

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

September 12, 2023 at 5:30 PM

Venue: City Hall

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## AGENDA

The meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

### INVOCATION

### ROLL CALL

### MINUTES

- [i.](#) Meeting Minutes: 08-01-2023

### OLD BUSINESS

- [ii.](#) **SPR23-10**, Petition submitted by Carol Chadwick (agent) for Affiliated Property Management (owner), for a Site Plan Review for Aspire Dental Addition, in the Commercial Intensive Zoning District, and located on Parcel 07604-102, which is regulated by the Land Development Regulations section 4.13.

### NEW BUSINESS

- [iii.](#) **CPA23-04 and Z23-05**- Petitions submitted by Carol Chadwick (agent) for Twenty-Eight Fourteen LLC (owner), to amend the Future Land Use Map and Official Zoning Atlas of the Land Development Regulations by changing the Future Land Use from Residential Moderate to Residential Medium density and changing the zoning district from Residential Single-Family 2 to Residential Office on property described, as follows: **Parcel No. 06085-000**..
- [iv.](#) **CPA23-05 and Z23-06**- Petitions submitted by Brandon Stubbs (agent) for Real Terrace, LLC (owner), to amend the Future Land Use Map and the Official Zoning Atlas of the Land Development Regulations by changing the Future Land Use from Commercial County to Commercial City and the zoning district from Commercial Intensive County to Commercial Intensive City on property described, as follows: **Parcel No. 02579-002, 02579-006, 02579-008, 02579-010, 02579-012 and 02579-013**.

- v.** **CPA23-06 and Z23-07-** Petitions submitted by David Winsberg (owner), to amend the Future Land Use Map and Official Zoning Atlas of the Land Development Regulations by changing the Future Land Use from Residential Medium to Residential High density and changing the zoning district from Residential Single-Family 3 and Residential Multi-Family 1 to Residential Multi-Family 2 on property described, as follows: **Parcel No. 11602-002 and 11642-000..**

**WORKSHOP-** None

## **ADJOURNMENT**

### **YouTube Channel 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 Council with respect to any matter considered at its meeting or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

**File Attachments for Item:**

**i. Meeting Minutes: 08-01-2023**

# PLANNING AND ZONING

## MEETING MINUTES

**Date:** 08/01/2023

**Roll Call:**

Mrs. McKellum- Present  
Mr. Nelson- Not Present  
Mr. Cooper-Not Present  
Mr. McMahon- Present

Mr. Carter- Present  
Mr. Lydick- Present

**Approval of Past Minutes-**Approve the minutes of the 07/11/2023 Meeting.

**Motion By:** Mr. Carter

**Seconded By:** Mrs. McKellum

**Comments or Revisions:** None

**Old Business:**

**Petition # SPR23-10 Presented By:** Carol Chadwick P.E. as Agent

**As owner or agent and gives address of:** 1208 SW Fairfax Glen, Lake City, FL 32025

**Petitioner is Sworn in by:**

**Discussion:**

Robert updated the board on the petition. Robert said that he spoke with the contractor and that they may do an interior remodel instead of an expansion.

**Petition was continued at the 05/02/2023 meeting.**

**Motion to Continue By:** Mr. Carter **Second By:** Mr. McMahon

**Mrs. McKellum:** Aye    **Mr. Cooper:** Absent    **Mr. McMahon:** Aye

**Mr. Carter:** Aye    **Mr. Lydick:** Aye    **Mr. Nelson:** Absent

**New Business:**

**Petition # Z23-04 Presented By:** Paul Marcinko as Agent

**As owner or agent and gives address of:** 208 N Greeno Rd, Fairhope, AL 32565

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

**Discussion:**

Robert Introduced the petition. Robert stated that the applicant is looking to rezone the parcels from commercial general to commercial intensive. Robert stated that the property is no contiguous to the commercial intensive zoning district but is at the corner of the district and that it is in close proximity to the commercial intensive district. Robert stated that there may be concerns with the road to the south of the project, but that would be addressed in the site plan review.

Paul stated he was here to answer any question.

# PLANNING AND ZONING

## MEETING MINUTES

**Motion to close public comment by:** Mr. McMahon **Seconded by:** Mr. Carter

**Motion to Approve/Deny By:** Mr. Carter **Motion Seconded By:** Mrs. McKellum

**Mrs. McKellum:** Aye    **Mr. Cooper:** Absent    **Mr. McMahon:** Aye  
**Mr. Carter:** Aye    **Mr. Lydick:** Aye    **Mr. Nelson:** Absent

**Petition # SPR23-12 Presented By:** Marc Ganskop as Owner  
**As owner or agent and gives address of:** 736 SW Arbor Ln, Lake City, FL 32024  
**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking to build a multi-family complex with eight dwelling units. Robert stated that the rezoning of this parcel was approved by the board but did not pass at the council. Robert stated that they modified their site plan to meet to current density of the property. Robert stated that there were some concerns with the location of the utilities but the owner and the Director of Distribution and Collections worked out the issues. Robert stated that they reduced the height from three stories to two stories.

Marc stated that due to the push back from the community that they reduced the dwelling units from twelve units to eight units. Trying to put in some nice rental housing.

**Motion to close public comment by:** Mr. McMahon **Seconded by:** Mr. Carter

**Motion to Approve/Deny By:** Mr. Carter **Motion Seconded By:** Mrs. McKellum

**Mrs. McKellum:** Aye    **Mr. Cooper:** Absent    **Mr. McMahon:** Aye  
**Mr. Carter:** Aye    **Mr. Lydick:** Aye    **Mr. Nelson:** Absent

**Petition # SPR23-13 Presented By:** Kelsey as Public  
**As owner or agent and gives address of:**  
**Petitioner is Sworn in by:** Mr. Lydick

### Discussion:

Robert Introduced the petition. Robert stated that the applicant is looking to add a patient tower to the site. Robert stated that they are currently building an ancillary building and a new emergency room. Robert stated that they are looking to add 28 patient beds to the site. Robert stated that they will need to relocate some of the utilities to be able to build the tower. Robert advised the board to do a conditional approval. The conditional approval would be for the relocating of the utilities and once the utilities are moved correctly and all easements recorded them the project would be approved.

Mr. Lydick asked if Kelsey Lewis was listed on the agent authorization form to be able to speak on the project. Robert looked at the agent authorization form and said that she was not. Mr. Kennon said that she would not be able to speak on the project as the agent but would have to speak as a member of the public. Mr. McMahon asked if this was only for more beds or if there were going to be

# PLANNING AND ZONING

## MEETING MINUTES

any new medical facilities. Kelsey said that they were adding beds and parking along with moving the utilities. Mr. Brown clarified to the board that the utilities cannot be turned off and will have to be live tapped as the hospital cannot be without utilities. Mr. Carter asked about storm water. Mr. Brown stated that we wanted to make sure that the Suwannee River Water Management. Kelsey said that they have had a meeting with Suwannee River Water Management and they will need to submit a permit for a modification to the existing storm water pond.

**Motion to close public comment by:** Mr. Carter **Seconded by:** Mr. McMahon

**Motion to approve contingent upon obtaining the necessary easements for the utilities by:** Mr. Carter  
**Motion Seconded By:** Mrs. McKellum

**Mrs. McKellum:** Aye    **Mr. Cooper:** Absent    **Mr. McMahon:** Aye  
**Mr. Carter:** Aye    **Mr. Lydick:** Aye    **Mr. Nelson:** Absent

**Workshop:** None

**Mr. Lydick closed the meeting.**

**Motion to Adjourn by:** Mrs. McKellum  
**Time:** 6:04 pm  
**Motion Seconded By:** Mr. McMahon

\_\_\_\_\_  
**Mr. Lydick, Board Chairperson**

\_\_\_\_\_  
**Date Approved**

\_\_\_\_\_  
**Robert Angelo, Secretary**

\_\_\_\_\_  
**Date Approved**

**File Attachments for Item:**

ii. **SPR23-10**, Petition submitted by Carol Chadwick (agent) for Affiliated Property Management (owner), for a Site Plan Review for Aspire Dental Addition, in the Commercial Intensive Zoning District, and located on Parcel 07604-102, which is regulated by the Land Development Regulations section 4.13.



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

**FOR PLANNING USE ONLY**

Application # SPR23-10  
 Application Fee **\$200.00**  
 Receipt No. 2023-00042843  
 Filing Date 3/31/23  
 Completeness Date \_\_\_\_\_

# Site Plan Application

**A. PROJECT INFORMATION**

1. Project Name: Aspire Dental Addition
2. Address of Subject Property: 1788 SW Barnett Way, Lake City
3. Parcel ID Number(s): 05-65-17-07604-102
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: CI
6. Acreage: 0.489
7. Existing Use of Property: Dental office
8. Proposed use of Property: Dental office
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage 699
  - New construction: Total square footage \_\_\_\_\_
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

**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: (386) 680-1772 Fax: (\_\_\_\_\_) Email: ccpewyoc@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): Affiliated Property Management
  - Mailing Address 14506 NW 11th Place
  - City: Newberry State: FL Zip: 32669
  - Telephone: (386) 752-8836 Fax: (\_\_\_\_\_) Email: aspire.dental@ic@gmail.com

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

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

- vi. Floor area of dwelling units.
  - vii. Number of proposed parking spaces.
  - viii. Street layout.
  - ix. Layout of mobile home stands (for mobile home parks only).
- ✓3. Stormwater Management Plan—Including the following:
    - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
    - b. Proposed finished elevation of each building site and first floor level.
    - c. Existing and proposed stormwater management facilities with size and grades.
    - d. Proposed orderly disposal of surface water runoff.
    - e. Centerline elevations along adjacent streets.
    - f. Water management district surface water management permit.
  - ✓4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
  - ✓5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
  - ✓6. 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).
  - ✓7. Legal Description with Tax Parcel Number (In Word Format).
  - ✓8. Proof of Ownership (i.e. deed).
  - ✓9. Agent Authorization Form (signed and notarized).
  - ✓10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
  11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

All eleven (11) 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 ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

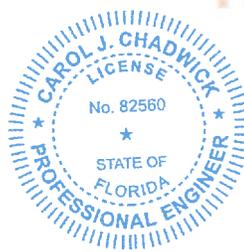
I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB60  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2023.03.31  
12:30:53 -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

City of Lake City – Growth Management Department  
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750



RIS DR

SW MCFARLANE Ave

SW STATE ROAD 47

SW BARNETT Way

SW MAIN Blvd

SW BENTLEY PI

SW NEWLAND Way

EPIPHANY Ct

SW MALONE ST



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@gmail.com

www.carolchadwickpe.com

March 31, 2023

re: Aspire Dental Addition Drainage Memo

Per ERP-4-88-00236, each lot is permitted for 40% impervious area. Please refer to site plan for impervious area summary.

Lot size is 0.689 acres or 30013 s.f. Total impervious surface with this addition will be 11069 s.f. Total allowed impervious surfaces is 12005 s.f.

The proposed design and construction of this site shall not cause adverse impacts to:

- Existing surface water storage
- Conveyance capabilities
- Water quantity
- Flooding conditions
- Minimum flows and levels established by the State of Florida
- Water quality

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
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Chadwick  
Date: 2023.03.31 12:30:30 -04'00'

Carol Chadwick, P.E.

CC Job #FL23105

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CAROL CHADWICK, P.E.

*Civil Engineer*

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March 31, 2023

re: Aspire Dental Addition Fire Flow Report

The additional of 699 s.f. of building area will not require additional fire flow from the existing hydrant. Hydrant is located on SW Barnett Way on the northeast corner of the site.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Chadwick  
Date: 2023.03.31 12:30:19 -04'00'

Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

*Civil Engineer*

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March 31, 2023

re: Aspire Dental Addition Concurrency Impact Analysis

The site is an existing dental office. The business currently utilizes public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 720
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

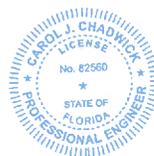
Summary of analyses:

- Trip generation: 43.82 ADT & 5.93 Peak PM trips
- Potable Water: 695 gallons per day
- Potable Water: 695 gallons per day
- Solid Waste: 2.98 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000017EB6D  
924CE0005954C, cn=Carol Chadwick  
Date: 2023.03.31 12:30:08 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23105



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
720	Medical Dental Office	11.01	1.49	3.98	43.82	5.93

\*Per employee

**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)
Medical Dental Office	250 + 15	250 + 13	695.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (2 PRACTITIONERS & 13 EMPLOYEES)

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Medical Dental Office	250 + 15	250 + 13	695.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (2 PRACTITIONERS & 13 EMPLOYEES)

**Solid Waste Analysis**

Use	Tons Per 100 s.f.	S.F.	Total (c.y. per week)
Medical Office	1.50	3977.00	2.98

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 31, 2023

re: Aspire Dental Addition Comprehensive Plan Consistency Analysis

The Aspire Dental Addition proposed site plan consistent with 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 is an addition to an existing dental office.*

- 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 an addition to an existing dental office.*

- 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 commercial site is zoned C1.*

- 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 reasonable expected to develop by the year 2023.

