portion of the effective dates of this agreement must be performed and submitted to the Federal Audit Clearinghouse within the earlier of thirty (30) calendar days after receipt of the auditor's report(s), or nine (9) months after the end of the audit period. Submissions must include required elements described in Appendix X to 2 C.F.R. § 200 on the specified form (Form SF-SAC).

Records shall be made available upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the Department.

Recipients that expend less than \$750,000 in federal awards during a fiscal year are exempt from the Single Audit Act audit requirements for that fiscal year. In this case, written notification, in the form of the "Certification of Audit Exemption" form, shall be provided to the Department by the Chief Financial Officer, or designee, that the recipient is exempt. This notice shall be provided to the Department no later than March 1 following the end of the fiscal year.

SECTION VI: AWARD PROCUREMENT AND COST PRINCIPLES

- 1.0 Procurement Procedures** - Recipients must have written procedures for procurement transactions. Procedures must conform to applicable Federal law and the standards in 2 C.F.R. §§ 200.318-326.
- This condition applies to agreements that OCJG considers to be a procurement "contract", and not a second-tier award.
- The details of the advance approval requirement to use a noncompetitive approach in a procurement contract under this award are posed on the OJP website at <https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm>.
- Additional information on Federal purchasing guidelines can be found in the Guide to Procurements Under DOJ Grants and Cooperative agreements at <https://ojp.gov/funding/Implement/Resources/GuideToProcurementProcedures.pdf>.
- 2.0 Cost Analysis** - A cost analysis must be performed by the recipient if the cost or price is at or above the \$35,000 acquisition threshold and the contract was awarded non-competitively in accordance with s. 216.3475, F.S. The recipient must maintain records to support the cost analysis, which includes a detailed budget, documented review of individual cost elements for allowability, reasonableness, and necessity. See also: [Reference Guide for State Expenditures](#).
- 3.0 Allowable Costs** - Allowance for costs incurred under the award shall be determined according to the general principles and standards for selected cost items set forth in the DOJ Grants Financial Guide, 28 C.F.R. § 66, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments", and 2 CFR Subpart E, "Cost Principles".
- 4.0 Unallowable Costs** - Payments made for costs determined to be unallowable by either the Federal awarding agency, or the Department, either as direct or indirect costs, must be refunded (including interest) to FDLE and the Federal Government in accordance with instructions that determined the costs are unallowable unless state or Federal statute or regulation directs

otherwise. See also 2 C.F.R. §§ 200.300-309.

- 5.0 Unmanned Aircraft Systems (UAS)** – The recipient agrees that no funds under this award (including via subcontract or subaward, at any tier) may be used for unmanned aircraft systems (UAS), which includes unmanned aircraft vehicles (UAV), or for any accompanying accessories to support UAS.
- 6.0 Facial Recognition Technology (FRT)** - In accepting this award, the recipient agrees that grant funds cannot be used for Facial Recognition Technology (FRT) unless the recipient has policies and procedures in place to ensure that the FRT will be utilized in an appropriate and responsible manner that promotes public safety, and protects privacy, civil rights, and civil liberties and complies with all applicable provisions of the U.S. Constitution, including the Fourth Amendment's protection against unreasonable searches and seizures and the First Amendment's freedom of association and speech, as well as other laws and regulations. Recipients utilizing funds for FRT must make such policies and procedures available to DOJ upon request.
- 7.0 Body Armor** - Ballistic-resistant and stab-resistant body armor purchased with award funds may be purchased at any threat level, make or model, from any distributor or manufacturer, as long as the body armor has been tested and found to comply with applicable National Institute of Justice ballistic or stab standards, and is listed on the NIJ Compliant Body Armor Model List. In addition, ballistic-resistant and stab-resistant body armor purchased must be made in the United States and must be uniquely fitted, as set forth in 34 U.S.C. 10202(c)(1)(A). The latest NIJ standard information and the NIJ Compliant Body Armor List may be found by following the links located on the NIJ Body Armor page: <https://nij.ojp.gov/topics/equipment-and-technology/body-armor>.
- 8.0 Indirect Cost Rate** - A recipient that is eligible to use the "de minimis" indirect cost rate described in 2 C.F.R. § 200.414(f), and elects to do so, must advise OCJG in writing of both its eligibility and its election, and must comply with all associated requirements in the 2 C.F.R. § 200 and Appendix VII.
- 9.0 Sole Source** - If the project requires a non-competitive purchase from a sole source, the recipient must complete the Sole Source Justification for Services and Equipment Form and submit to OCJG upon application for pre-approval. If the recipient is a state agency and the cost meets or exceeds \$250,000, the recipient must also receive approval from the Florida Department of Management Services (DMS) (s. 287.057(5), F.S.). Additional details on the sole source requirement can be found at 2 C.F.R. § 200 and the DOJ Grants Financial Guide.
- 10.0 Personnel Services** - Recipients may use award funds for eligible personnel services including salaries, wages, and fringe benefits, including overtime in accordance with the DOJ Grants Financial Guide Section 3.9 - Compensation for Personal Services, consistent with the principles set out in 2 C.F.R. § 200, Subpart E and those permitted in the federal program's authorizing legislation. Recipient employees should be compensated with overtime payments for work performed in excess of the established work week and in accordance with the recipient's written compensation and pay plan.

Documentation - Charges for salaries, wages, and fringe benefits must be supported by a system of internal controls providing reasonable assurance that charges are accurate, allowable, and properly allocated. Documentation supporting charges must be incorporated into the official records of the organization.

Charges made to the Personnel Budget Category must reasonably reflect the total time and activity for which the employee is compensated by the organization and cover both federally funded and all other activities. The records may include the use of subsidiary records as defined in the organization's written policies. Where award recipients work on multiple award programs or cost activities, documentation must support a reasonable allocation or distribution of costs among specific activities or cost objectives.

Federal funds may not be used to pay cash compensation (salary plus bonuses) to any employee of the award recipient at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. An award recipient may compensate an employee at a higher rate, provided the amount in excess of the compensation limitation is not paid with federal funds.

- 11.0 Contractual Services** - The recipient must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award and administration of contracts as described in 2 C.F.R. § 200.318, General procurement.

Requirements for Contractors of Recipients - The recipient assures the compliance of all contractors with the applicable provisions of Title I of the Omnibus Crime Control and Safe Streets Act of 1968, as amended 34 U.S.C. § 10101 et seq.; the provisions of the current edition of the DOJ Grants Financial Guide (https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf); and all other applicable federal and state laws, orders, circulars, or regulations. The recipient must pass-through all requirements and conditions applicable to the

federal award to any subcontract. The term "contractor" is used rather than the term "vendor" and means an entity that receives a contract as defined in 2 C.F.R. § 200.22, the nature of the contractual relationship determines the type of agreement.

Approval of Consultant Contracts - Compensation for individual consultant services must be reasonable and consistent with that paid for similar services in the marketplace. The Federal awarding agency and pass-through entity must review and approve in writing all consultant contracts prior to employment of a consultant when the individual compensation rate exceeds \$650 (excluding travel and subsistence costs) per eight-hour day, or \$81.25 per hour. A detailed justification must be submitted to and approved by FDLE, who will coordinate written approval of the Federal awarding agency, prior to recipient obligation or expenditures of such funds. Approval shall be based upon the contract's compliance with requirements found in the Financial Guide Section 3.6 Consultant Rates, 28 C.F.R. § 66, and applicable state statutes. The Department's approval of the recipient agreement does not constitute approval of individual consultant contracts or rates. If consultants are hired through a competitive bidding process (not sole source), the \$650 threshold does not apply.

- 12.0 FFATA Reporting Requirements** - Recipients that enter into awards of \$30,000 or more should review the Federal Funding Accountability and Transparency Act of 2006 (FFATA), website for additional reporting requirements at <https://oip.gov/funding/Explore/FFATA.htm>.
- 13.0 Travel and Training** - The cost of all travel shall be reimbursed according to the recipient's written travel policy. If the recipient does not have a written travel policy, cost of all travel will be reimbursed according to State of Florida Travel Guidelines § 112.061, F.S. Any foreign travel must obtain prior written approval from the Federal awarding agency and pass-through entity.
- 14.0 Expenses Related to Conferences, Meetings, Trainings, and Other Events** - Award funds requested for meetings, retreats, seminars, symposia, events, and group training activities and related expenses must receive written pre-approval from the Federal awarding agency and pass-through entity and comply with all provisions in 2 C.F.R. § 200.432 and DOJ Grants Financial Guide Section 3.10; Conference Approval, Planning, and Reporting. Award applications requesting approval for meeting, training, conference, or other event costs must include a completed Conference & Events Submission Form for approval prior to obligating award funds for these purposes.
- 15.0 Training and Training Materials** - Any training or training materials that has been developed or delivered with award funding under this award must adhere to the OJP Training Guiding Principles for Grantees and Subgrantees, available at www.oip.gov/funding/ojptrainingguidingprinciples.htm.
- 16.0 Publications, Media, Websites, and Patents Ownership of Data and Creative Material** - Ownership of material, discoveries, inventions, and results developed, produced, or discovered subordinate to this agreement is governed by the terms of the DOJ Grants Financial Guide, 28 C.F.R. §§ 66, and 200.315.

Publication or Printing of Materials - Publication costs for electronic and print media, including distribution, promotion, and general handling are allowable. If these costs are not identifiable with a particular direct cost objective, it should be allocated as indirect costs. Publication includes writing, editing, and preparing the illustrated material (including videos and electronic mediums).

Recipients must request pre-approval in writing for page charges for professional journal publications. All publication materials must comply with provisions in 2 C.F.R. § 200.461 and DOJ Grants Financial Guide, Section 3.9; Allowable Costs – Publication.

Recipients must submit for review and approval one (1) copy of any written materials to be published, including web-based materials and website content, to be paid under this award at least thirty (30) days prior to the targeted dissemination date.

All electronic and print materials paid under this award must contain the following statements identifying the federal award:

"This project was supported by Award No. [Federal Award Number] awarded by the [Bureau of Justice Assistance/Bureau of Justice Statistics], Office of Justice programs. The opinions, findings, and conclusions or recommendations expressed in this publication/program/exhibition are those of the authors and do not necessarily reflect the views of the Department of Justice or grant-making component."

Websites - Any website funded in whole or in part under this award must include the same statement above on the home page, on all major entry pages (i.e., pages (exclusive of documents) whose primary purpose is to navigate the user to interior content), and on any pages from which a visitor may access or use a web-based service, including any pages that provide results or outputs from the service. The full text of the statement must be clearly visible on the home page. On other pages, the statement may be included through a link, entitled "Notice of Federal Funding and Federal Disclaimer," to the full text of the statement.

Patents - Recipients are subject to applicable regulations governing patents and inventions, including government wide regulations issued by the Department of Commerce (37 C.F.R. § 401 and 2 C.F.R. § 200.315(c)).

Recipients must promptly and fully report to FDLE and the Federal awarding agency if any program produces patentable items, patent rights, processes, or inventions, in the course of work sponsored under this award.

17.0 For NCHIP & NICS: Purchase of Automated Fingerprint Identification System (AFIS) - AFIS equipment purchased under this award must conform to the American National Standards Institute (ANSI) Standard, "Data Format for the Interchange of Fingerprint, Facial & Other Biometric Information" (ANSI/NIST-ITL 1-2007 PART 1) and any other applicable standards set forth by the Federal Bureau of Investigation (FBI).

18.0 Information Technology Projects

Criminal Intelligence Systems - The recipient agrees that any information technology system funded or supported by the Office of Justice Programs funds will comply with 28 C.F.R. § 23, Criminal Intelligence Systems Operating Policies, if the Office of Justice Programs determines this regulation to be applicable. Should the Office of Justice Programs determine 28 C.F.R. § 23 to be applicable, the Office of Justice Programs may, at its discretion, perform audits of the system, as per 28 C.F.R. § 23.20(g). Should any violation of 28 C.F.R. § 23 occur, the recipient may be fined as per 42 U.S.C. § 3789g(c)-(d). The recipient may not satisfy such a fine with federal funds.

The recipient understands and agrees that no awarded funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading, and exchanging of pornography. In doing so the recipient agrees that these restrictions will not limit the use of awarded funds necessary for any federal, state, tribal, or local law enforcement agency or any other entity carrying out criminal investigations, prosecutions, or adjudication activities.

State IT Point of Contact - The recipient must ensure that the State IT Point of Contact receives written notification regarding any information technology project funded by this award during the obligation and expenditures period. This is to facilitate communication among local and state governmental entities regarding various information technology projects being conducted with these award funds. In addition, the recipient must maintain an administrative file documenting the meeting of this requirement. For a list of State IT Points of Contact, go to <https://it.ojp.gov/technology-contacts>.

The State IT Point of Contact will ensure the recipient's project follows a statewide comprehensive strategy for information sharing systems that improve the functioning of the criminal justice system, with an emphasis on integration of all criminal justice components, law enforcement, courts, prosecution, corrections, and probation and parole.

Interstate Connectivity - To avoid duplicating existing networks or IT systems in any initiatives funded by the Bureau of Justice Assistance for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless the recipient can demonstrate to the satisfaction of the Bureau of Justice Assistance that this requirement would not be cost effective or would impair the functionality of an existing or proposed IT system.

19.0 Interoperable Communications Guidance - Recipients using funds to support emergency communications activities must comply with the current SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. Emergency communications activities include the purchase of Interoperable Communications Equipment and technologies such as voice-over-internet protocol bridging or gateway devices, or equipment to support the build out of wireless broadband networks in the 700 MHz public safety band under the Federal Communications Commission (FCC) Waiver Order. SAFECOM guidance can be found at <https://www.dhs.gov/publication/funding-documents>.

Recipients interested in developing a public safety broadband network in the 700 MHz band in their jurisdictions must adhere to the technical standards set forth in the FCC Waiver Order, or any succeeding FCC orders, rules, or regulations pertaining to broadband operations in the 700 MHz public safety band. The recipient shall also ensure projects support the Statewide Communication Interoperability Plan (SCIP) and are fully coordinated with the full-time Statewide Interoperability Coordinator (SWIC). If any future regulatory requirement (from the FCC or other governmental entity) results in a material technical or financial change in the project, the recipient should submit associated documentation, and other material, as applicable, for review by the SWIC to ensure coordination. Recipients must provide a listing of all communications equipment purchased with award funding (plus the quantity purchased of each item) to FDLE once items are procured during any periodic programmatic progress reports.

20.0 Global Standards Package - In order to promote information sharing and enable interoperability among disparate systems across the justice and public safety community, OJP requires the recipient to comply with DOJ's Global Justice Information Sharing Initiative (DOJ's Global) guidelines and recommendations for this particular award. Recipient shall conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at <https://it.ojp.gov/gsp>. Recipient shall document planned approaches to information sharing and describe compliance to the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

21.0 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment – In accordance with the requirements as set out in 2 C.F.R. § 200.216, recipients are prohibited from obligating or expending award funds to:

- 1) Procure or obtain;
- 2) Extend or renew a contract to procure or obtain;
- 3) Enter into a contract to procure or obtain equipment, services, or systems that use telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, produced by Huawei Technologies Company or ZTE Corporation (or a subsidiary or affiliate of such entities).

22.0 Unreasonable Restrictions on Competition - This condition applies with respect to any procurement of property or services funded (in whole or in part) by this award, by the recipient (or subrecipient at any tier), and regardless of the dollar amount of the purchase or acquisition, the method of procurement, or the nature of any legal instrument used. The provisions of this condition must be among those included in any subaward (at any tier).

- 1) Consistent with the (DOJ) Part 200 Uniform Requirements -- including as set out at 2 C.F.R. 200.300 and 200.319(a) – Recipient (or subrecipient at any tier) may (in any procurement transaction) discriminate against any person or entity on the basis of such person or entity's status as an "associate of the federal government" (or on the basis of such person or entity's status as a parent, affiliate, or subsidiary of such an associate), except as expressly set out in 2 C.F.R. 200.319(a) or as specifically authorized by USDOJ.
- 2) Monitoring of compliance with the requirements of this condition will be conducted by FDLE.
- 3) The term "associate of the federal government" means any person or entity engaged or employed (in the past or at present) by or on behalf of the federal government -- as an employee, contractor or subcontractor (at any tier), award recipient or -subrecipient (at any tier), agent, or otherwise -- in undertaking any work, project, or activity for or on behalf of (or in providing goods or services to or on behalf of) the federal government, and includes any applicant for such employment or engagement, and any person or entity committed by legal instrument to undertake any such work, project, or activity (or to provide such goods or services) in future.
- 4) Nothing in this condition shall be understood to authorize or require any recipient, any subrecipient at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

23.0 Non-Disclosure Agreements - No recipient or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

24.0 Confidential Funds and Confidential Funds Certificate - A signed certification that the Project Director or Implementing Agency Chief Official has read, understands, and agrees to abide by all conditions for confidential funds outlined in Section 3.12 of the [DOJ Grants Financial Guide](#) is required for all projects that involve confidential funds. The signed certification must be submitted at the time of award application. Confidential Funds certifications must be signed by the recipient Chief Official or an individual with formal, written signature authority for the Chief Official.

Prior to the reimbursement of expenditures for confidential funds, the recipient must compile and maintain a CI Funds Tracking Sheet to record all disbursements under the award. The completed form must be submitted with the payment request for OCJG review.

25.0 For JAG: Task Force Training Requirement - The recipient agrees that within 120 days of award, each current member of a law enforcement task force funded with these funds who is a task force commander, agency executive, task force officer, or other task force member of equivalent rank, will complete required online (internet-based) task force training. The training can be accessed <https://www.centf.org/CTFLI/>.

All current and new task force members are required to complete this training once during the life of the award, or once every four years if multiple awards include this requirement. This training addresses task force effectiveness as well as other key issues including privacy and civil liberties/rights, task force performance measurement, personnel selection, and task force oversight and accountability.

When FDLE awards funds to support a task force, the recipient must compile and maintain a task force personnel roster along with course completion certificates.

26.0 For NCHIP and NARIP: Protective Order Systems - Any system developed with funds awarded under this cooperative agreement will be designed to permit interface with the National Protective Order file maintained by the FBI.

27.0 For PREA: PREA Audits - Recipients using funds, in whole or in part, to conduct PREA audits must utilize a DOJ certified PREA auditor who must abide by all applicable requirements in the DOJ PREA Auditor Handbook.

SECTION VII: ADDITIONAL REQUIREMENTS

1.0 Environmental Protection Agency's (EPA) list of Violating Facilities - The recipient assures that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the Program Purpose are not listed on the EPA's list of Violating Facilities and that it will notify the Department of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.

2.0 National Environmental Policy Act (NEPA) - The recipient agrees to assist FDLE in complying with the NEPA, the National Historic Preservation Act, and other related federal environmental impact analyses requirements in the use of award funds by the recipient. This applies to the following new activities whether or not they are being specifically funded with these award funds. That is, it applies as long as the activity is being conducted by the recipient or any third party and the activity needs to be undertaken in order to use these award funds. Accordingly, the recipient agrees to first determine if any of the following activities will be funded by the award, prior to obligating funds for any of these purposes.

If it is determined that any of the following activities will be funded by the award, the recipient agrees to contact FDLE OCJG.

- 1) New construction;
- 2) Any renovation or remodeling of a property located in an environmentally or historically sensitive area, including properties located within a 100-year flood plain, a wetland, or habitat for endangered species, or a property listed on or eligible for listing on the National Register of Historic Places;
- 3) A renovation, lease, or any other proposed use of a building or facility that will either (a) result in a change in its basic prior use or (b) significantly change its size;
- 4) Implementation of a new program involving the use of chemicals other than chemicals that are (a) purchased as an incidental component of a funded activity and (b) traditionally used, for example, in office, household, recreational, or educational environments; and
- 5) Implementation of a program relating to clandestine methamphetamine laboratory operations, including the identification, seizure, or closure of clandestine methamphetamine laboratories.

The recipient understands and agrees that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by the Bureau of Justice Assistance. The recipient further understands and agrees to the requirements for implementation of a Mitigation Plan, as detailed by the Department of Justice at <https://www.bja.gov/Funding/nepa.html>, for programs relating to methamphetamine laboratory operations.

3.0 National Historic Preservation Act – The Act will assist the Department (if necessary) in assuring compliance with section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. § 470), Ex. Order 11593 (identification and protection of historic properties), the Archeological and Historical Preservation Act of 1974 (16 U.S.C. § 469 a-1 et seq.), and the National Environmental Policy Act of 1969 (42 U.S.C. § 4321).

4.0 Human Research Subjects – The recipient agrees to comply with the requirements of 28 C.F.R. part 46 and all Office of Justice Programs policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

5.0 Disclosures

Conflict of Interest - The recipient and implementing agency will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain. Recipients must disclose in writing any potential conflict of interest to FDLE (the non-federal pass-through entity).

Violations of Criminal Law - The recipient must disclose all violations of state or federal criminal law involving fraud, bribery or gratuity violations potentially affecting the award.