*Consistency: The subject property is an addition to an existing dental office.*

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive

□

areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

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

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

*Consistency: No impacts to adjacent land topography or soil conditions will result due to a 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 development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
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dnQualifier=A01410D0000017EB6  
D924CE0005954C, cn=Carol  
Chadwick  
Date: 2023.03.31 12:29:45 -04'00'

Carol Chadwick, P.E.

PARCEL: 05-4S-17-07604-102

DESCRIPTION:

LOT 2 OF SOUTHBANK PLACE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 19 OF  
THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 3/30/2023

Parcel: << **05-4S-17-07604-102 (28480)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 0

Owner	<b>AFFILIATED PROPERTY MANAGEMENT LLC</b> 14506 NW 11TH PLACE NEWBERRY, FL 32669		
Site	1788 SW BARNETT WAY, LAKE CITY		
Description*	LOT 2 SOUTH BANK PLACE. 768-521, 859-1397, 880-2059, CD 884-2282, WD 1466-471.		
Area	0.689 AC	S/T/R	05-4S-17
Use Code**	PROFESS SVC/BLD (1900)	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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$67,626	Mkt Land	\$67,626
Ag Land	\$0	Ag Land	\$0
Building	\$195,579	Building	\$190,220
XFOB	\$8,551	XFOB	\$8,551
Just	\$271,756	Just	\$266,397
Class	\$0	Class	\$0
Appraised	\$271,756	Appraised	\$266,397
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$271,756	Assessed	\$266,397
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$271,756 city:\$271,756 other:\$0 school:\$271,756	Total Taxable	county:\$266,397 city:\$266,397 other:\$0 school:\$266,397



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2022	\$100	1488/0471	WD	I	U	11
5/18/1999	\$68,000	0880/2059	WD	V	U	01
5/28/1998	\$68,000	0859/1397	WD	V	Q	
10/27/1992	\$48,000	0768/0521	WD	V	U	04

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE MED (5200)	1999	3136	3318	\$190,220

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

**Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims
0164	CONC BIN	1999	\$285.00	38.00	0 x 0
0260	PAVEMENT-ASPHALT	1999	\$6,175.00	6861.00	0 x 0
0166	CONC,PAVMT	1999	\$1,691.00	1127.00	0 x 0
0169	FENCE/WOOD	2012	\$100.00	1.00	0 x 0
0060	CARPORT F	2012	\$300.00	1.00	0 x 0

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1910	MEDIC OFF (MKT)	30,056.000 SF (0.689 AC)	1.0000/1.0000 1.0000/1	\$2 /SF	\$67,626

Search Result: 1 of 0



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

## Detail by Entity Name

Florida Limited Liability Company  
 AFFILIATED PROPERTY MANAGEMENT, LLC

### Filing Information

<b>Document Number</b>	L16000074743
<b>FEI/EIN Number</b>	59-3529574
<b>Date Filed</b>	04/18/2016
<b>Effective Date</b>	08/19/1998
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CONVERSION
<b>Event Date Filed</b>	04/18/2016
<b>Event Effective Date</b>	NONE

### Principal Address

14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

### Mailing Address

14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

### Registered Agent Name & Address

HARVEY, FRANKIE J  
 14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

Name Changed: 04/28/2017

### Authorized Person(s) Detail

#### **Name & Address**

Title manager

HARVEY, FRANKIE J  
 14506 N.W. 11TH PL.  
 NEWBERRY, FL 32669

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	02/04/2020

2021            02/10/2021  
2022            03/31/2022

**Document Images**

<a href="#">03/31/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2018 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2017 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2016 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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

AGENT AUTHORIZATION FORM

I, Robert Horvey (owner name), owner of property parcel number \_\_\_\_\_ (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. Gary Johnson	1. Gary Johnson
2. Helen Tarr	2. H. Tarr
3. Carol Chadwick, PE	3. [Signature]
4.	4.
5.	5.

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

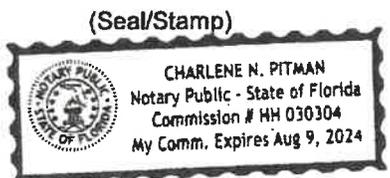
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Owner Signature (Notarized) \_\_\_\_\_ Date 3-14-2023

NOTARY INFORMATION:  
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is Robert J. Horvey, personally appeared before me and is known by me or has produced identification (type of I.D.) FLDL 610-770-54-447-0 on this 14 day of March, 2023.

Charlene N. Pitman  
 NOTARY'S SIGNATURE





# Project Summary

**Project Name:** Aspire Dental Addition

**Project Number:** SPR23-10

**Parcel Number:** 07604-102

## Project Notes

- Project type: Site Plan Review
- Future land use is: Commercial
- Zoning designation is: Commercial Intensive
- Proposed use of the property: 699 square feet addition
- Land is conducive for use: A dental office is a conducive use, per the LDR section 4.13.2 and 4.12.2.5. However, per section 4.12.11.5, a dental office is required to have one (1) parking space for every 150 square feet of floor area. With the addition, the building would have 3,977 square feet of floor area. This would require 27 parking spaces. The site has eight paved parking spots and an undefined number of parking spots in a gravel area.
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project SPR23-10 is for a site plan review 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 not consistent with the land development regulations due to the fact of not having the required amount of parking. At this time the City has no other concerns.



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

---

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

Date: 04/17/2023

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

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

Project Number: SPR23-10

Project Name: Aspire Dental Addition

Project Address: 1788 SW Barnett Way, Lake City, FL

Project Parcel Number: 05-4S-17-07604-102

Owner Name: Affiliated Property Management

Owner Address: 14506 NW 11th Place, Newberry, FL 32669

Owner Contact Information: Telephone Number: 386-752-2836 Email: aspiredentalc@gmail.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL 32025

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:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning and Zoning: Reviewed by:** MS \_\_\_\_\_ **Date:** 4/24/23

Comments: Per section 4.12.11.5 of the LDR, a dental office is required to have one parking space for every 150 square feet of floor space. The site is required to have 27 space based on proposed site plan.

**Business License: Reviewed by:** Marshall Sova \_\_\_\_\_ **Date:** \_\_\_\_\_  
Marshall Sova (Apr 18, 2023 12:02 EDT)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Code Enforcement: Reviewed by:** Marshall Sova \_\_\_\_\_ **Date:** \_\_\_\_\_  
Marshall Sova (Apr 18, 2023 12:02 EDT)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Permitting: Reviewed by:** ASJ \_\_\_\_\_ **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Water Department: Reviewed by:** Michael Osborn Jr. Michael Osborn Jr. (Apr 21, 2023 12:55 EDT) **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Sewer Department: Reviewed by:** Cody Pridgeon Cody Pridgeon (Apr 18, 2023 13:03 EDT) **Date:** \_\_\_\_\_

Comments: See attached email from Cody Pridgeon  
\_\_\_\_\_  
\_\_\_\_\_

**Gas Department: Reviewed by:** Steve Brown Steve Brown (Apr 24, 2023 08:15 EDT) **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Water Distribution/Collection: Reviewed by:** Brian Scott Brian Scott (Apr 24, 2023 07:42 EDT) **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Customer Service: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:**  **Date:** \_\_\_\_\_  
Steve Brown (Apr 24, 2023 08:15 EDT)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department: Reviewed by:** *Dwight Boozer* **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

## Angelo, Robert

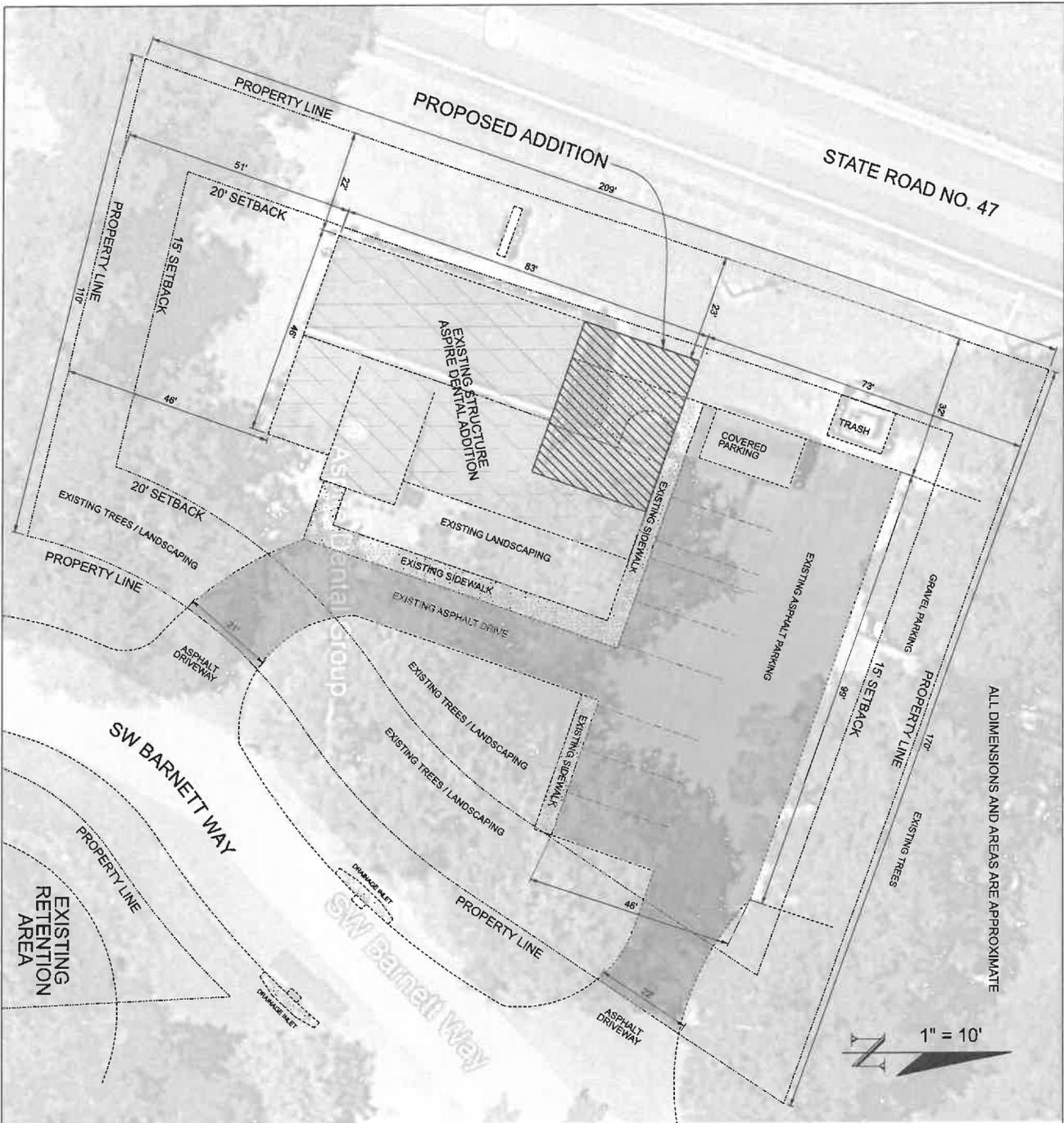
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**From:** Pridgeon, Cody  
**Sent:** Tuesday, April 18, 2023 1:08 PM  
**To:** Angelo, Robert  
**Cc:** Pelham, Shasta; Johnson, Demetrius  
**Subject:** Aspire Dental

Robert the adobe sign thin that was sent to me earlier wouldn't allow me to put in comments so I'm sending you this email. Any dental offices need to comply with City Ordinance No. 2020-2149. This requires them to have a dental amalgam separator on their waste stream prior to entering the City's collection system.