6.0 Uniform Relocation Assistance and Real Property Acquisitions Act - The recipient will comply with the requirements of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. § 4601 et seq.), which govern the treatment of persons displaced as a result of federal and federally-assisted programs.

7.0 Limitations on Government Employees Financed by Federal Assistance - The recipient will comply with requirements of 5 U.S.C. §§ 1501-08 and §§ 7321-26, which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

8.0 Funds to Association of Community Organizations for Reform Now (ACORN) Unallowable - Recipient understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or award to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express prior written approval of OJP.

- 9.0 Text Messaging While Driving** - Pursuant to Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 1, 2009), and §316.305, F.S., the recipient is encouraged to adopt and enforce policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this award and to establish workplace safety policies and conduct education, awareness, and other outreach to decrease crashes caused by distracted drivers.
- 10.0 DNA Testing of Evidentiary Materials and Upload of DNA Profiles to a Database** - If award funds are used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System (CODIS), by a government DNA lab with access to CODIS. No profiles generated with award funding may be entered into any other non-governmental DNA database without prior express written approval from BJA. Award funds may not be used for the purchase of DNA equipment and supplies unless the resulting DNA profiles may be accepted for entry into CODIS. Booking agencies should work with their state CODIS agency to ensure all requirements are met for participation in Rapid DNA (see National Rapid DNA Booking Operational Procedures Manual).
- 11.0 Forensic Genealogy Testing** – Recipients utilizing award funds for forensic genealogy testing must adhere to the United States Department of Justice Interim Policy Forensic Genealogical DNA Analysis and Searching and must collect and report the metrics identified in Section IX of the document to the Bureau of Justice Assistance. For more information, visit <https://www.justice.gov/olp/page/file/1204386/download>.
- 12.0 Environmental Requirements and Energy** - For awards in excess of \$100,000, the recipient must comply with all applicable standards, orders, or requirements issued under section 306 of the Clean Air Act (42 U.S.C 85), section 508 of the Clean Water Act (33 U.S.C. 1368), Executive Order 11738, and Environmental Protection Agency regulations (40 CFR 1). The recipient must comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871), if any.
- 13.0 Other Federal Funds** - The recipient agrees that if it currently has an open award of federal funds or if it receives an award of federal funds other than this award, and those awards have been, are being, or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this award, the recipient will promptly notify, in writing the grant manager for this award, and, if so requested by OCJG seek a budget modification or change of project scope amendment to eliminate any inappropriate duplication of funding.
- 14.0 Trafficking in Persons** - The recipient must comply with applicable requirements pertaining to prohibited conduct relating to the trafficking of persons, whether on the part of recipients, recipients or individuals defined as "employees" of the recipient. The details of the recipient and recipient obligations related to prohibited conduct related to trafficking in persons are incorporated by reference and posted at <https://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm>.
- 15.0 Requirement of the Award; Remedies for Non-Compliance or for Materially False Statements:** Any materially false, fictitious, or fraudulent statement to the Department related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001, 1621, and/or 34 U.S.C. § 10272), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and 3801-3812).
- Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with a limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or unenforceable; such provision shall be deemed severable from this award.
- 16.0 Employment Eligibility Verification for Hiring Under This Award** – The recipient must ensure that as part of the hiring process for any position that is or will be funded (in whole or in part) with award funds, the employment eligibility of the individual being hired is properly verified in accordance with the provisions of 8 U.S.C. 1324a(a)(1) and (2).
- 1) All persons who are or will be involved in activities under this award must be made aware of the requirement for verification of employment eligibility, and associated provisions of 8 U.S.C. 1324a(a)(1) and (2) that make it unlawful in the United States to hire (or recruit for employment) certain aliens.
 - 2) The recipient must provide training (to the extent necessary) to those persons required by this condition to be notified of the requirement for employment eligibility verification and the associated provisions of 8 U.S.C. 1324a(a)(1) and (2).
 - 3) As part of the recordkeeping requirements of this award, the recipient must maintain records of all employment eligibility verifications pertinent to compliance with this condition and in accordance with I-9 record retention requirements, as well as pertinent records of notifications and trainings.
 - 4) Monitoring of compliance with the requirements of this condition will be conducted by FDLE.
 - 5) Persons who are or will be involved in activities under this award includes any and all recipient officials or other staff who are or will be involved in the hiring process with respect to an award funded position under this award.

- 6) For the purposes of satisfying this condition, the recipient may choose to participate in, and use E-Verify (www.e-verify.gov), provided an appropriate person authorized to act on behalf of the recipient entity uses E-Verify to confirm employment eligibility for each position funded through this award.
- 7) Nothing in this condition shall be understood to authorize or require any recipient, or any person or other entity, to violate federal law, including any applicable civil rights or nondiscrimination law.
- 8) Nothing in this condition, including paragraph vi., shall be understood to relieve any recipient, or any person or other entity, of any obligation otherwise imposed by law, including 8 U.S.C. 1324a(a)(1) and (2).

17.0 Determination of Suitability to Interact with Minors – This condition applies if it is indicated in the application for award (at any tier) that a purpose of some or all of the activities to be carried out under the award is to benefit a set of individuals under 18 years of age.

The recipient (or subrecipient at any tier), must make determinations of suitability before certain individuals may interact with participating minors. The requirement applies regardless of an individual's employment status.

The details of this requirement are posted on the OJP website at <https://ojp.gov/funding/Explore/Interact-Minors.htm>.

18.0 Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters - No recipient under this award, or entity that receives a procurement contract with funds under this award, may require an employee to sign an internal confidentiality agreement that prohibits the reporting of waste, fraud, or abuse to an investigative or law enforcement representative authorized to receive such information.

The foregoing is not intended, to contravene requirements applicable to classified information. In accepting this award, the recipient:

- 1) Has not required internal confidentiality agreements or statements from employees or contractors that currently prohibit reporting waste, fraud, or abuse;
- 2) Certifies that, if it learns that it is or has been requiring its employees or contractors to execute agreements that prohibit reporting of waste, fraud, or abuse, it will immediately stop any further obligations of award funds, will provide prompt written notification to OCJG, and will resume such obligations only if expressly authorized to do so by OCJG.
- 3) Will comply with requirements of 5 U.S.C. §§ 1501-08 and 7321-26, which limit certain political activities of state or local government employees whose principal employment is in connection with an activity financed in whole or in part by federal assistance.

19.0 Safe Policing and Law Enforcement – Recipients that are state, local, college or university law enforcement agencies must be in compliance with the safe policing certification requirement outlined in [Executive Order 13929](#). For detailed information on this certification requirement, see <https://cops.usdoj.gov/SafePolicingEO>.

20.0 For JAG: Extreme Risk Protection Programs – Recipients using funds for Extreme Risk Protection programs must include, at a minimum: pre-deprivation and post-deprivation due process rights that prevent any violation or infringement of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive or procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). Such programs must include, at the appropriate phase to prevent any violation of constitutional rights, at minimum, notice, the right to an in-person hearing, an unbiased adjudicator, the right to know opposing evidence, the right to present evidence, and the right to confront adverse witnesses; the right to be represented by counsel at no expense to the government; pre-deprivation and post-deprivation heightened evidentiary standards and proof which mean not less than the protections afforded to a similarly situated litigant in Federal court or promulgated by the State's evidentiary body, and sufficient to ensure the full protections of the Constitution of the United States, including but not limited to the Bill of Rights, and the substantive and procedural due process rights guaranteed under the Fifth and Fourteenth Amendments to the Constitution of the United States, as applied to the States, and as interpreted by State courts and United States courts (including the Supreme Court of the United States). The heightened evidentiary standards and proof under such programs must, at all appropriate phases to prevent any violation of any constitutional right, at minimum, prevent reliance upon evidence that is unsworn or unaffirmed, irrelevant, based on inadmissible hearsay, unreliable, vague, speculative, and lacking a foundation; and penalties for abuse of the program.

21.0 For RSAT: State Alcohol and Drug Abuse Agency - The recipient will coordinate the design and implementation of treatment programs with the State alcohol and drug abuse agency or any appropriate local alcohol and drug abuse agency, especially when there is an opportunity to coordinate with initiatives funded through the Justice Assistance Grant (JAG) program.

22.0 For RSAT: Drug Testing - The recipient will implement or continue to require urinalysis or other proven reliable forms of testing of individuals in correctional residential substance abuse treatment programs. Such testing shall include individuals released from residential substance abuse treatment programs who remain in the custody of the State.

- 23.0 For RSAT: Opioid Abuse and Reduction** - The recipient understands and agrees that, to the extent that substance abuse treatment and related services are funded by this award, they will include needed treatment and services to address opioid abuse and reduction.
- 24.0 For RSAT: Data Collection** - The recipient agrees that award funds may be used to pay for data collection, analysis, and report preparation only if that activity is associated with federal reporting requirements. Other data collection, analysis, and evaluation activities are not allowable uses of award funds.
- 25.0 For PSN: Coordination with U.S. Attorney and PSN Task Forces** - The recipient agrees to coordinate the project with the U.S. Attorney and Project Safe Neighborhoods Task Force(s) for the respective U.S. Attorney Districts covered by the award. The recipient also is encouraged to coordinate with other community justice initiatives and other ongoing, local gun prosecution and law enforcement strategies.
- 26.0 For PSN: Media-related Outreach** - The recipient agrees to submit to OCJG for review and approval by DOJ, any proposal or plan for PSN media-related outreach projects.
- 27.0 For NCHIP & NARIP: Coordination and Compatibility with Systems** - In accordance with federal award conditions, recipient agrees all activities supported under this award must:
- 1) Be coordinated with Federal, State, and local activities relating to homeland security and presale firearm checks.
 - 2) Ensure criminal justice information systems designed, implemented, or upgraded with NCHIP or NARIP funds are compatible, where applicable, with the National Incident-Based Reporting System (NIBRS), the National Crime Information Center system (NCIC 2000), the National Criminal Instant Background Check System (NICS), the Integrated Automated Fingerprint Identification System (IAFIS), and applicable national, statewide or regional criminal justice information sharing standards and plans.
 - 3) Intend to establish or continue a program that enters into the National Crime Information Center (NCIC) records of: (a) Protection orders for the protection of persons from stalking or domestic violence; (b) Warrants for the arrest of persons violating protection orders intended to protect victims from stalking or domestic violence; and (c) Arrests or convictions of persons violating protection orders intended to protect victims from stalking or domestic violence.

EXHIBIT

File Attachments for Item:


7. City Council Resolution No. 2024-047 - A resolution of the City of Lake City, Florida, adopting that certain Memorandum of Understanding with the City of Gainesville by and through the City of Gainesville Police Department allowing the Lake City Police Department to participate in the Internet Crimes Against Children Task Force Program; making findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; authorizing and directing the Chief of Police of the Lake City Police Department to join the Mayor in executing said agreement; repealing all prior resolutions in conflict; and providing an effective date.

MEETING DATE
6-17-24

CITY OF LAKE CITY Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Memorandum of Understanding
North Florida Internet Crimes Against Children Task Force (ICAC)
DEPT / OFFICE: Police Department

Originator: Chief of Police Gerald Butler 		
City Manager Dee Johnson, Interim City Manager	Department Director Chief Gerald Butler	Date 5-16-24
Recommended Action: Approve entering into agreement with City of Gainesville to allow Lake City Police Department to participate in the ICAC Task Force Program		
Summary Explanation & Background: ICAC Task Force Program is a national network of state and local law enforcement investigative units which develop effective responses to online enticement of children by sexual predators, child exploitation, and child obscenity and child sexual abuse image cases. The program's mission is to reduce crime and victimization of children by assisting with criminal investigations and prosecution of perpetrators using the internet to exploit children.		
Alternatives:		
Source of Funds: 1. Program is primarily funded through ICAC Task Force 2. Police Department budget		
Financial Impact: Minimal		
Exhibits Attached: MOU Membership Agreement		

RESOLUTION NO 2024 - 047
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA, ADOPTING THAT CERTAIN MEMORANDUM OF UNDERSTANDING WITH THE CITY OF GAINESVILLE BY AND THROUGH THE CITY OF GAINESVILLE POLICE DEPARTMENT ALLOWING THE LAKE CITY POLICE DEPARTMENT TO PARTICIPATE IN THE INTERNET CRIMES AGAINST CHILDREN TASK FORCE PROGRAM; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; AUTHORIZING AND DIRECTING THE CHIEF OF POLICE OF THE LAKE CITY POLICE DEPARTMENT TO JOIN THE MAYOR IN EXECUTING SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City (the “City”) operates and funds the Lake City Police Department for the benefit of its citizens; and

WHEREAS, the ICAC Task Force Program (the “Program”) is a national network of state and local law enforcement investigative units; and

WHEREAS, the Program’s mission is to reduce crime and victimization of children by assisting with criminal investigations and prosecution of perpetrators using the internet to exploit children; and

WHEREAS, the City of Gainesville, by and through the Gainesville Police Department (“GPD”) has been designated by the United States Department of Justice as the “lead agency” for this region of Florida to administer the Program; and

WHEREAS, GPD will allow the Lake City Police Department (“LCPD”) to participate in the Program provided the City agrees to the terms of the Memorandum of Understanding attached as an Exhibit hereto (the “Agreement”); and

WHEREAS, the City, by and through its Police Department, desires to enter into the Agreement; and

WHEREAS, participating in the Program by adopting the terms of the Agreement is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Participating in the Program by adopting the terms of the Agreement is in the public interest and in the interests of the City; and
2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is approved by the City Council of the City of Lake City; and
3. The Mayor of the City of Lake City is the officer of the City duly designated by the City’s Code of Ordinances to enforce such rules, regulations, and directives as are adopted by the City Council of the City of Lake City; and

4. The Mayor of the City of Lake City is authorized to execute on behalf of and bind the City to the terms of the Agreement; and
5. The Mayor of the City of Lake City is directed to execute on behalf of and bind the City to the terms of the Agreement; and
6. The Chief of Police of the Lake City Police Department is authorized and directed to join the Mayor in executing the Agreement; and
7. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
8. This resolution shall become effective and enforceable upon final adoption by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ___ day of June, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Hon. Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

**NORTH FLORIDA INTERNET CRIMES AGAINST CHILDREN TASK FORCE
MEMORANDUM OF UNDERSTANDING
MEMBERSHIP**

I. PARTIES

This Memorandum of Understanding (MOU) is entered into between the City of Gainesville, located in Gainesville, Florida, and the City of Lake City (hereafter Partnering Agency, Affiliate) located in the city of Lake City, Columbia County, Florida.

The U.S. Department of Justice (DOJ), Office of Justice Programs (OJP), Office of Juvenile Justice and Delinquency Prevention (OJJDP), has selected the City of Gainesville, Gainesville Police Department, as the Task Force Agency for North Florida ICAC Task Force (Lead Agency). Pass-through funding and assistance to partnering law enforcement agencies (Affiliates) is predicated on the City of Gainesville remaining the recipient of the ICAC continuing funding.

II. OVERVIEW/MISSION

The OJJDP administers the ICAC Task Force Program, which is a national network of state and local law enforcement investigative units. The funding for the program is to help state and local law enforcement agencies develop effective responses to online enticement of children by sexual predators, child exploitation, and child obscenity and child sexual abuse image cases. This program furthers the DOJ's mission by reducing crime and victimization and promoting public safety through supporting multijurisdictional task forces engaged in investigations, forensic examinations, and prosecutions related to technology-facilitated child sexual exploitation.

The mission of the North Florida ICAC Task Force is to help state and local agencies develop effective, sustainable responses to the online victimization of our children, including responses to child sexual abuse images, by enhancing the affiliate's capacity to combat technology-facilitated crimes against children at every level. This is done by engaging in both proactive and reactive investigations, community education, forensic examinations, and criminal prosecutions. Affiliates can include prosecutorial agencies, nonprofit organizations, state, local, and Tribal law enforcement agencies, and their federal and military partners.

III. PURPOSE

The purpose of this MOU is to formalize working relationships between agencies that have entered into written agreement to achieve maximum cooperation in a combined law enforcement effort aimed at combating Internet and technology facilitated crimes against children in the State of Florida and nationwide. By signing this MOU, participants are agreeing to join the North Florida Internet Crimes Against Children Task Force (hereinafter ICAC) to investigate, prosecute, and deter the possession, production, and distribution of child pornography and the utilization of the Internet to seek and sexually exploit children.

ICAC provides an infrastructure of technical assistance, equipment, training, and other funding opportunities to meet these goals.

**NORTH FLORIDA INTERNET CRIMES AGAINST CHILDREN TASK FORCE
MEMORANDUM OF UNDERSTANDING
MEMBERSHIP**

This MOU is not intended, and should not be construed, to create any right or benefit, substantive or procedural, enforceable by law or otherwise by any third party against the parties, the United States, or the officers, employees, agents, or other associated personnel thereof.

IV. RESPONSIBILITIES OF THE PARTNERING AGENCY

The undersigned affiliate agency agrees to perform the following actions throughout affiliation with the ICAC.

A. Attendance

Attend regular meetings hosted by the ICAC, where the individual's schedule allows. Notice of Task Force meeting is provided through email. Meetings can be held in person and virtually.

B. Investigations

Law enforcement affiliates will investigate CyberTips and intra-task force referrals through a method designated by the ICAC, and provide a timely response as required by the priority assigned and when direct communication is given. CyberTips should frequently and routinely be opened, assessed and reviewed for the consideration of elevating the priority. Law enforcement affiliates shall include a supervisor on the case management system used for the assignment of CyberTips as oversight is required.

C. Reporting

The affiliated agency must maintain a case log of ICAC related crimes, either through agency case management systems, or through one provided by ICAC. The chosen method must reflect both investigative and prosecutorial process with timely accuracy.

Affiliates must submit aggregate data through ICAC-specified method every 30 days, no later than the 15th day of the following month. An absence of submissions will result in declination to fund any agency activity. Submission of data showing inactivity will not necessarily result in a declination of assistance, although extended inactivity may result in termination of this agreement by the City of Gainesville.

D. Mental Health Services

Provide mental health services for any investigator or prosecutor involved in ICAC work, and not deny any investigator or prosecutor's request for removal from ICAC work. A particular frequency of preventative mental health screenings is not mandated, but is strongly encouraged at an annual basis.

**NORTH FLORIDA INTERNET CRIMES AGAINST CHILDREN TASK FORCE
MEMORANDUM OF UNDERSTANDING
MEMBERSHIP**

V. RESTRICTIONS

A. Operational Standards

Activities of ICAC are governed by the ICAC Task Force Program Operational and Investigative Standards of the DOJ, OJP, OJJDP. Affiliate agencies must understand and comply with the standards. A copy of these standards has been provided to each participating agency executing this MOU with the Gainesville Police Department and as a download through the ICAC Data System File Repository.

B. Confidential Information

Any confidential information pertaining to investigation of ICAC crimes will be held in the strictest confidence, and will only be shared in a manner consistent with the protections afforded under federal or Florida law, and with the approval of the agency that authored the record or produced the information or as otherwise required by federal or Florida law.

C. Media Relations

Individual members affiliated with the ICAC program may not speak on behalf of the ICAC Program as a whole, but may speak to members of the media about their own department's ICAC-related activities.

D. Funding Opportunities

Any requests for ICAC funding for equipment, training, supplies or any other ICAC related opportunities will be expressly requested through department email with detail as to the relevance of such request. An affiliate must receive approval from the ICAC Task Force Commander before considering said expenditure.

E. Funding/Reimbursement of Activities

The financial assistance from DOJ, OJP, OJJDP provides monies for ICAC investigative and forensic work, training and technical assistance, victim services, and community education. The affiliate acknowledges that all ICAC Task Forces funds will be primarily directed towards these efforts.

All ICAC funding of affiliate activities, to include but not limited to travel, lodging, tuition, equipment, and/or sub-grants for ICAC related activities, will by default be provided through electronic funds transfer, as reimbursement upon successful conclusion of the activity, unless an alternate method is expressed and previously approved by the ICAC commander.

The lead agency is the recipient of a federal grant disbursed by the U.S. Department of Justice (DOJ), Office of Justice Programs (OJP), Office of Juvenile Justice and Delinquency Prevention (OJJDP). The Partnering Agency would agree that as an ICAC affiliate if you are receiving funds through the award (training, equipment, software, supplies) then you would also be a subrecipient, and all established

**NORTH FLORIDA INTERNET CRIMES AGAINST CHILDREN TASK FORCE
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subrecipient monitoring policies and procedures would be applicable to the partnering agency. These monitoring procedures are described and outlined within the DOJ Grants Financial Guide.

All ICAC funding is dependent upon the City of Gainesville remaining the Task Force Agency for the North Florida ICAC Task Force Program, and funding being available for reimbursement by the DOJ.

VI. LIABILITY

All participants acknowledge that the Task Force is a joint effort in which all agencies act as partners. The City of Gainesville representative will act as the point of contact for supervisors and investigators from affiliate agencies.

Should any intended law enforcement activity conducted pursuant to this MOU conflict with any statute, regulation, or agency policy, the aforementioned statute, regulation, or agency policy shall take precedence and ICAC shall be so notified.