*Cody Pridgeon*  
*City of Lake City Wastewater Director*  
*Office: (386)758-5455*  
*Cell: (352)210-3086*





# VICINITY MAP / SITE PLAN

LEGAL DESCRIPTION: PLACE AS PER PLAT THEREOF LOT 2 OF SOUTH HAVEN, PAGE 18 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

- EXISTING / PROPOSED ZONING - MEDICAL OFFICE
- TOTAL SITE AREA = .689 ACRES
- EXISTING / PROPOSED ASPHALT PARKING = 6364 SF
- EXISTING / PROPOSED CONCRETE SIDEWALK = 738 SF
- EXISTING STRUCTURE = 3278 SF
- PROPOSED ADDITION = 899 SF

SHEET  
1  
OF  
1

ASPIRE DENTAL ADDITION  
1788 SW BARNETT WAY  
COLUMBIA COUNTY, FL 32025

PLANS PREPARED BY:  
CHRISTOPHER Q. DICKS, P.E. 64766  
4037 SE CR 252, LAKE CITY, FL 32025



\*P&Z/HPA with ArcGIS Web AppBuilder

07604-102



Show search results for 076...



-82.641 30.165 Degrees

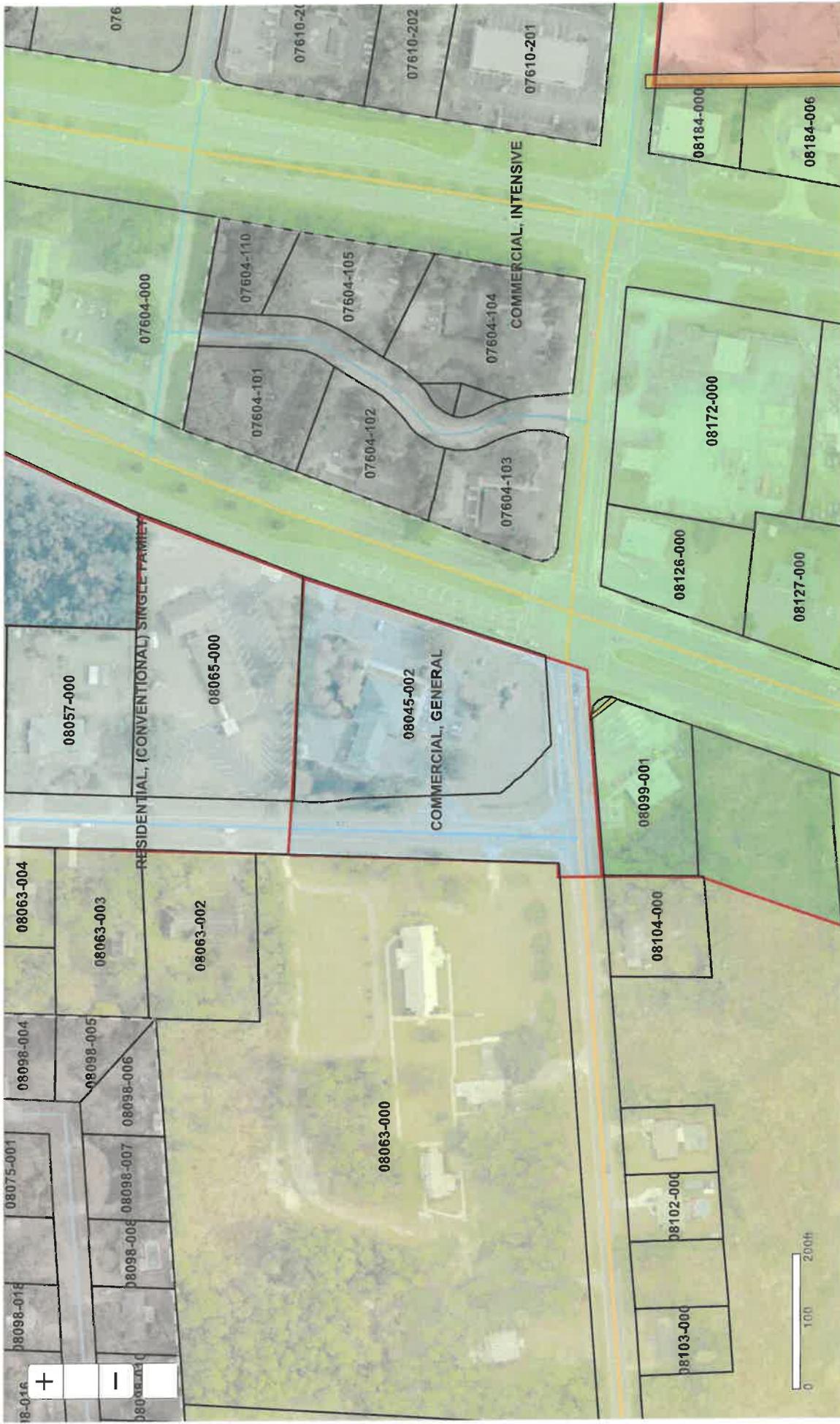
40ft

Updates are being made weekly. If you have any issues please email [gis@lcfla.com](mailto:gis@lcfla.com)

Home ▾ \*P&Z/HPA

Details Add | Edit Basemap |

Save Share Pri



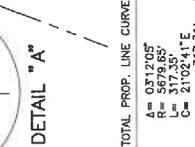
Updates are being made weekly. If you have any issues please email [gis@lcfla.com](mailto:gis@lcfla.com)

# SOUTH BANK PLACE

IN SECTIONS 5, 6 & 8, TOWNSHIP 4 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA  
CITY OF LAKE CITY, FLORIDA

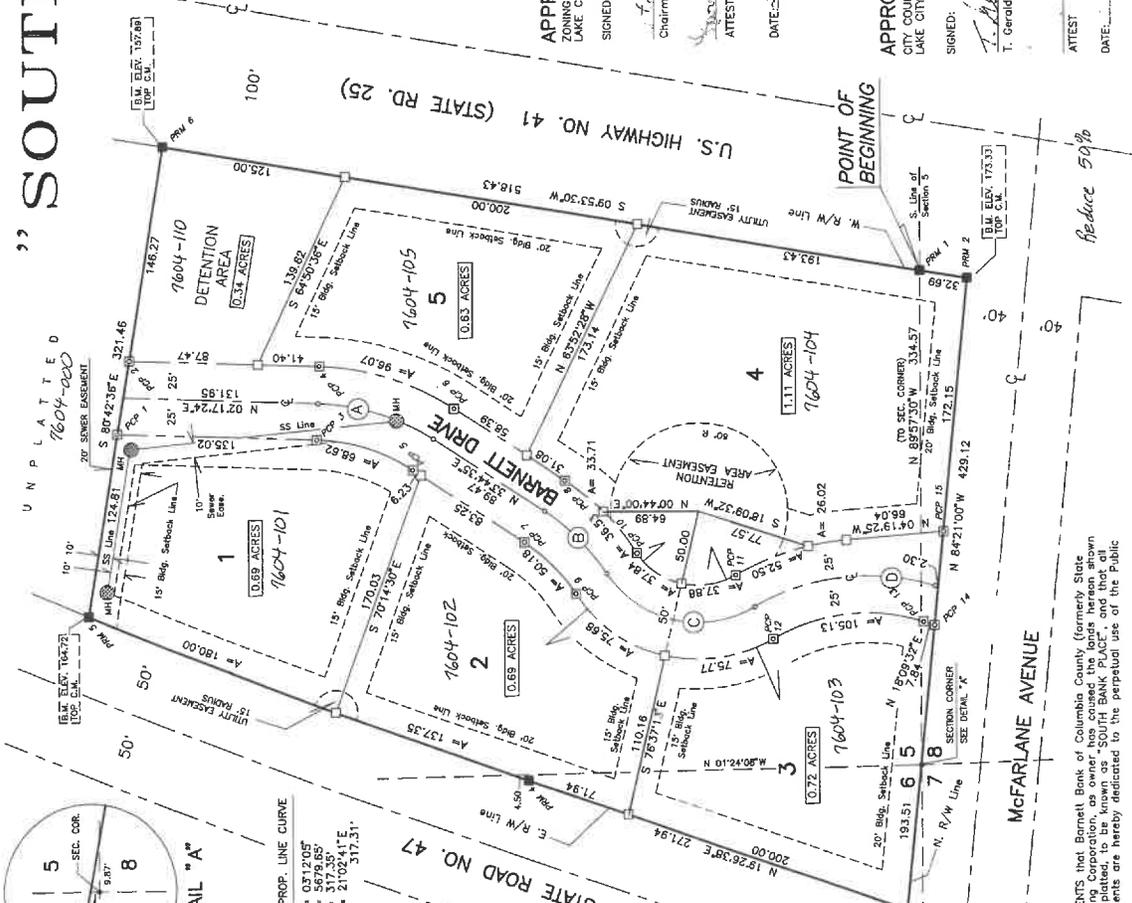
**CENTERLINE CURVE DATA**

CURVE (A)	R = 317.205'
CURVE (B)	R = 150.000'
CURVE (C)	R = 89.4836'
CURVE (D)	R = 48.11237'
CURVE (E)	R = 126.18'



**CLERK'S CERTIFICATE**  
THIS PLAT having been approved by the Columbia County Board of Commissioners on this 19th day of Sept, 1989 in Plat Book 06, Page 012.

SIGNED: *P. Dewitt*  
Clerk of Circuit Court  
Columbia County



**DESCRIPTION**

BEGIN at the point of intersection of the Westerly Right-of-Way of U.S. Highway No. 41 and the South line of Section 5, Township 4 South, Range 17 East, Columbia County, Florida and run S 09°53'30" W, along said Westerly Right-of-Way line of U.S. Highway No. 41, a distance of 125.00 feet to the Point of Beginning. From the Point of Beginning, run N 89°21'00" W, along said Northern Right-of-Way line 429.12 feet to its intersection with the Eastern Right-of-Way line of State Road No. 47; thence N 19°25'35" E, along said Eastern Right-of-Way line 77.94 feet to the Point of Curvature; thence along the arc of a chord bearing of N 21°02'41" E, and a chord distance of 317.31 feet; thence Northerly along the arc of said curve, being also said Eastern Right-of-Way line of State Road No. 47, a distance of 317.35 feet; thence S 87°22'35" E, 65.2375 feet to the Point of Beginning. The area of 518.43 feet to the POINT OF BEGINNING. Solid lands lying partly in the Southeast 1/4 of the Southwest 1/4 of Section 5, partly in the Southeast 1/4 of Section 8, Township 4 South, Range 17 East, Columbia County, Florida. Containing 4.88 acres, more or less.

**LEGEND / NOTES**

- 1) [Symbol] = Permanent Reference Monument set, cap stamped PLS 3628, with No. and date.
- 2) [Symbol] = Permanent Control Point set, cap stamped PLS 3628, with no. and date.
- 3) [Symbol] = 4" x 4" Concrete Monument set, cap stamped PLS 3628.
- 4) [Symbol] = Concrete Monument found in place at time of Survey.
- 5) Boundaries based on prior Survey of tract by Donald F. Lee and Associates, Inc.
- 6) Bearings projected from above referenced Donald F. Lee and Associates Survey.
- 7) Field data closure precision complies with Minimum Technical Standards.
- 8) This development does not lie in a Flood Zone "A" area according to the F.I.P.7.1.A. Flood Hazard maps for this vicinity.