This MOU is not intended, and should not be construed, to create any right or benefit, substantive or procedural, enforceable by law by any third party against the parties, the United States, or the officers, employees, agents, or other associated personnel thereof.

Subject to the provisions of F.S. 768.28, or federal equivalent, as is appropriate to the agency, each agency shall assume the responsibility and liability, if any, for the acts and omissions of its own officers, agents or employees in connection with the performance of their official duties under this MOU.

It is agreed that this MOU will be in force from the date of the last signing of this document, to be modified only through mutual agreement, or to be terminated at any time by the affiliate by delivering a written notice of termination to the lead agency, or by the lead agency delivering a written notification to the affiliate.

VII. FORFEITURE

Forfeiture proceedings against personal property seized pursuant to the Florida Contraband Forfeiture Act, as a result of an investigation conducted pursuant to this agreement, shall be brought by the attorney for the partnering agency's legal counsel. Forfeiture proceedings will be initiated in accordance with the seizing agency's current policy, with any and all proceeds being the sole property of the partnering agency.

**NORTH FLORIDA INTERNET CRIMES AGAINST CHILDREN TASK FORCE
MEMORANDUM OF UNDERSTANDING
MEMBERSHIP**

VIII. POINT OF CONTACT

A. City of Gainesville

Detective Sergeant Chris King
Gainesville Police Department
PO Box 1250
Gainesville, FL 32627
352-393-7660
kingcm@cityofgainesville.org

B. City of Lake City

Detective Richard Poteat
Lake City Police Department
225 NW Main Blvd, Ste 102
Lake City FL 32055-3919
386-758-5469
poteatr@lcfla.com

IX. SIGNATURES

IN WITNESS WHEREOF, the authorized representatives of the participating agencies execute this MOU on the dates indicated.

GAINESVILLE POLICE DEPARTMENT

LAKE CITY POLICE DEPARTMENT

Date
Chief of Police

Date
Gerald Butler
Chief of Police

APPROVED AS TO FORM AND LEGALITY

APPROVED AS TO FORM AND LEGALITY

By: _____
Date
City Attorney

By: _____
Date
Clay Martin
City Attorney

CITY OF GAINESVILLE

CITY OF LAKE CITY

Date
Cynthia W. Curry, City Manager

Date
Stephen M. Witt, Mayor

File Attachments for Item:

8. City Council Resolution No. 2024-048 - A resolution of the City of Lake City, Florida, concerning and recognizing the appointment of Brenda Douglass to serve through the end of the current term in Seat "A" on the City's Planning and Zoning Board, Board of Adjustment, and Historic Preservation Agency Board; recognizing the expiration of said term on October 31, 2026; directing the City Clerk to reflect said appointment and expiration of term in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment and expiration of term in the records of the City; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024-048

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA CONCERNING AND RECOGNIZING THE APPOINTMENT OF BRENDA DOUGLASS TO SERVE THROUGH THE END OF THE CURRENT TERM IN SEAT “A” ON THE CITY’S PLANNING AND ZONING BOARD, BOARD OF ADJUSTMENT, AND HISTORIC PRESERVATION AGENCY BOARD; RECOGNIZING THE EXPIRATION OF SAID TERM ON OCTOBER 31, 2026; DIRECTING THE CITY CLERK TO REFLECT SAID APPOINTMENT AND EXPIRATION OF TERM IN SUCH RECORDS OF THE CITY AS ARE NECESSARY AND PRUDENT; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY CLERK REFLECTING SUCH APPOINTMENT AND EXPIRATION OF TERM IN THE RECORDS OF THE CITY; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article Three of the Land Development Regulations (the “LDRs”) of the City of Lake City (“City”) creates, establishes, and defines the terms of office of the City Planning and Zoning Board (the “PZB”), and the City Board of Adjustment (the “BoA”); and

WHEREAS, Article Ten of the LDRs creates, establishes, and defines the terms of office of the City Historic Preservation Agency (the “HPA”) board (collectively the PZB, BoA, and HPA are hereinafter referenced as the “Boards”); and

WHEREAS, the City Council is imbued with the authority to appoint members of the Boards; and

WHEREAS, the LDRs provide the Boards shall be comprised of seven members; and

WHEREAS, the LDRs further provide the Boards may be comprised of the same individuals; and

WHEREAS, the City Council solicited applications from individuals to serve on the Boards; and

WHEREAS, the City Council considered the applications of individuals to serve on the Boards; and

WHEREAS, at its June 3, 2024 City Council meeting, the City Council appointed Brenda Douglass to Seat “A” on the Boards pursuant to a motion which was seconded and thereafter approved by the City Council; and

WHEREAS, the City Clerk is the officer of the City imbued with, among other things, the responsibility to maintain the official records of the City; and

WHEREAS, it is important that the names of individuals appointed to the Boards, the terms of office thereof, and the expiration of the appointments to said office be maintained in the records of the City by the City Clerk; and

WHEREAS, the City Council desires that the appointment of Brenda Douglass to the Boards be memorialized in the records of the City by the City Clerk; and

WHEREAS, appointing Brenda Douglass to the Boards is in the public interest and in the interests of the City; and

WHEREAS, memorizing in the City’s official records, by and through the City Clerk, the appointment of Brenda Douglass to Seat “A” on the Boards for the term set forth herein, and through the expiration date of such term set forth herein is in the public interest and in the interests of the City ; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Appointing Brenda Douglass to Seat “A” of the Boards on June 3, 2024 for the completion of a four-year term ending on October 31, 2026 is in the public or community interest and for public welfare; and
2. The City Clerk is directed to reflect such appointment of said Brenda Douglass to Seat “A” of the Boards for and through the period set forth herein in the official records of the City.
3. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
4. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of June, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Stephen Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

9. City Council Resolution No. 2024-049 - A resolution of the City of Lake City, Florida, concerning and recognizing the appointment of Schara Wilson to serve through the end of the current term in Seat "D" on the City's Planning and Zoning Board, Board of Adjustment, and Historic Preservation Agency Board; recognizing the expiration of said term on October 31, 2027; directing the City Clerk to reflect said appointment and expiration of term in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment and expiration of term in the records of the City; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024-049

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA CONCERNING AND RECOGNIZING THE APPOINTMENT OF SCHARA WILSON TO SERVE THROUGH THE END OF THE CURRENT TERM IN SEAT “D” ON THE CITY’S PLANNING AND ZONING BOARD, BOARD OF ADJUSTMENT, AND HISTORIC PRESERVATION AGENCY BOARD; RECOGNIZING THE EXPIRATION OF SAID TERM ON OCTOBER 31, 2027; DIRECTING THE CITY CLERK TO REFLECT SAID APPOINTMENT AND EXPIRATION OF TERM IN SUCH RECORDS OF THE CITY AS ARE NECESSARY AND PRUDENT; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY CLERK REFLECTING SUCH APPOINTMENT AND EXPIRATION OF TERM IN THE RECORDS OF THE CITY; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article Three of the Land Development Regulations (the “LDRs”) of the City of Lake City (“City”) creates, establishes, and defines the terms of office of the City Planning and Zoning Board (the “PZB”), and the City Board of Adjustment (the “BoA”); and

WHEREAS, Article Ten of the LDRs creates, establishes, and defines the terms of office of the City Historic Preservation Agency (the “HPA”) board (collectively the PZB, BoA, and HPA are hereinafter referenced as the “Boards”); and

WHEREAS, the City Council is imbued with the authority to appoint members of the Boards; and

WHEREAS, the LDRs provide the Boards shall be comprised of seven members; and

WHEREAS, the LDRs further provide the Boards may be comprised of the same individuals; and

WHEREAS, the City Council solicited applications from individuals to serve on the Boards; and

WHEREAS, the City Council considered the applications of individuals to serve on the Boards; and

WHEREAS, at its June 3, 2024 City Council meeting, the City Council appointed Schara Willson to Seat “D” on the Boards pursuant to a motion which was seconded and thereafter approved by the City Council; and

WHEREAS, the City Clerk is the officer of the City imbued with, among other things, the responsibility to maintain the official records of the City; and

WHEREAS, it is important that the names of individuals appointed to the Boards, the terms of office thereof, and the expiration of the appointments to said office be maintained in the records of the City by the City Clerk; and

WHEREAS, the City Council desires that the appointment of Schara Willson to the Boards be memorialized in the records of the City by the City Clerk; and

WHEREAS, appointing Schara Willson to the Boards is in the public interest and in the interests of the City; and

WHEREAS, memorizing in the City’s official records, by and through the City Clerk, the appointment of Schara Wilson to Seat “D” on the Boards for the term set forth herein, and through the expiration date of such term set forth herein is in the public interest and in the interests of the City ; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Appointing Schara Wilson to Seat “D” of the Boards on June 3, 2024 for the completion of a four-year term ending on October 31, 2027 is in the public or community interest and for public welfare; and
2. The City Clerk is directed to reflect such appointment of said Schara Wilson to Seat “D” of the Boards for and through the period set forth herein in the official records of the City.
3. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
4. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of June, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Stephen Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

10. City Council Resolution No. 2024-050 - A resolution of the City of Lake City, Florida, authorizing the addition of Donnie L. Rosenthal, as City Manager, as an authorized signor of all checks, vouchers, transfers, or disbursements on all bank accounts of the City of Lake City, Florida; ratifying and reaffirming the previous appointments of Demetrius Johnson, as Assistant City Manager, and Angela Taylor Moore, as City Finance Director as additional signatory options on all checks, vouchers, or disbursements on all City bank accounts; making findings of fact in support thereof; and providing for an effective date.