NOTICE: There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute Easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may encroach the lands encompassed by this Plat.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY this to be a true and correct representation of the land surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that Permanent Control Points have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *Donald F. Lee*  
Donald F. Lee, P.L.S.  
Florida Reg. Cert. No. 3628  
DATE: 9/19/89

**CITY ATTORNEY'S CERTIFICATE**

I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies in form with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: *Herbert Darby*  
Herbert Darby  
City Attorney  
DATE: 9/19/89

**APPROVAL**  
ZONING BOARD, CITY OF LAKE CITY.

SIGNED: *T. Gerald Whit, Mayor*  
Chairman  
ATTEST: *T. Gerald Whit, Mayor*  
DATE: 9/19/89

**APPROVAL**  
CITY COUNCIL, CITY OF LAKE CITY.

SIGNED: *T. Gerald Whit, Mayor*  
T. Gerald Whit, Mayor  
ATTEST: *T. Gerald Whit, Mayor*  
DATE: 9/19/89

**ACKNOWLEDGEMENT**

STATE OF FLORIDA, COUNTY OF COLUMBIA  
The Dedication herein was acknowledged before me this 26th day of September, 1989 by Donald F. Lee, P.L.S., City Attorney, City of Lake City, Florida, and T. Gerald Whit, Mayor, City of Lake City, Florida, both of whom are duly qualified and sworn in as such, and the instrument is a true and correct copy of the original as shown to me, with their seals affixed hereto.

SIGNED: *Donald F. Lee*  
NOTARY PUBLIC, State of Florida of Longe  
My Commission expires 11/1/91

In the event that access is restricted at the North end of Barnett Drive, access will be provided by one of the following methods:

- 1.) A 30' x 100' easement to the North end of Barnett Drive for a cul-de-sac, or
- 2.) Construct a cul-de-sac within the confines of the South Bank Place commercial subdivision.

BARNETT BANK OF COLUMBIA COUNTY, LAKE CITY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS that Barnett Bank of Columbia County (formerly State Exchange Bank), a Florida Banking Corporation, as owner of South Bank Place, and that all Road Rights-of-Way and Easements are hereby dedicated to the perpetual use of the Public for use as shown hereon.

Witness  
J. C. Boff, President  
ATTEST: *J. C. Boff*

**File Attachments for Item:**

**iii. CPA23-04 and Z23-05-** Petitions submitted by Carol Chadwick (agent) for Twenty-Eight Fourteen LLC (owner), to amend the Future Land Use Map and Official Zoning Atlas of the Land Development Regulations by changing the Future Land Use from Residential Moderate to Residential Medium density and changing the zoning district from Residential Single-Family 2 to Residential Office on property described, as follows: **Parcel No. 06085-000..**



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

**FOR PLANNING USE ONLY**

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

**COMPREHENSIVE PLAN AMENDMENT**

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

**A. PROJECT INFORMATION**

1. Project Name: Twenty eight Fourteen
2. Address of Subject Property: 331 NW Gwen Lake Avenue, Lake City
3. Parcel ID Number(s): 31-35-17-06085-000
4. Existing Future Land Use Map Designation: Residential - Moderate
5. Proposed Future Land Use Map Designation: Residential - Medium
6. Zoning Designation: RSF-2
7. Acreage: 0.405 Ac.
8. Existing Use of Property: Vacant
9. Proposed use of Property: multi-family

**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: (321) 6801772 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): Twentyeight Fourteens, LLC  
 Mailing Address: 930 NE Joe Conroy Ave  
 City: Lake City State: FL Zip: 32055  
 Telephone: (407) 748 1475 Fax: (\_\_\_\_) Email: Vqerger1976@hotmail.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: N/A  
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 = \$750.00

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

**NOTICE TO APPLICANT**

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

A total of fourteen (14) 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



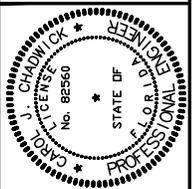
Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2023.08.14  
11:13:23 -04'00'

# TWENTYEIGHT FOURTEEN 331 NW GWEN LAKE AVENUE, LAKE CITY, FL

SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA



CAROL CHADWICK P.E.  
 License No. 82560  
 State of Florida  
 Professional Engineer  
 www.carolchadwick.com  
 Lake City, FL 32225  
 Oregon, Florida, Wyoming, Colorado, California, N.C., Texas

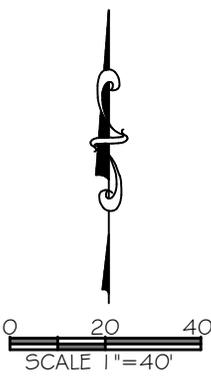


DATE	REVISION DESCRIPTION

PREPARED FOR:  
 TWENTYEIGHT FOURTEEN, LLC  
 CONTACT: VANESSA GEORGE  
 407.748.1475  
 vgeorge1976@hotmail.com

TWENTYEIGHT FOURTEEN  
 SITE SKETCH

PROJECT NO: FL23316  
 DATE: AUG. 14, 2023  
 REVISION DATE:    
 SHEETS:    
 OF: 1  
 40



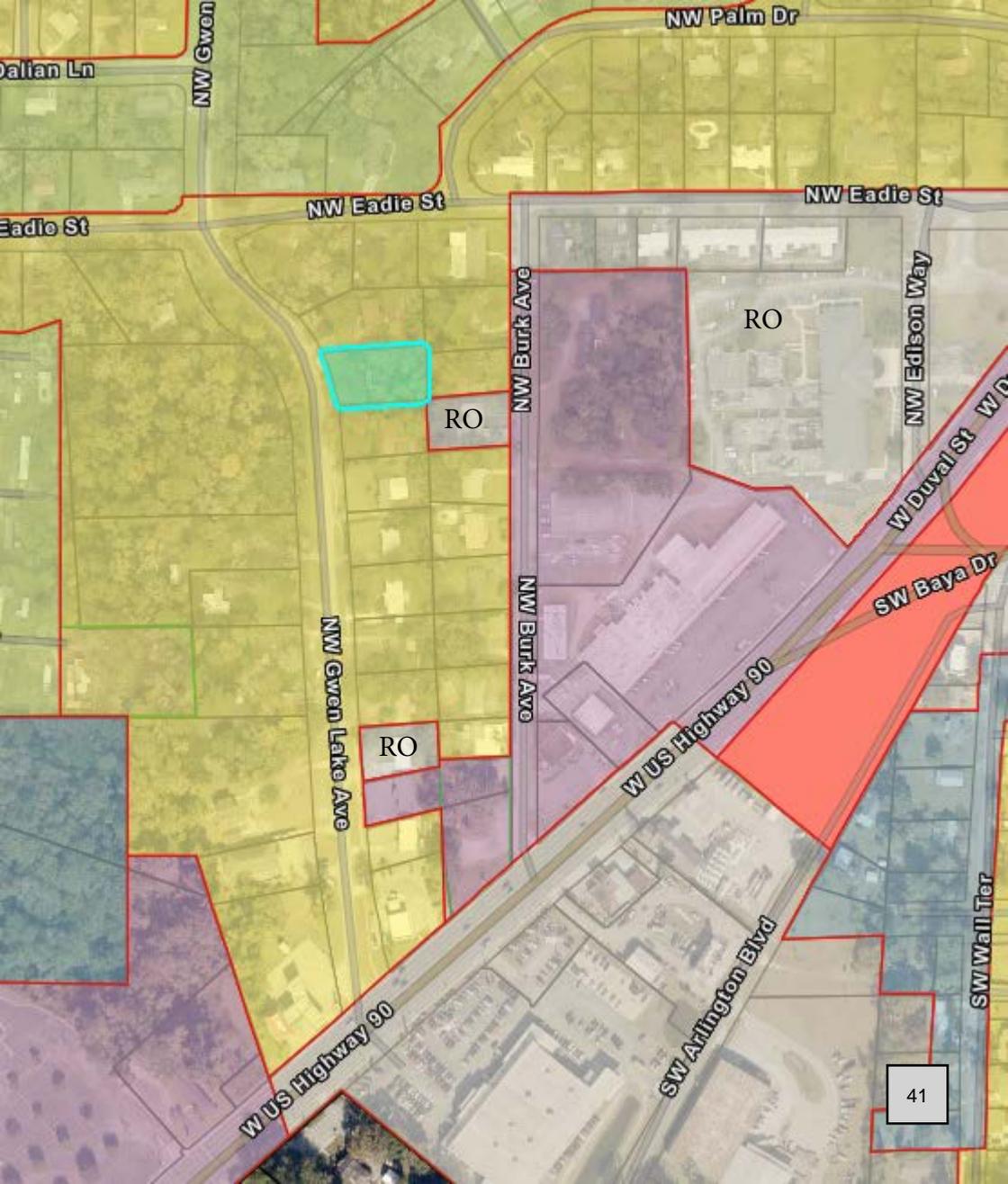
### NOTES

1. SITE PARCEL: 31-35-17-06085-000
2. CURRENT ZONING: RSF-2
3. PROPOSED ZONING: RO
4. EXISTING LAND USE: RESIDENTIAL-MODERATE
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-MEDIUM
6. ACREAGE: 0.405 ACRES



Digitally signed by Carol Chadwick  
 DN: c=US, o=Florida,  
 dnQualifier=A01410D0000017EB6D  
 924CE0005954C, cn=Carol  
 Chadwick  
 Date: 2023.08.14 11:13:10 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



NW Palm Dr

Dalian Ln

NW Gwen

Eadie St

NW Eadie St

NW Eadie St

NW Gwen Lake Ave

NW Burk Ave

NW Burk Ave

RO

RO

RO

NW Edison Way

W Duval St

SW Baya Dr

W US Highway 90

W US Highway 90

SW Arlington Blvd

SW Wall Ter

41

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen  
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 12, 2023

re: Twentyeight Fourteen Concurrency Impact Analysis

The site is currently vacant. The proposed multifamily site will utilize City sewer and water.

Criteria for analyses:

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

Summary of analyses:

- Trip generation: 13.3 ADT & 1.24 Peak PM trips
- Potable Water: 1200 gallons per day
- Potable Water: 1200 gallons per day
- Solid Waste: 4.30 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
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o=Florida,  
dnQualifier=A01  
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Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23316



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>Dwelling Units</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
220	Apartments	6.65	0.62	2.00	13.30	1.24

\*Per employee

**Potable Water Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Apartments	200.00	6.00	1200.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3 EMPLOYEES)

**Sanitary Sewer Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Apartments	200.00	6.00	1200.00

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3 EMPLOYEES)

**Solid Waste Analysis**

<b>Use</b>	<b>Tons Per Dwelling Unit**</b>	<b>bedrooms</b>	<b>Total (Tons Per Year)</b>
Apartments	4.00	6.00	4.30

\*\*1# per 100 s.f. per day

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 12, 2023

re: Twentyeight Fourteen Comprehensive Plan Consistency Analysis

The Twentyeight Fourteen proposed site consistent with 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 site is located in a residential area and will be used for multifamily.*

- 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 on NW Gwen Lake Avenue with direct access to W US Hwy 90.*

- 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: Two other properties in the near vicinity are zoned RO.*

- 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 reasonable expected to develop by the year 2023.

*Consistency: The approval of the site plan will allow for much needed housing in the City.*

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of

□

proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: The proposed use of the subject property is consistent with other RO zoned properties in the near vicinity and will not have any adverse environmental impacts on the existing land uses.*

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

*Consistency: No impacts to adjacent land topography or soil conditions will result due to a 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 multifamily development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
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924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2023.08.14  
11:12:08 -04'00'

Carol Chadwick, P.E.

# Columbia County Property Appraiser

Jeff Hampton

**2023 Working Values**

updated: 8/10/2023

Parcel: << **31-3S-17-06085-000 (26208)** >>

## Owner & Property Info

Owner	<b>TWENTYEIGHT FOURTEEN, LLC</b> 930 NE JOE CONEY AVE LAKE CITY, FL 32055		
Site	331 NW GWEN LAKE AVE, LAKE CITY		
Description*	LOT 17 BLK 1 IDLEAWILE REPLAT. 1006-2492 THRU 1006-2500, WD 1024-2054, TD 1458-157, WD 1488-2078,		
Area	0.405 AC	S/T/R	31-3S-17
Use Code**	MISC IMPROVED (0700)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$16,779	Mkt Land	\$16,779
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$1,800	XFOB	\$1,800
Just	\$18,579	Just	\$18,579
Class	\$0	Class	\$0
Appraised	\$18,579	Appraised	\$18,579
SOH Cap [?]	\$2,028	SOH Cap [?]	\$0
Assessed	\$18,579	Assessed	\$18,579
Exempt	09 \$16,551	Exempt	\$0
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$18,579 city:\$18,579 other:\$0 school:\$18,579



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/20/2023	\$100	1488/2078	WD	I	U	11
1/28/2022	\$7,700	1458/0157	TD	I	U	18
8/4/2004	\$100	1024/2054	WD	I	U	06

## 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
0166	CONC,PAVMT	0	\$400.00	1.00	0 x 0
0258	PATIO	0	\$400.00	1.00	0 x 0
0285	SALVAGE	0	\$1,000.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	17,661.650 SF (0.405 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$16,779



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

## Detail by Entity Name

Florida Limited Liability Company  
TWENTYEIGHT FOURTEEN, LLC.