RESOLUTION NO 2024 - 050

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE ADDITION OF DONNIE L. ROSENTHAL, AS CITY MANAGER, AS AN AUTHORIZED SIGNOR OF ALL CHECKS, VOUCHERS, TRANSFERS, OR DISBURSEMENTS ON ALL BANK ACCOUNTS OF THE CITY OF LAKE CITY, FLORIDA; RATIFYING AND REAFFIRMING THE PREVIOUS APPOINTMENTS OF DEMETRIUS JOHNSON, AS ASSISTANT CITY MANAGER, AND ANGELA TAYLOR MOORE, AS CITY FINANCE DIRECTOR AS ADDITIONAL SIGNATORY OPTIONS ON ALL CHECKS, VOUCHERS, OR DISBURSEMENTS ON ALL CITY BANK ACCOUNTS; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida (the "City") City Council has traditionally authorized the City Manager, Assistant City Managers, and City Finance Director, to sign all checks, vouchers, or disbursements on all bank accounts of the City, which authorize the disbursement and payment of funds from said bank accounts; and

WHEREAS, Donnie L. Rosenthal has been appointed by the City Council to the position of City Manager; and

WHEREAS, Demetrius Johnson is presently authorized as a signatory on all checks, vouchers, or disbursements on all City bank accounts in his capacity as Assistant City Manager; and

WHEREAS, Angela Taylor Moore is presently authorized as a signatory on all checks, vouchers, or disbursements on all City bank accounts in her capacity as City Finance Director; and

WHEREAS, authorizing the addition of Donnie L. Rosenthal, as City Manager, as an additional signatory option on all checks, vouchers, or disbursements on all City bank accounts is in the public interest and in the interests of the City; and

WHEREAS, ratifying and reaffirming the previous appointments of Demetrius Johnson, in his capacity as Assistant City Manager, and Angela Taylor Moore, in her capacity as City Finance Director as additional signatory options on all checks, vouchers, or disbursements on all City bank accounts is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Donnie L. Rosenthal, as City Manager, shall be added as an additional signatory option on all checks, vouchers, or disbursements on all City bank accounts which authorize the disbursement and payment of funds from said bank accounts.
2. Demetrius Johnson, in his capacity as Assistant City Manager, and Angela Taylor, in her capacity as City Finance Director shall continue as additional signatory options on all checks, vouchers, or disbursements on all City bank accounts which authorize the disbursement and payment of funds from said bank accounts.
3. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby

repealed to the extent of such conflict; and

4. This resolution shall become effective and enforceable upon final adoption by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ___ day of June, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Hon. Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

12. Staff Sergeant Jacob Burgess with the National Guard Armory - PowerPoint on Recruiting
(Council Member Ricky Jernigan)









★ ARMY NATIONAL GUARD ★



★ ARMY NATIONAL GUARD ★



★ ARMY NATIONAL GUARD ★

Military Components



Army



Army Reserve



National Guard



Marine Corps



Marine Corps Reserve



Navy



Navy Reserve



Air Force



Air Force Reserve

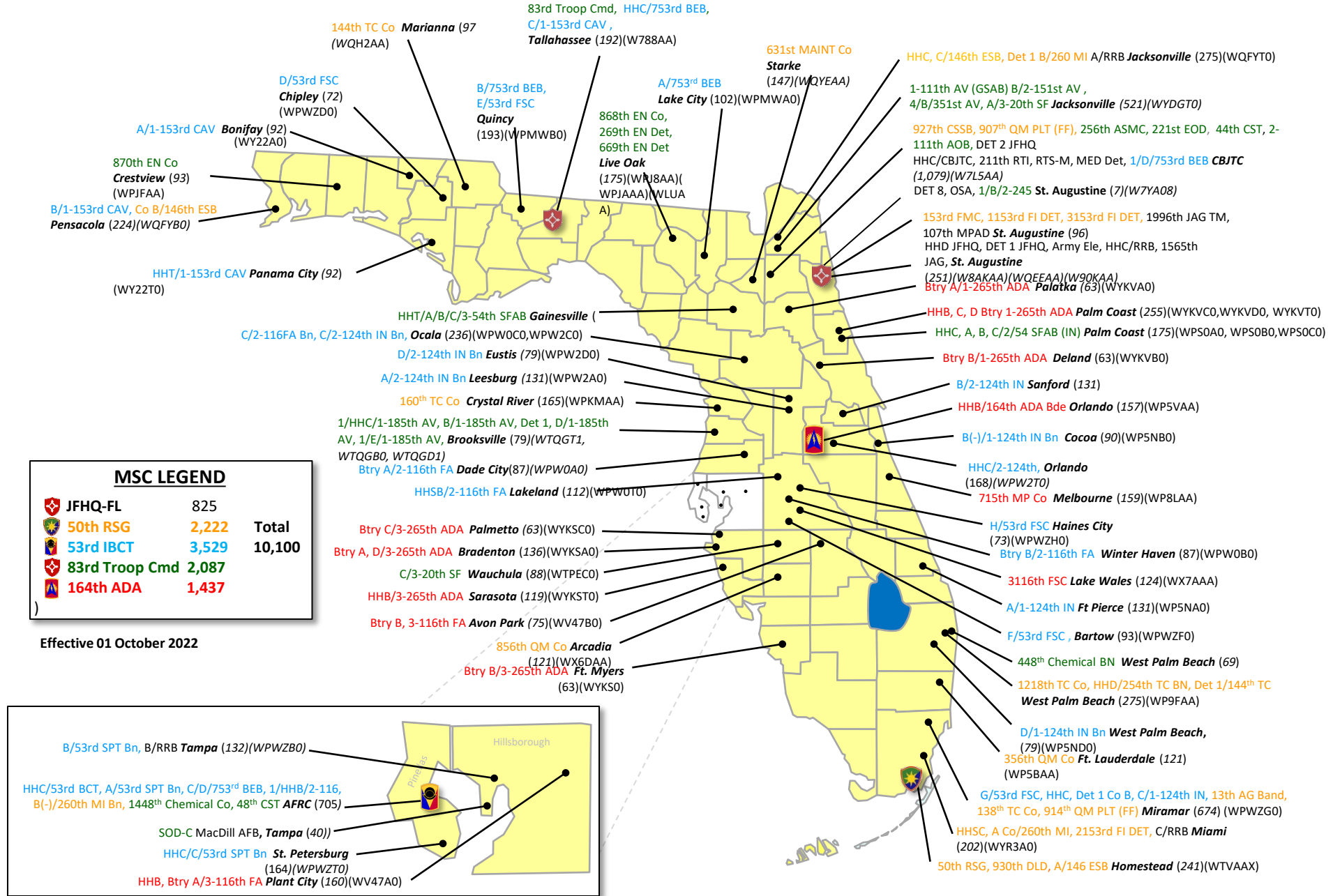


Coast Guard



Coast Guard Reserve

Florida Army National Guard Locations



Military Components



Army



Army Reserve



National Guard



Marine Corps



Marine Corps Reserve



Navy



Navy Reserve



Air Force



Air Force Reserve

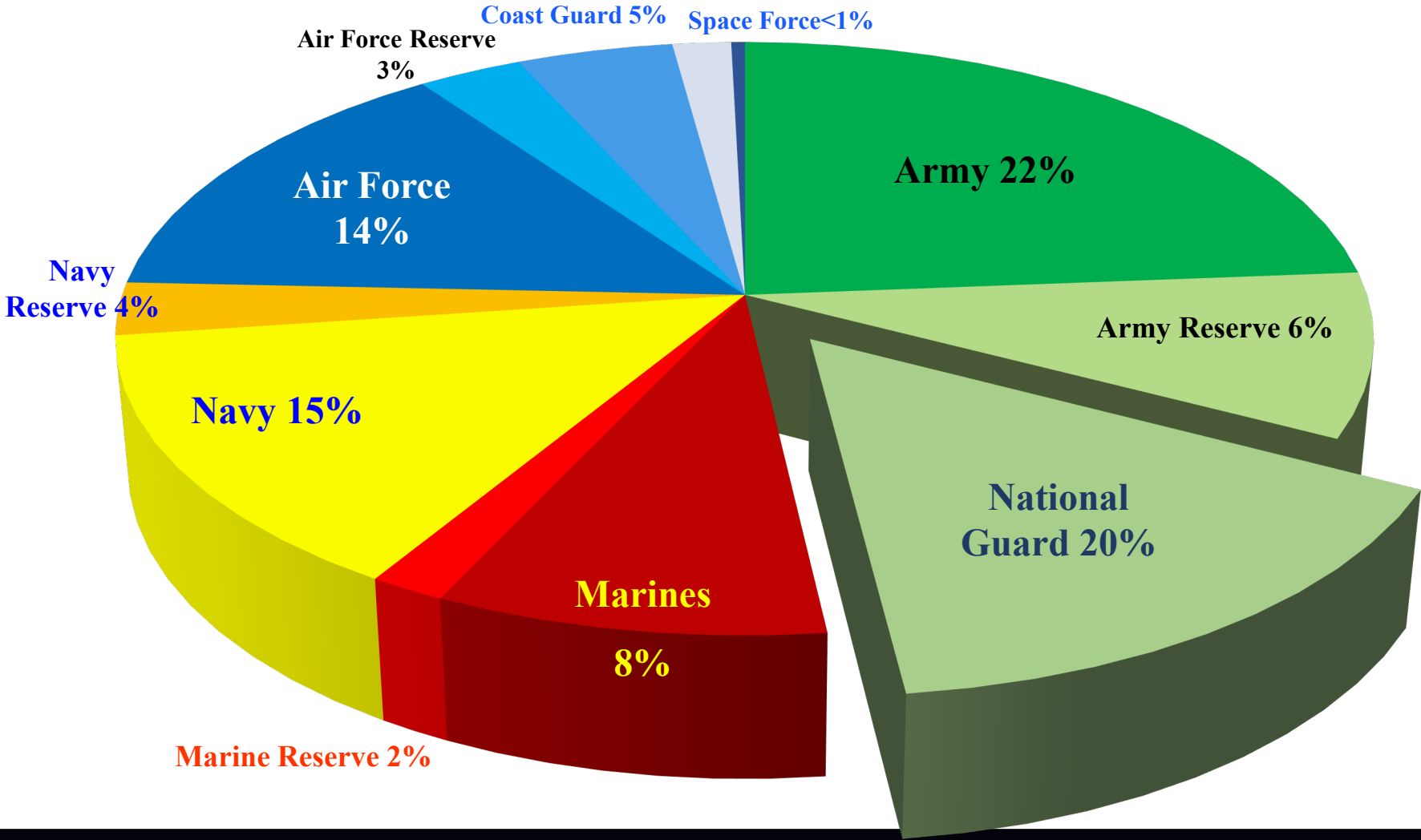


Coast Guard



Coast Guard Reserve

US Military Size Comparison



★ **ARMY NATIONAL GUARD** ★

Benefits of joining



★ **ARMY NATIONAL GUARD** ★

Florida National Guard Benefits

100% Paid College Tuition Bachelor Degree

100% Paid Tuition Masters Degree

100% Paid Tuition Vocational and Trade Schools

Florida National Guard Benefits

100% Paid College Tuition Bachelor Degree

100% Paid Tuition Masters Degree

100% Paid Tuition Vocational and Trade Schools

\$302/month Drill pay

\$466/month GI Bill

\$350/month GI Bill Kicker 50> on ASVAB

\$20,000 50> on ASVAB, pick a top 2 job

} \$1,118/month

FLORIDA FIRST!