### Filing Information

<b>Document Number</b>	L19000153065
<b>FEI/EIN Number</b>	84-2349099
<b>Date Filed</b>	06/10/2019
<b>Effective Date</b>	06/10/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Mailing Address

930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Registered Agent Name & Address

GEORGE, VANESSA  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055

### Authorized Person(s) Detail

#### **Name & Address**

Title AR

GEORGE, VANESSA  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

Title AR

WARREN, SYLVESTER, III  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2021	02/07/2021
2022	03/25/2022
2023	04/13/2023

**Document Images**

[04/13/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/25/2022 -- ANNUAL REPORT](#)

View image in PDF format

[02/07/2021 -- ANNUAL REPORT](#)

View image in PDF format

[06/18/2020 -- ANNUAL REPORT](#)

View image in PDF format

[06/10/2019 -- Florida Limited Liability](#)

View image in PDF format

PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN

Address: 930 NE JOE CONEY AVE  
LAKE CITY, FL 32055

Parcel ID No.: R11209-000 AND R06085-000

Inst: 202312006948 Date: 04/20/2023 Time: 4:05PM  
Page 1 of 3 B: 1498 P: 2078, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20th day of APRIL, 2023, by **SYLVESTER WARREN, III**, **CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **TWENTYEIGHT FOURTEEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at 930 NE JOE CONEY AVE, LAKE CITY, FLORIDA 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

**See Attached Exhibit A**  
**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY**  
**AND MAKES NO WARRANTIES AGAINST THE SAME.**  
**LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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:

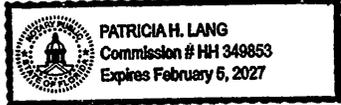
Patricia Lang  
Witness Signature  
Printed Name: PATRICIA LANG

Sylvester Warren, III L.S.  
Name: SYLVESTER WARREN, III  
Address: 930 NE JOE CONEY AVE, LAKE CITY, FL 32055

Jessica L. Mallo  
Witness Signature  
Printed Name: Jessica L. Mallo

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20th day of APRIL, 2023, by SYLVESTER WARREN, III, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Patricia Lang  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-27

**EXHIBIT "A"**

**R11209-000**

LOTS 3 AND 4 SOUTH OF ROAD AND LOTS 9 AND 10, CATHEY'S SUBDIVISION IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AS RECORDED IN DEED BOOK H, PAGE 576, AND THE EAST 100 FEET OF LOT 5 OF CATHEY'S SUBDIVISION, SOUTH OF LOT 1 OF THE FRANK C. CUMMINGS SUBDIVISION UNIT-1, AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE EAST 100 FEET OF LOT 8 OF CATHEY'S SUBDIVISION, NORTH OF LOT 2 OF THE FRANK C. CUMMINGS SUBDIVISION, UNIT-1 AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LYING AND BEING IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING PART OF THE NORTH EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AND ALL LYING IN AND BEING PART OF LOTS 4, 5, 8, 9, AND 10 OF CATHEY'S SURVEY AS RECORDED IN DEED BOOK "H", PAGE 576, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, START AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FRONIE STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THEN RUN SOUTH 87°46'54" WEST ALONG AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE 633.76 FEET; THENCE NORTH 01°28'46" WEST, 104.02 FEET; THENCE NORTH 87°46'54" EAST, 108.48 FEET; THENCE NORTH 01°28'46" WEST, 63.98 FEET; THENCE NORTH 87°46'54" EAST, 100.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF BOWDEN WAY (FORMERLY KNOWN AS CATAWBA STREET), A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE RUN NORTH 01°28'46" WEST, ALONG AND WITH SAID WESTERLY RIGHT-OF-WAY LINE 165.91 FEET TO A POINT LYING IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87°46'54" WEST 100.00 FEET; THENCE NORTH 01°28'46" WEST, 102.71 FEET TO A POINT LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 100-A, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 88°39'00" EAST ALONG AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE 206.16 FEET TO A POINT LYING IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 01°28'46" EAST, 89.97 FEET; THENCE SOUTH 14°53'38" EAST, 52.09 FEET; THENCE SOUTH 01°28'46" EAST, 193.01 FEET; THENCE NORTH 87°46'54" EAST, 86.14 FEET; THENCE SOUTH 76°52'20" EAST, 51.67 FEET; THENCE NORTH 87°46'54" EAST, 80.52 FEET; THENCE SOUTH 01°56'47" EAST, 9.32 FEET; THENCE NORTH 87°46'54" EAST, 90.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE RUN SOUTH 01°56'45" EAST, 67.00 FEET ALONG WITH SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

**R06085-000**

LOT 17, BLOCK 1 OF IDLEAWILE "REPLAT", A SUBDIVISION AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 2, PAGE 117-A, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



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

AGENT AUTHORIZATION FORM

I, Vanessa George (owner name), owner of property parcel

number 31-45-17-01085-000 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Carol Chadwick, PE</u>	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.

Vanessa George (Owner Signature - Notarized)      August 13, 2023 (Date)

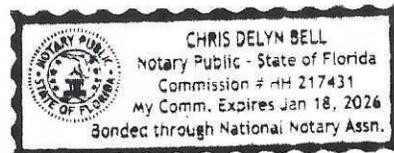
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Vanessa George, personally appeared before me and is known by me or has produced identification (type of I.D.) personally known on this 13<sup>th</sup> day of August, 20 23.

Chris Bell  
 NOTARY'S SIGNATURE

(Seal/Stamp)









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

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

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

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

## A. PROJECT INFORMATION

1. Project Name: Twentyeight Fourteen
2. Address of Subject Property: 331 NW Gwen Lake Avenue, Lake City
3. Parcel ID Number(s): 31-35-17-0085-000
4. Future Land Use Map Designation: Residential - Moderate
5. Existing Zoning Designation: RSE-2
6. Proposed Zoning Designation: R20
7. Acreage: 0.405 Ac.
8. Existing Use of Property: Vacant
9. Proposed use of Property: Multi-Family

## 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: (386) 680-1772 Fax: ( ) \_\_\_\_\_ Email: ccpewyc@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): Twentyeight Fourteen LLC  
 Mailing Address: 930 NE Joe Conroy Ave  
 City: Lake City State: FL Zip: 32055  
 Telephone: (407) 748-1475 Fax: ( ) \_\_\_\_\_ Email: Vgeorge1976@hotmail.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: N/A  
If yes, is the contract/option contingent or absolute:  Contingent  Absolute
2. Has a previous application been made on all or part of the subject property:  Yes  No  
Future Land Use Map Amendment:  Yes \_\_\_\_\_  No \_\_\_\_\_  
Future Land Use Map Amendment Application No. CPA \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes \_\_\_\_\_  No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance:  Yes \_\_\_\_\_  No \_\_\_\_\_  
Variance Application No. \_\_\_\_\_  
Special Exception:  Yes \_\_\_\_\_  No \_\_\_\_\_  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

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

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

- ✓5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- ✓6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- ✓8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

**NOTICE TO APPLICANT**

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

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)



\_\_\_\_\_  
Applicant/Agent Signature

Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000017EB6 Date  
D924CE0005954C, cn=Carol Chadwick  
Date: 2023.08.14 11:21:56 -04'00'

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)

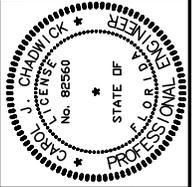
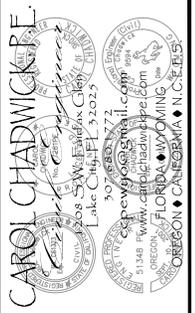
\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

# TWENTYEIGHT FOURTEEN 331 NW GWEN LAKE AVENUE, LAKE CITY, FL

SECTION 31, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA



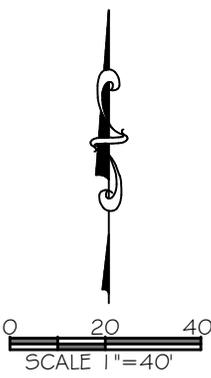
REVISION DESCRIPTION	DATE

PREPARED FOR:  
TWENTYEIGHT FOURTEEN, LLC  
CONTACT: VANESSA GEORGE  
407.748.1475  
vgeorge1976@hotmail.com

TWENTYEIGHT FOURTEEN  
SITE SKETCH

PROJECT NO: FL23316  
DATE: AUG. 14, 2023  
REVISION DATE:   
SHEETS: 59 OF 1

C:\CONSULTING\JOB FILES\TWENTYEIGHT FOURTEEN\FL23316\DWG\SITE SKETCH.dwg, 8/14/2023 11:02:10 AM



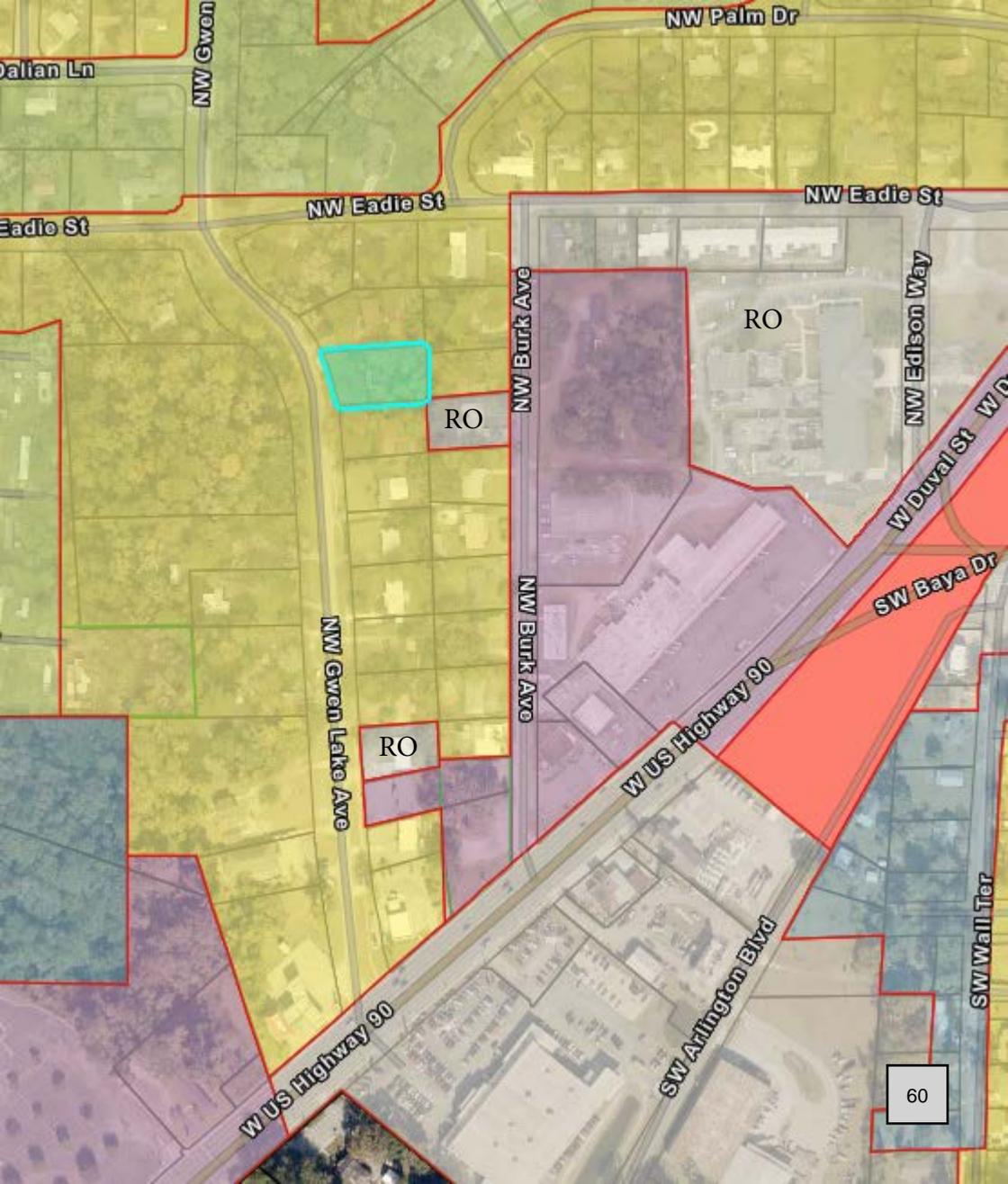
### NOTES

1. SITE PARCEL: 31-35-17-06085-000
2. CURRENT ZONING: RSF-2
3. PROPOSED ZONING: RO
4. EXISTING LAND USE: RESIDENTIAL-MODERATE
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-MEDIUM
6. ACREAGE: 0.405 ACRES



Digitally signed by Carol Chadwick  
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dnQualifier=A01410D0000017EB6  
D924CE0005954C, cn=Carol  
Chadwick  
Date: 2023.08.14 11:21:44 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



NW Palm Dr

Dalian Ln

NW Gwen

Eadie St

NW Eadie St

NW Eadie St



RO

NW Burk Ave

RO

NW Edison Way

W Duval St W

SW Baya Dr

NW Gwen Lake Ave

RO

NW Burk Ave

W US Highway 90

W US Highway 90

SW Arlington Blvd

SW Wall Ter

60

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 12, 2023

re: Twentyeight Fourteen Concurrency Impact Analysis

The site is currently vacant. The proposed multifamily site will utilize City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 13.3 ADT & 1.24 Peak PM trips
- Potable Water: 1200 gallons per day
- Potable Water: 1200 gallons per day
- Solid Waste: 4.30 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
 DN: c=US, o=Florida,  
 dnQualifier=A01410D0000017EB6D  
 924CE0005954C, cn=Carol  
 Chadwick  
 Date: 2023.08.14 11:21:32 -04'00'

Carol Chadwick, P.E.

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CC Job #FL23316



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>Dwelling Units</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
220	Apartments	6.65	0.62	2.00	13.30	1.24

\*Per employee

**Potable Water Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Apartments	200.00	6.00	1200.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3 EMPLOYEES)

**Sanitary Sewer Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Apartments	200.00	6.00	1200.00

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3 EMPLOYEES)

**Solid Waste Analysis**

<b>Use</b>	<b>Tons Per Dwelling Unit**</b>	<b>bedrooms</b>	<b>Total (Tons Per Year)</b>
Apartments	4.00	6.00	4.30

\*\*1# per 100 s.f. per day

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 13, 2023

re: Twentyeight Fourteen site meets of the Requirements of Article 12 of the Land Development Regulations

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

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

*Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. The property in an area with other similar zonings.*

- b) The existing land use pattern.

*Analysis: The subject property has is located in an area that is residential and residential-office.*

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

*Analysis: The subject property has is located in an area that is residential and residential-office.*

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

*Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. The proposed duplexes will have 3 bedrooms each may result in additional school students. The increase in water and sewer will be negligible.*

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

*Analysis: A mix of multi-family and single family zonings exist in other areas in the City.*

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

*Analysis: The need for housing in the area increase with time due to the increase in people moving to the area.*

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

□

*Analysis: The proposed change will not adversely affect living condition in the neighborhood.*

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

*Analysis: Increase in traffic will be negligible.*

- 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 reduction 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 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 as 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 as it is in an area with other site zoned RO.*

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

*Analysis: The proposed use is a heating and air conditioning business. That type of use is not compatible with current zoning.*

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

*Analysis: Overall, there is a need for multi-family properties to service the growth in 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:

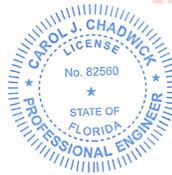
- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these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

to implement the City's comprehensive plan.

*Analysis: Other sites in the area are zoned RO. A mix of multi-family and single-family homes will enhance the neighborhood.*

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  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2023.08.14  
11:21:12 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.  
CC Job #FL23316

# Columbia County Property Appraiser

Jeff Hampton

**2023 Working Values**

updated: 8/10/2023

Parcel: << **31-3S-17-06085-000 (26208)** >>

## Owner & Property Info

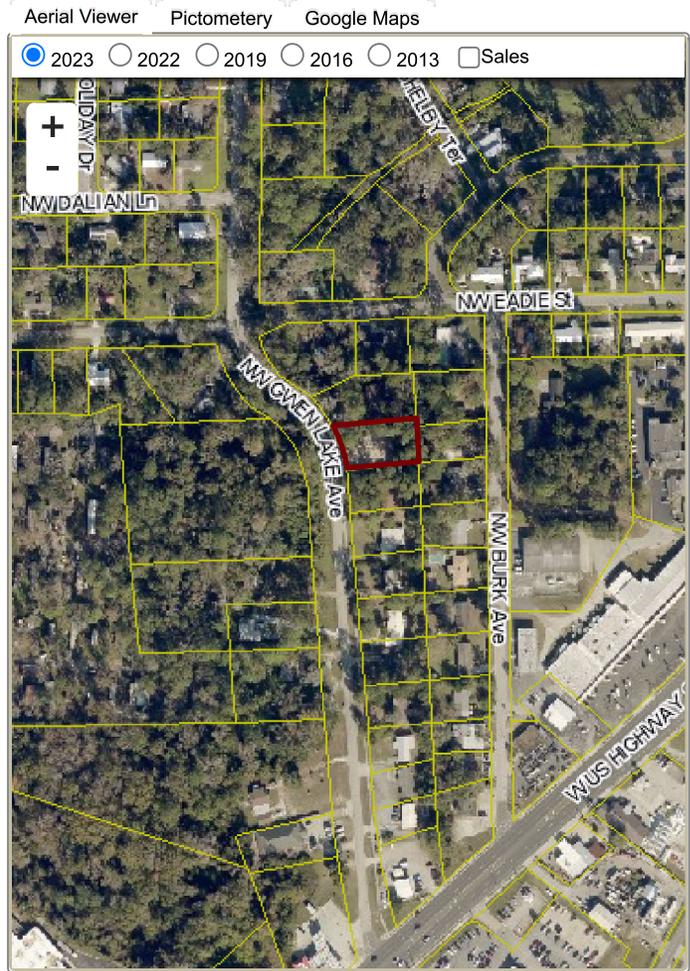
Owner	<b>TWENTYEIGHT FOURTEEN, LLC</b> 930 NE JOE CONEY AVE LAKE CITY, FL 32055		
Site	331 NW GWEN LAKE AVE, LAKE CITY		
Description*	LOT 17 BLK 1 IDLEAWILE REPLAT. 1006-2492 THRU 1006-2500, WD 1024-2054, TD 1458-157, WD 1488-2078,		
Area	0.405 AC	S/T/R	31-3S-17
Use Code**	MISC IMPROVED (0700)	Tax District	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$16,779	Mkt Land	\$16,779
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$1,800	XFOB	\$1,800
Just	\$18,579	Just	\$18,579
Class	\$0	Class	\$0
Appraised	\$18,579	Appraised	\$18,579
SOH Cap [?]	\$2,028	SOH Cap [?]	\$0
Assessed	\$18,579	Assessed	\$18,579
Exempt	09 \$16,551	Exempt	\$0
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$18,579 city:\$18,579 other:\$0 school:\$18,579



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/20/2023	\$100	1488/2078	WD	I	U	11
1/28/2022	\$7,700	1458/0157	TD	I	U	18
8/4/2004	\$100	1024/2054	WD	I	U	06

## 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
0166	CONC,PAVMT	0	\$400.00	1.00	0 x 0
0258	PATIO	0	\$400.00	1.00	0 x 0
0285	SALVAGE	0	\$1,000.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	17,661.650 SF (0.405 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$16,779



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

## Detail by Entity Name

Florida Limited Liability Company  
TWENTYEIGHT FOURTEEN, LLC.

### Filing Information

<b>Document Number</b>	L19000153065
<b>FEI/EIN Number</b>	84-2349099
<b>Date Filed</b>	06/10/2019
<b>Effective Date</b>	06/10/2019
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Mailing Address

930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Registered Agent Name & Address

GEORGE, VANESSA  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055

### Authorized Person(s) Detail

#### **Name & Address**

Title AR

GEORGE, VANESSA  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

Title AR

WARREN, SYLVESTER, III  
930 NE JOE CONEY TERRACE  
LAKE CITY, FL 32055 UN

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

2021	02/07/2021
2022	03/25/2022
2023	04/13/2023

**Document Images**

[04/13/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/25/2022 -- ANNUAL REPORT](#)

View image in PDF format

[02/07/2021 -- ANNUAL REPORT](#)

View image in PDF format

[06/18/2020 -- ANNUAL REPORT](#)

View image in PDF format

[06/10/2019 -- Florida Limited Liability](#)

View image in PDF format

PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN

Address: 930 NE JOE CONEY AVE  
LAKE CITY, FL 32055

Parcel ID No.: R11209-000 AND R06085-000

Inst: 202312006948 Date: 04/20/2023 Time: 4:05PM  
Page 1 of 3 B: 1498 P: 2078, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20th day of APRIL, 2023, by **SYLVESTER WARREN, III**, **CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **TWENTYEIGHT FOURTEEN, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, having its principal place of business at 930 NE JOE CONEY AVE, LAKE CITY, FLORIDA 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

**See Attached Exhibit A**  
**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY**  
**AND MAKES NO WARRANTIES AGAINST THE SAME.**  
**LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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:

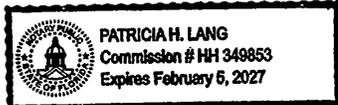
Patricia Lang  
Witness Signature  
Printed Name: PATRICIA LANG

Sylvester Warren, III L.S.  
Name: SYLVESTER WARREN, III  
Address: 930 NE JOE CONEY AVE, LAKE CITY, FL 32055

Jessica L. Mallo  
Witness Signature  
Printed Name: Jessica L. Mallo

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20th day of APRIL, 2023, by SYLVESTER WARREN, III, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Patricia Lang  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-27

**EXHIBIT "A"**

**R11209-000**

LOTS 3 AND 4 SOUTH OF ROAD AND LOTS 9 AND 10, CATHEY'S SUBDIVISION IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AS RECORDED IN DEED BOOK H, PAGE 576, AND THE EAST 100 FEET OF LOT 5 OF CATHEY'S SUBDIVISION, SOUTH OF LOT 1 OF THE FRANK C. CUMMINGS SUBDIVISION UNIT-1, AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE EAST 100 FEET OF LOT 8 OF CATHEY'S SUBDIVISION, NORTH OF LOT 2 OF THE FRANK C. CUMMINGS SUBDIVISION, UNIT-1 AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LYING AND BEING IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING PART OF THE NORTH EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AND ALL LYING IN AND BEING PART OF LOTS 4, 5, 8, 9, AND 10 OF CATHEY'S SURVEY AS RECORDED IN DEED BOOK "H", PAGE 576, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, START AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FRONIE STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THEN RUN SOUTH 87°46'54" WEST ALONG AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE 633.76 FEET; THENCE NORTH 01°28'46" WEST, 104.02 FEET; THENCE NORTH 87°46'54" EAST, 108.48 FEET; THENCE NORTH 01°28'46" WEST, 63.98 FEET; THENCE NORTH 87°46'54" EAST, 100.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF BOWDEN WAY (FORMERLY KNOWN AS CATAWBA STREET), A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE RUN NORTH 01°28'46" WEST, ALONG AND WITH SAID WESTERLY RIGHT-OF-WAY LINE 165.91 FEET TO A POINT LYING IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87°46'54" WEST 100.00 FEET; THENCE NORTH 01°28'46" WEST, 102.71 FEET TO A POINT LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 100-A, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 88°39'00" EAST ALONG AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE 206.16 FEET TO A POINT LYING IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 01°28'46" EAST, 89.97 FEET; THENCE SOUTH 14°53'38" EAST, 52.09 FEET; THENCE SOUTH 01°28'46" EAST, 193.01 FEET; THENCE NORTH 87°46'54" EAST, 86.14 FEET; THENCE SOUTH 76°52'20" EAST, 51.67 FEET; THENCE NORTH 87°46'54" EAST, 80.52 FEET; THENCE SOUTH 01°56'47" EAST, 9.32 FEET; THENCE NORTH 87°46'54" EAST, 90.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE RUN SOUTH 01°56'45" EAST, 67.00 FEET ALONG WITH SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

**R06085-000**

LOT 17, BLOCK 1 OF IDLEAWILE "REPLAT", A SUBDIVISION AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 2, PAGE 117-A, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



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

AGENT AUTHORIZATION FORM

I, Vanessa George (owner name), owner of property parcel

number 31-45-17-01085-000 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Carol Chadwick, PE</u>	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.