Training in the National Guard



★ **ARMY NATIONAL GUARD** ★

TRADES

TRADE SKILL JOBS

- ✓ HEAVY EQUIPMENT OPERATOR
- ✓ PLUMBER
- ✓ CARPENTER
- ✓ INTERIOR ELECTRICIAN
- ✓ SURVEYOR
- ✓ WELDERS



MECHANICS

MECHANICS

- ✓ DIESEL MECHANIC
- ✓ HELICOPTER MECHANIC
- ✓ JET ENGINE MECHANIC
- ✓ GENERATOR MECHANIC
- ✓ HVAC REPAIR





TECHNOLOGY & AVIATION

TECHNICAL:

- ✓ COMPUTER IT
- ✓ SATELLITE COMMUNICATIONS
- ✓ CYBER NETWORK DEFENDER
- ✓ RADIO COMMUNICATIONS
- ✓ AIR TRAFFIC CONTROL
- ✓ AVIATION OPERATIONS





LOGISTICS / ADMIN

LOGISTICS / ADMIN

- ✓ Logistics / Supply Specialist
- ✓ Materials Handlers
- ✓ Human Resources
- ✓ Financial Management
- ✓ Quartermaster
- ✓ Paralegals
- ✓ Food Service





MEDICAL

MEDICAL:

- ✓ HEALTH CARE SPECIALIST
- ✓ NURSES*
- ✓ RADIOLOGIST*
- ✓ PHYSICIANS ASSISTANTS*
- ✓ MEDICAL DOCTORS*

* Degree First





LAW ENFORCEMENT / INTELLIGENCE

MILITARY INTELLIGENCE:

- ✓ HUMAN INTEL COLLECTOR
- ✓ INTEL ANALYST
- ✓ GIS/TOPOGRAPHICAL ANALYST
- ✓ INTERPRETER
- ✓ DRONE OPERATOR



COMBAT ARMS

COMBAT ARMS:

- ✓ INFANTRY
- ✓ COMBAT ENGINEER
- ✓ MILITARY POLICE
- ✓ AIR DEFENSE
- ✓ FIELD ARTILLERY
- ✓ SPECIAL FORCES
- ✓ EXPLOSIVE ORDNANCE





SSG Jake Burgess

(386) 288-9141

Instagram @fl_guard_lakecity

File Attachments for Item:

14. City Council Ordinance No. 2024-2286 (first reading) - An ordinance of the City of Lake City, Florida, closing, abandoning, and vacating a utilities easement for HCA Florida Lake City Hospital pursuant to application VRW24-03 submitted by same; finding abandoning and vacating said utilities easement will not adversely affect the public health, safety, or welfare; authorizing and directing the Mayor to execute such Quit Claim of easement as are necessary to effectuate the intent hereof; directing the City Attorney to prepare said Quit Claim of easement; finding it is in the best interest of the City and for the general welfare of its citizens to vacate said easement; repealing all ordinances in conflict; providing severability; and providing an effective date.

Adopt City Council Ordinance No. 2024-2286 on first reading

CITY OF LAKE CITY, FLORIDA ORDINANCE NUMBER 2024-2286

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, CLOSING, ABANDONING, AND VACATING A UTILITIES EASEMENT FOR HCA FLORIDA LAKE CITY HOSPITAL PURSUANT TO APPLICATION VRW24-03 SUBMITTED BY SAME; FINDING ABANDONING AND VACATING SAID UTILITIES EASEMENT WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, OR WELFARE; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE SUCH QUIT CLAIM OF EASEMENT AS ARE NECESSARY TO EFFECTUATE THE INTENT HEREOF; DIRECTING THE CITY ATTORNEY TO PREPARE SAID QUIT CLAIM OF EASEMENT; FINDING IT IS IN THE BEST INTEREST OF THE CITY AND FOR THE GENERAL WELFARE OF ITS CITIZENS TO VACATE SAID EASEMENT; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida (hereinafter the "City") desires to close, vacate, and abandon a parcel of land described herein below pursuant to that certain application VRW24-03 filed by Jill Adams as agent for HCA Florida Lake City Hospital, to wit:

FOR A POINT OF REFERENCE COMMENCE AT HE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 87°20'18" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 1223.10 FEET; THENCE S 05°48'54" W ALONG A PROPERTY LINE 263.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD; THENCE S 78°13'25" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 739.03 FEET; THENCE S 02°14'18" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD 773.39 FEET; THENCE N 87°45'42" W 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD TO A POINT; THENCE CONTINUE N 87°45'42" W 487.86 FEET TO A POINT. THENCE S 47°14'18" W 244.14 FEET; THENCE S 18°15'56" W 95.94 FEET TO A POINT HEREIN DESIGNED AT POINT "B" AND BEING THE POINT OF BEGINNING; THENCE FOR THE FOLLOWING:

S 18°25'58" W 78.79'; S 18°25'58" W 78.79'; S 08°52'53" E 164.10'; S 81°07'07" W 10.00'; N 08°52'53" W 166.53'; N 16°02'47" E 81.22'; N 71°34'02" W 30.00'; N 18°25'58" E 65.81'; S 71°34'02" E 40.00' TO THE POINT OF BEGINNING

(the "Easement Area"); and

WHEREAS, maintenance of the Easement Area creates potential liability, additional work, and costs to the City; and

WHEREAS, the City has previously made provision with the applicant stated herein for such easements as are necessary for the orderly and efficient provision of utilities to said applicants property and for the orderly and efficient operation of the City's utilities system following the City's abandonment of the Easement Area; and

WHEREAS, the City Council finds that it is in the public interest to permanently close, vacate, and abandon the Easement Area by quit claiming the City's interest in same to HCA Florida Lake City Hospital or its designee; now therefore

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDING AND DESIGNATION OF SURPLUS.

The City finds the following described Easement Area to be surplus to its needs and that it is in the public interest to close, vacate, and abandon the Easement Area:

FOR A POINT OF REFERENCE COMMENCE AT HE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 87°20'18" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 A DISTANCE OF 1223.10 FEET; THENCE S 05°48'54" W ALONG A PROPERTY LINE 263.31 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD; THENCE S 78°13'25" E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 739.03 FEET; THENCE S 02°14'18" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD 773.39 FEET; THENCE N 87°45'42" W 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE BOULEVARD TO A POINT; THENCE CONTINUE N 87°45'42" W 487.86 FEET TO A POINT. THENCE S 47°14'18" W 244.14 FEET; THENCE S 18°15'56" W 95.94 FEET TO A POINT HEREIN DESIGNED AT POINT "B" AND BEING THE POINT OF BEGINNING; THENCE FOR THE FOLLOWING:

S 18°25'58" W 78.79'; S 18°25'58" W 78.79'; S 08°52'53" E 164.10'; S 81°07'07" W 10.00'; N 08°52'53" W 166.53'; N 16°02'47" E 81.22'; N 71°34'02" W 30.00'; N 18°25'58" E 65.81'; S 71°34'02" E 40.00' TO THE POINT OF BEGINNING

SECTION 2. CLOSURE, VACATION, AND ABANDONMENT.

The City does close, vacate, and abandon the Easement Area.

SECTION 3. QUIT CLAIM OF SUBJECT PROPERTY.

The City shall quit claim the Easement Area to HCA Florida Lake City Hospital, or to such related entity as shall be designated by HCA Florida Lake City Hospital.

The City Attorney is directed to prepare such instruments as are necessary to effectuate the permanent closure, vacation, and abandonment of the Easement Area via quit claim of the City's interests as further set forth herein.

The Mayor of the City is authorized and directed to execute such documents as are necessary to effectuate the permanent closure, vacation, and abandonment of the Easement Area via quit claim of the City's interests as further set forth herein.

SECTION 4. CONFLICTS

All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or

phrases(s) under application shall not be affected hereby.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

APPROVED, UPON THE FIRST READING, by the City Council of the City of Lake City at a regular meeting, on the ____ day of June, 2024.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the ____ day of July, 2024.

APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of Lake City, Florida, at a regularly scheduled meeting this ____ day of July, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

15. City Council Ordinance No. 2024-2287 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, closing, abandoning, and vacating a utilities and drainage easement for Clyde Skaflestad pursuant to application VRW24-01 submitted by same; finding closing, abandoning, and vacating said utilities and drainage easement will not adversely affect the public health, safety, or welfare; conditioning the closing, abandonment, and vacation of said easement on the applicant granting an alternative drainage easement to the City; authorizing and directing the Mayor to execute such Quit Claim of easements as are necessary to effectuate the intent hereof; directing the City Attorney to prepare said Quit Claim of easement from the City to the applicant; directing the City Attorney to prepare said grant of easement of the alternative easement from the applicant to the City; finding it is in the best interests of the City and for the general welfare of its citizens to close, abandon, and vacate said easement upon the conditions set forth in this ordinance; repealing all ordinances in conflict; providing for severability; and providing an effective date. (Clyde Skaflestad)

Adopt City Council Ordinance No, 2024-2287 on first reading

CITY OF LAKE CITY, FLORIDA ORDINANCE NUMBER 2024-2287

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, CLOSING, ABANDONING, AND VACATING A UTILITIES AND DRAINAGE EASEMENT FOR CLYDE SKAFLESTAD PURSUANT TO APPLICATION VRW24-01 SUBMITTED BY SAME; FINDING CLOSING, ABANDONING, AND VACATING SAID UTILITIES AND DRAINAGE EASEMENT WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY, OR WELFARE; CONDITIONING THE CLOSING, ABANDONMENT, AND VACATION OF SAID EASEMENT ON THE APPLICANT GRANTING AN ALTERNATIVE DRAINAGE EASEMENT TO THE CITY; AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE SUCH QUIT CLAIM OF EASEMENTS AS ARE NECESSARY TO EFFECTUATE THE INTENT HEREOF; DIRECTING THE CITY ATTORNEY TO PREPARE SAID QUIT CLAIM OF EASEMENT FROM THE CITY TO THE APPLICANT; DIRECTING THE CITY ATTORNEY TO PREPARE SAID GRANT OF EASEMENT OF THE ALTERNATIVE EASEMENT FROM THE APPLICANT TO THE CITY; FINDING IT IS IN THE BEST INTERESTS OF THE CITY AND FOR THE GENERAL WELFARE OF ITS CITIZENS TO CLOSE, ABANDON, AND VACATE SAID EASEMENT UPON THE CONDITIONS SET FORTH IN THIS ORDINANCE; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida (hereinafter the "City") desires to close, vacate, and abandon a parcel of land described herein below pursuant to that certain application VRW24-01 filed by Clyde Skaflestad, to wit:

An easement, for drainage and utilities purposes, being 10 feet in width, lying 5 feet left of and 5 feet right of the following described centerline:

BEGIN at the Northeast corner of Lot 16, Block 8, FOREST HILLS UNIT 1, a subdivision recorded in Plat Book 3, Pages 28-29 of the public records of Columbia County, Florida, being also the Southeast corner of Lot 17, Block 8, FOREST HILLS UNIT 1, and run North 70°48'20" West, along the North line of said Lot 16, being also the South line of said Lot 17, a distance of 130 feet to the TERMINAL POINT of herein described centerline and easement.