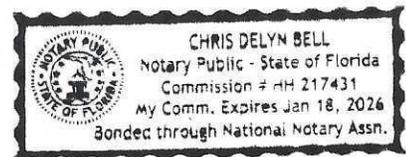
Vanessa George (Owner Signature - Notarized)      August 13, 2023 (Date)

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Vanessa George, personally appeared before me and is known by me or has produced identification (type of I.D.) personally known on this 13<sup>th</sup> day of August, 20 23.

Chris Bell  
 NOTARY'S SIGNATURE

(Seal/Stamp)





# Columbia County Tax Collector

generated on 8/12/2023 4:47:08 PM EDT

## Tax Record

Last Update: 8/12/2023 4:44:11 PM EDT

Register for eBill

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R06085-000	REAL ESTATE	2022			
<b>Mailing Address</b> SYLVESTER WARREN III 930 NE JOE CONEY TER LAKE CITY FL 32055		<b>Property Address</b> 331 GWEN LAKE LAKE CITY  <b>GEO Number</b> 313S17-06085-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
09 16551	001				
<u>Legal Description (click for full description)</u> 31-3S-17 0700/0700.41 Acres LOT 17 BLK 1 IDLEAWILE REPLAT. PROB#04-32CP 1006-2492 THRU 1006-2500, WD 1024-2054, TD 1458-157,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	16,551	16,551	\$0	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	16,551	16,551	\$0	\$0.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	18,579	18,579	\$0	\$0.00
LOCAL	3.2990	18,579	18,579	\$0	\$0.00
CAPITAL OUTLAY	1.5000	18,579	18,579	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.3368	16,551	16,551	\$0	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	16,551	16,551	\$0	\$0.00
<b>Total Millage</b>		18.5989	<b>Total Taxes</b>		\$0.00
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
<b>Total Assessments</b>					\$50.40
Taxes & Assessments					\$50.40
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
7/7/2023	PAYMENT	2506253.0003	2022	\$102.34

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

PARCEL: 31-3S-17-06085-000

DESCRIPTION:

LOTS 3 AND 4 SOUTH OF ROAD AND LOTS 9 AND 10, CATHEY'S SUBDIVISION IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AS RECORDED IN DEED BOOK H, PAGE 576, AND THE EAST 100 FEET OF LOT 5 OF CATHEY'S SUBDIVISION, SOUTH OF LOT 1 OF THE FRANK C. CUMMINGS SUBDIVISION UNIT-I, AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE EAST 100 FEET OF LOT 8 OF CATHEY'S SUBDIVISION, NORTH OF LOT 2 OF THE FRANK C. CUMMINGS SUBDIVISION, UNIT-I AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LYING AND BEING IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT: A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING PART OF THE NORTH EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AND ALL LYING IN AND BEING PART OF LOTS 4, 5, 8, 9, AND 10 OF CATHEY' SURVEY AS RECORDED IN DEED BOOK "H", PAGE 576, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, START AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FRONIE STREET ( A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THEN RUN SOUTH 87°46'54" WEST ALONG AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE 633.76 FEET; THENCE NORTH 01 °28'46" WEST, 104.02 FEET; THENCE NORTH 87°46'54" EAST, 108.48 FEET; THENCE NORTH 01 °28'46" WEST, 63.98 FEET; THENCE NORTH 87°46'54" EAST, 100.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF BOWDEN WAY (FORMERLY KNOW AS CATAWBA STREET), A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE RUN NORTH 01 °28'46" WEST, ALONG AND WITH SAID WESTERLY RIGHT-OF-WAY LINE 165.91 FEET TO A POINT LYING IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87°46'54" WEST 100.00 FEET; THENCE NORTH 01 °28'46" WEST, 102.71 FEET TO A POINT LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 100-A, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 88°39'00" EAST ALONG AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE 206.16 FEET TO A POINT LYING IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 01 °28'46" EAST, 89.97 FEET; THENCE SOUTH 14°53'38" EAST, 52.09 FEET; THENCE SOUTH 01 °28'46" EAST, 193.01 FEET; THENCE NORTH 87°46'54" EAST, 86.14 FEET; THENCE SOUTH 76°52'20" EAST, 51.67 FEET; THENCE NORTH 87°46'54" EAST, 80.52 FEET; THENCE SOUTH 01 ° 56'47" EAST, 9.32 FEET; THENCE NORTH 87°46'54" EAST, 90.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET; THENCE RUN SOUTH 01 ° 56'45" EAST, 67.00 FEET ALONG WITH SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

# Project Summary

**Project Name:** Twenty-Eight Fourteen CPA and Re-zoning

**Project Number:** CPA23-04 and Z23-05

**Parcel Number:** 06085-000

## Project Notes

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Residential Moderate
- Proposed future land use is: Residential Medium
- Zoning designation is: Residential Single-Family 2
- Proposed zoning is: Residential Office
- Proposed use of the property: Family Housing
- Land is conducive for use: Yes, per the LDR section 4.10.2. The parcel is not contiguous with other parcels that are residential office.
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project Z23-05 and CPA23-04 is for a re-zoning 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. The parcel is not contiguous with the Residential Office Zoning District. However, there is a Residential Office zoning to the southeast corner of the parcel. At this time the City has no other concerns.



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

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

Date: 08-15-2023

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

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

Project Number: CPA23-04 and Z23-05

Project Name: Twenty-Eight Fourteen LLC

Project Address: 331 NW Gwen Lake Ave

Project Parcel Number: 06085-000

Owner Name: Twenty-Eight Fourteen LLC

Owner Address: 930 NE Joe Coney Ave, Lake City

Owner Contact Information: Telephone Number: 407-748-1475 Email: vgeorge1976@hotmail.com

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 SW Fairfax Glen, Lake City

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: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planning and Zoning: Reviewed by: Robert Angelo Date: 08/28/2023

Comments: \_\_\_\_\_  
Parcel 06085-000 is not contiguous to the RO zoning district. However it is in close  
proximity to the RO zoning district.

Business License: Reviewed by: Marshall Sova Date: 8/16/2023  
Marshall Sova (Aug 16, 2023 14:16 EDT)

Comments: No business license needed  
\_\_\_\_\_  
\_\_\_\_\_

Code Enforcement: Reviewed by: Marshall Sova Date: 8/16/2023  
Marshall Sova (Aug 16, 2023 14:16 EDT)

Comments: \_\_\_\_\_  
No open code enforcement cases  
\_\_\_\_\_

Permitting: Reviewed by: [Signature] Date: 8/16/23

Comments: Start date for construction may change where permitted.  
\_\_\_\_\_  
\_\_\_\_\_

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

**Water Department: Reviewed by:** *Michael L. Osborn Jr.* Michael L. Osborn Jr. (Aug 17, 2023 07:26 EDT) **Date:** 8/17/23

**Comments:** None  
\_\_\_\_\_  
\_\_\_\_\_

**Sewer Department: Reviewed by:** *Cody P* Cody P (Aug 16, 2023 14:34 EDT) **Date:** 8/16/23

**Comments:** None  
\_\_\_\_\_  
\_\_\_\_\_

**Gas Department: Reviewed by:** *Steve Brown* Steve Brown (Aug 17, 2023 13:42 EDT) **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Water Distribution/Collection: Reviewed by:** *Brian Scott* Brian Scott (Aug 17, 2023 13:21 EDT) **Date:** \_\_\_\_\_

**Comments:** will need utility plans, will need master meters  
\_\_\_\_\_  
\_\_\_\_\_

**Customer Service: Reviewed by:** *Shasta Pelham* Shasta Pelham (Aug 18, 2023 08:01 EDT) **Date:** 08/18/23

**Comments:** A tap application and utility plans must be submitted in order to request water, sewer and/or natural gas services.  
The tap fees, impact fees and utility deposit will be calculated upon approval of the tap application.  
\_\_\_\_\_

This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for s

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** *Steve Brown* Steve Brown [Aug 17, 2023 13:42 EDT] **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department: Reviewed by:** *Dwight Booger* **Date:** 08/17/2023

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

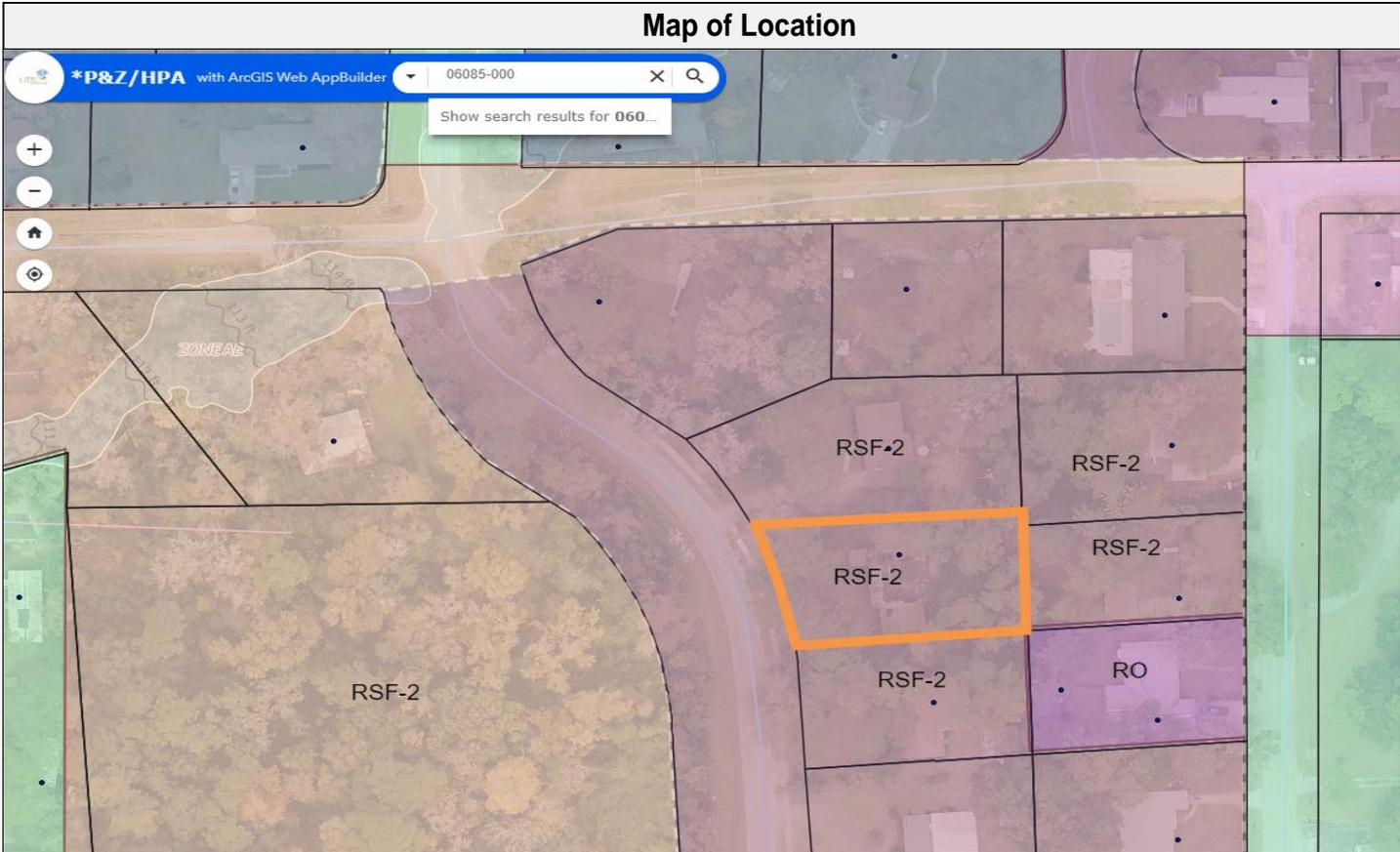
Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Twenty-eight Fourteen LLC Rezoning-Z23-05
Applicant	Carol Chadwick
Owner	Twenty-eight Fourteen LLC
Requested Action	Rezone parcels 06085-000 from Residential Single-Family 2 to Residential Office.
Hearing Date	09-12-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 0.405 Acres
Location	331 NW Gwen Lake Avenue, Lake City, FL
Parcel Number	06085-000
Future Land Use	Residential Moderate
Proposed Future Land Use	Residential Medium
Current Zoning District	Residential Single Family 2 (RSF-2)
Proposed Zoning	Residential Office (RO)
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Moderate	RSF-2	Residential	
E	Residential Moderate	RSF-2	Residential	
S	Residential Moderate	RSF-2	Residential	
W	Residential Moderate	RSF-2	Residential	