(the "Easement Area"); and

WHEREAS, maintenance of the Easement Area creates potential liability, additional work, and costs to the City; and

WHEREAS, the City has previously made provision with the applicant stated herein for such easements as are necessary for the orderly and efficient provision of utilities to said applicant's property, for the orderly and efficient operation of the City's utilities system following the City's abandonment of the Easement Area, and for alternative means of drainage over and across applicant's lands; and

WHEREAS, the closure, vacation, and abandonment of the Easement Area is conditioned upon the applicant granting to the City an easement for drainage purposes over and across the following described property, to wit:

An easement, for drainage purposes, being 10 feet in width, lying 5 feet left of and 5 feet right of the following described centerline:

COMMENCE at the Northeast corner of Lot 16, Block 8, FOREST HILLS UNIT ONE, according to the map or plat thereof, as recorded in Plat Book 3, Pages 28 and 29, of the Public Records of Columbia County, Florida, and run South 18°21'49" West, along the West right-of-way line of SE Zinnia Way (formerly known as Dogwood Street), being also the East line of said Lot 16, a distance of 2.73 feet to the POINT OF BEGINNING; thence North 86°05'35" West, a distance of 134.23 feet to a point on the West line of said Lot 16, being also the TERMINAL POINT of herein described centerline and easement.

(the "Alternative Easement Area"); and

WHEREAS, the City Council finds that it is in the public interest to permanently close, vacate, and abandon the Easement Area by quit claiming the City's interest in same to the applicant, provided the applicant provides to the City an easement for drainage purposes over and across the Alternative Easement Area, such alternative easement being executed by the title owners of the servient parcel upon which the Alternative Easement Area is situated, and provided any claims of lien on such servient parcel are subordinated to the City's interest in the Alternative Easement Area; now therefore

BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. FINDING AND DESIGNATION OF SURPLUS.

The City finds the following described Easement Area to be surplus to its needs and that it is in the public interest to close, vacate, and abandon the Easement Area:

An easement, for drainage and utilities purposes, being 10 feet in width, lying 5 feet left of and 5 feet right of the following described centerline:

BEGIN at the Northeast corner of Lot 16, Block 8, FOREST HILLS UNIT 1, a subdivision recorded in Plat Book 3, Pages 28-29 of the public records of Columbia County, Florida, being also the Southeast corner of Lot 17, Block 8, FOREST HILLS UNIT 1, and run North 70°48'20" West, along the North line of said Lot 16, being also the South line of said Lot 17, a distance of 130 feet to the TERMINAL POINT of herein described centerline and easement.

SECTION 2. CLOSURE, VACATION, AND ABANDONMENT.

Upon the execution of an easement for drainage purposes over and across the Alternative Easement Area to wit:

An easement, for drainage purposes, being 10 feet in width, lying 5 feet left of and 5 feet right of the following described centerline:

COMMENCE at the Northeast corner of Lot 16, Block 8, FOREST HILLS UNIT ONE, according to the map or plat thereof, as recorded in Plat Book 3, Pages 28 and 29, of the Public Records of Columbia County, Florida, and run South 18°21'49" West, along the West right-of-way line of SE Zinnia Way (formerly known as Dogwood Street), being also the East line of said Lot 16, a distance of 2.73 feet to the POINT OF BEGINNING; thence North 86°05'35" West, a distance of 134.23 feet to a point on the West line of said Lot 16, being also the TERMINAL POINT of herein described centerline and easement.

such grant of easement being executed by the title owners of the servient parcel upon which the Alternative Easement Area is situated, and provided any claims of lien on such servient parcel being subordinated to the City's interest in the Alternative Easement Area, the City does close, vacate, and abandon the Easement Area.

The City Attorney is directed to prepare such instruments as are necessary to effectuate the permanent conveyance of an easement for drainage over and across the Alternative Easement Area subject to the terms set forth herein.

SECTION 3. QUIT CLAIM OF SUBJECT PROPERTY.

The City shall quit claim the Easement Area to the applicant subject to the conditions set forth herein.

The City Attorney is directed to prepare such instruments as are necessary to effectuate the permanent closure, vacation, and abandonment of the Easement Area via quit claim of the City's interests as further set forth herein.

Upon the fulfillment of the conditions set forth herein, the Mayor of the City is authorized and directed to execute such documents as are necessary to effectuate the permanent closure, vacation, and abandonment of the Easement Area via quit claim of the City's interests as further set forth herein.

SECTION 4. ACCEPTANCE AND DEDICATION

Upon the recording of the grant of easement of the Alternative Easement Area to the City, same shall be dedicated to the public on such terms as those drainage easements dedicated on that certain plat of Forest Hills Unit One recorded in Plat Book 3, Pages 28 and 29, Public Records of Columbia County, Florida, and subject to the provisions of any deed restrictions or restrictive covenants in effect and of-record in Columbia County, Florida.

SECTION 4. CONFLICTS

All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause or phrase of this ordinance or the particular

application thereof shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or phrases(s) under application shall not be affected hereby.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage.

APPROVED, UPON THE FIRST READING, by the City Council of the City of Lake City at a regular meeting, on the ____ day of June, 2024.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the ____ day of July, 2024.

APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of Lake City, Florida, at a regularly scheduled meeting this ____ day of July, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

16. The following resolution is sponsored by Mayor Stephen Witt

City Council Resolution No. 2024-051 - A resolution of the City of Lake City, Florida, appointing John Woolum to serve through the end of the current term in Seat "F" on the City's Planning and Zoning Board, Board of Adjustment, and Historic Preservation Agency Board; making certain findings of fact in support thereof; recognizing the expiration of said term on October 31, 2024; directing the City Clerk to reflect said appointment and expiration of term in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment and expiration of term in the records of the City; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024-051

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA APPOINTING JOHN WOOLUM TO SERVE THROUGH THE END OF THE CURRENT TERM IN SEAT “F” ON THE CITY’S PLANNING AND ZONING BOARD, BOARD OF ADJUSTMENT, AND HISTORIC PRESERVATION AGENCY BOARD; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT THEREOF; RECOGNIZING THE EXPIRATION OF SAID TERM ON OCTOBER 31, 2024; DIRECTING THE CITY CLERK TO REFLECT SAID APPOINTMENT AND EXPIRATION OF TERM IN SUCH RECORDS OF THE CITY AS ARE NECESSARY AND PRUDENT; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY CLERK REFLECTING SUCH APPOINTMENT AND EXPIRATION OF TERM IN THE RECORDS OF THE CITY; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article Three of the Land Development Regulations (the “LDRs”) of the City of Lake City (“City”) creates, establishes, and defines the terms of office of the City Planning and Zoning Board (the “PZB”), and the City Board of Adjustment (the “BoA”); and

WHEREAS, Article Ten of the LDRs creates, establishes, and defines the terms of office of the City Historic Preservation Agency (the “HPA”) board (collectively the PZB, BoA, and HPA are hereinafter referenced as the “Boards”); and

WHEREAS, the City Council is imbued with the authority to appoint members of the Boards; and

WHEREAS, the LDRs provide the Boards shall be comprised of seven members; and

WHEREAS, the LDRs further provide the Boards may be comprised of the same individuals; and

WHEREAS, the City Council solicited applications from individuals to serve on the Boards; and

WHEREAS, the City Council considered the applications of individuals to serve on the Boards; and

WHEREAS, the City Council desires to appoint John Woolum to the Boards; and

WHEREAS, appointing the foregoing individual to the Boards is in the public interest and in the interests of the City;

WHEREAS, the City Clerk is the officer of the City imbued with, among other things, the responsibility to maintain the official records of the City; and

WHEREAS, it is important that the names of individuals appointed to the Boards, the terms of office thereof, and the expiration of the appointments to said office be maintained in the records of the City by the City Clerk; and

WHEREAS, the City Council desires that the appointment of Woolum to the Boards be memorialized in the records of the City by the City Clerk; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Appointing John Woolum to the Boards is in the public or community interest and for public welfare; and
2. In furtherance thereof, the following individual is appointed to the corresponding seat on the Boards for the corresponding terms and dates:

John Woolum	Seat "F"	Initial term commencing on June 18, 2024 and ending on October 31, 2024.
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3. Those appointed hereby are directed to fulfill the purposes and duties of the Boards and members of the Boards as set forth in the LDRs.
4. The City Clerk is directed to reflect the appointment set forth herein for and through the period set forth herein in the official records of the City.
5. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
6. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this _____ day of June, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Stephen Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

File Attachments for Item:

17. Informational Purposes Only - April 2024 Invoice for Robinson, Kennon, & Kendron, P.A.

Robinson, Kennon and Kendron, P. A.
582 West Duval Street
Lake City, FL 32055 USA

Ph:(386) 755-1334

Fax:(386) 755-1336

City of Lake City
205 N. Marion Avenue
Lake City, FL
USA

May 17, 2024

File #: 00801-001
Inv #: 9090

Attention:

RE: City of Lake City - General Legal Services

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-05-24	Received request from Mr. Martin regarding Public Records Request. Confirmed documents from Ms. Sikes were same as documents in our files.	0.30	21.63	ALJ
	Totals	0.30	\$21.63	
	Total Fee & Disbursements			\$21.63
	Previous Balance			194.67
	Previous Payments			194.67
	Balance Now Due			\$21.63

TAX ID Number 20-2029910

PAYMENT DETAILS

May-06-24	For Services Rendered			194.67
	Total Payments			\$194.67

Thank you!

Robinson, Kennon and Kendron, P. A.

582 West Duval Street
Lake City, FL 32055 USA

Ph:(386) 755-1334

Fax:(386) 755-1336

City of Lake City
205 N. Marion Avenue
Lake City, FL
USA

May 17, 2024

Attention:

File #: 00801-027

Inv #: 9091

RE: John Myers Amusement, LLC v. COLC

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Apr-08-24	Sent email to Mr. Foreman and Mrs. Adams related to Bingo issue and District Courts of Appeal.	0.10	7.00	ALJ
	Totals	0.10	\$7.00	
	Total Fee & Disbursements			\$7.00
	Previous Balance			7.21
	Previous Payments			7.21
	Balance Now Due			\$7.00

TAX ID Number 20-2029910

PAYMENT DETAILS

May-06-24	For Services Rendered			7.21
	Total Payments			\$7.21

Thank you!