### Summary of Request

Applicant has petitioned to rezone the above parcel from Residential Single Family-2 to Residential Office and change the FLU from Residential Moderate to Residential Medium. The parcel is not contiguous with the Residential Office Zoning District. However, there is a Residential Office zoning to the southeast corner of the parcel

**File Attachments for Item:**

**iv. CPA23-05 and Z23-06-** Petitions submitted by Brandon Stubbs (agent) for Real Terrace, LLC (owner), to amend the Future Land Use Map and the Official Zoning Atlas of the Land Development Regulations by changing the Future Land Use from Commercial County to Commercial City and the zoning district from Commercial Intensive County to Commercial Intensive City on property described, as follows: **Parcel No. 02579-002, 02579-006, 02579-008, 02579-010, 02579-012 and 02579-013.**



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

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

**COMPREHENSIVE PLAN AMENDMENT**

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

**A. PROJECT INFORMATION**

1. Project Name: ClearySky - Sanders Trust
2. Address of Subject Property: SW Real Terrace
3. Parcel ID Number(s): 02579-002
4. Existing Future Land Use Map Designation: Columbia County Commercial
5. Proposed Future Land Use Map Designation: City of Lake City Commercial
6. Zoning Designation: Columbia County Commercial, Intensive ("CO CI")
7. Acreage: +/-2.00
8. Existing Use of Property: Vacant
9. Proposed use of Property: Medical Treatment Facility

**B. APPLICANT INFORMATION**

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Brandon M. Stubbs      Title: Senior Planner  
 Company name (if applicable): North Florida Professional Service  
 Mailing Address: P.O. Box 3823  
 City: Lake City      State: FL      Zip: 32056  
 Telephone: (386)752-4675      Fax: ( )      Email: bstubbs@nfps.net

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

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): Real Terrace, LLC  
 Mailing Address: 1096 SW Main Blvd  
 City: Lake City      State: FL      Zip: 32025  
 Telephone: ( )      Fax: ( )      Email: \_\_\_\_\_

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

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

**C. ADDITIONAL INFORMATION**

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: The Sanders Trust  
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 = \$750.00

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

NOTICE TO APPLICANT

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

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Brandon M. Stubbs

Applicant/Agent Name (Type or Print)

*[Handwritten Signature]*

Applicant/Agent Signature

8-14-23

Date

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of Aug, 20 23, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



*[Handwritten Signature]*

Signature of Notary

Megan M. Carter

Printed Name of Notary

Personally Known  OR Produced Type of Identification Produced

Prepared by and return to:

Rob Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-6944VB

Parcel Identification No 35-3S-16-02579-002

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 24<sup>th</sup> day of July, 2023 between **Deborah S. Owens and Guy N.**

**Williams, Successor Co-Trustees of Edna C. Summers Living Trust Dated September 26, 2003**, whose post office address is **1165 NW Blackberry Court, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Real Terrace LLC, a Florida Limited Liability Company**, whose post office address is **1096 SW Main Boulevard, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

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

SEE ATTACHED EXHIBIT "A"

**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 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:

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz

Melissa Stokes  
WITNESS  
PRINT NAME: Melissa Stokes

Edna C. Summers Living Trust Dated September 26, 2003

By: Deborah S. Owens  
Deborah S. Owens, Successor Co-Trustee

By: Guy N. Williams  
Guy N. Williams, Successor Co-Trustee

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 24th day of July, 2023, Deborah S. Owens and Guy N. Williams, Successor Co-Trustees of Edna C. Summers Living Trust Dated September 26, 2003, who is/are personally known to me or has/have produced FL Drivers License as identification.

Valarie Benz  
Signature of Notary Public



## Exhibit "A"

DESCRIPTION:  
COMMENCE AT THE SE CORNER OF LOT 5 OF LAKE HARRIS FRAMS ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 1 PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN  
THENCE S.86°28'21"W., 32.52 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE WEST  
RIGHT-OF-WAY OF SW REAL TERRACE; THENCE CONTINUE S.86°28'21"W., 265.76 FEET; THENCE  
N.05°53'00"E., 348.40 FEET; THENCE S.85°44'26"E., 264.60 FEET TO SAID WEST RIGHT-OF-WAY OF SW  
REAL TERRACE; THENCE S.06°19'00"W., ALONG SAID WEST RIGHT-OF-WAY, 312.46 FEET TO THE POINT  
OF BEGINNING.



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

## Detail by Entity Name

Florida Limited Liability Company  
REAL TERRACE, LLC

### Filing Information

<b>Document Number</b>	L23000236967
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	05/15/2023
<b>Effective Date</b>	05/15/2023
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1096 SW MAIN BLVD  
LAKE CITY, FL 32025

### Mailing Address

1096 SW MAIN BLVD  
LAKE CITY, FL 32025

### Registered Agent Name & Address

EAGLE, THOMAS H  
1096 SW MAIN BLVD  
LAKE CITY, FL 32025

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

EAGLE, THOMAS H  
258 NW BERT AVE  
LAKE CITY, FL 32055

### Annual Reports

**No Annual Reports Filed**

### Document Images

[05/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

AGENT AUTHORIZATION FORM

I, Thomas Eagle, Registered Agent for Real Terrace, LLC. (owner name), owner of property parcel

number 2579-002 (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. Brandon M. Stubbs, NFPS	1.
2. Darin Kilfoyl, NFPS	2.
3. Greg Bailey, P.E., NFPS	3.
4. Megan Carter, NFPS	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.

Thomas Eagle \_\_\_\_\_ 8-8-23 \_\_\_\_\_  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Thomas Eagle, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 8 day of Aug, 2023.

Veralisa Hicks  
 NOTARY'S SIGNATURE

(Seal/Stamp)

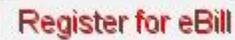


## Columbia County Tax Collector

generated on 8/2/2023 4:32:40 PM EDT

## Tax Record

Last Update: 8/2/2023 4:29:52 PM EDT



## 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			
R02579-002	REAL ESTATE	2022			
<b>Mailing Address</b>		<b>Property Address</b>			
SUMMERS EDNA C LIVING TRUST P O BOX 2817 LAKE CITY FL 32056		GEO Number 353S16-02579-002			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b>					
35-3S-16 1000/10002.19 Acres LOT 5 EX THE N 350 FT OF THE E 150 FT, ALSO THE N 330 FT OF THE W 67 FT & THE E 83 FT OF LOT 6 EX THE N 330 FT, EX 0.41 AC DESC IN ORB 603-048 & EX A 0.35 AC PARCEL DESC ORB 847-920. (PART OF LOTS 5 & 6 LAKE HARRIS FARMS S/D UNIT A). 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	286,758	0	\$286,758	\$1,405.11
BOARD OF COUNTY COMMISSIONERS	7.8150	286,758	0	\$286,758	\$2,241.01
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	286,758	0	\$286,758	\$214.49
LOCAL	3.2990	286,758	0	\$286,758	\$946.01
CAPITAL OUTLAY	1.5000	286,758	0	\$286,758	\$430.14
SUWANNEE RIVER WATER MGT DIST	0.3368	286,758	0	\$286,758	\$96.58
LAKE SHORE HOSPITAL AUTHORITY	0.0001	286,758	0	\$286,758	\$0.03
<b>Total Millage</b>	18.5989		<b>Total Taxes</b>		\$5,333.37
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
<b>Total Assessments</b>		\$50.40			
<b>Taxes &amp; Assessments</b>		\$5,383.77			
If Paid By	Amount Due				
	\$0.00				

<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>
12/10/2022	PAYMENT	9921964.0001	2022	\$5,222.26

Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

updated: 7/27/2023

Parcel: << 35-3S-16-02579-002 (10582) >>

**Owner & Property Info**

Result: 1 of 0

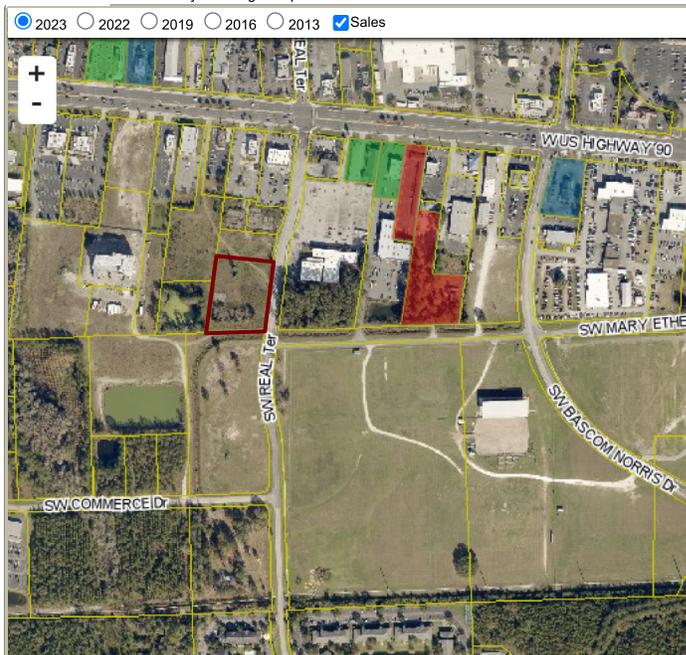
Owner	SUMMERS EDNA C LIVING TRUST P O BOX 2817 LAKE CITY, FL 32056		
Site			
Description*	LOT 5 EX THE N 350 FT OF THE E 150 FT, ALSO THE N 330 FT OF THE W 67 FT & THE E 83 FT OF LOT 6 EX THE N 330 FT, EX 0.41 AC DESC IN ORB 603-048 & EX A 0.35 AC PARCEL DESC ORB 847-920. (PART OF LOTS 5 & 6 LAKE HARRIS FARMS S/D UNIT A). ORB 740-311 & EX 0.50 ...more>>		
Area	2.194 AC	S/T/R	35-3S-16
Use Code**	VACANT COMMERCIAL (1000)	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**

2022 Certified Values		2023 Working Values	
Mkt Land	\$286,758	Mkt Land	\$286,758
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$286,758	Just	\$286,758
Class	\$0	Class	\$0
Appraised	\$286,758	Appraised	\$286,758
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$286,758	Assessed	\$286,758
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$286,758 city:\$286,758 other:\$0 school:\$286,758	Total Taxable	county:\$286,758 city:\$286,758 other:\$0 school:\$286,758

Aerial Viewer Pictometry Google Maps



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/8/2012	\$100	1236/0673	PR	V	U	30
1/13/1995	\$40,500	0800/1079	WD	V	Q	
3/4/1991	\$37,000	0742/1279	WD	V	Q	
8/8/1988	\$30,200	0658/0740	WD	V	Q	
11/1/1986	\$26,000	0607/0292	WD	V	Q	

**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
1000	VACANT COMMERCIAL (MKT)	95,586.000 SF (2.194 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$286,758

Search Result: 1 of 0

## Legal Description of Tax Parcel 02579-002

Description:

Commence at the SE Corner of Lot 5 of "Lake Harris Farms", according the plat thereof recorded in the Plat Book 1, Page 22, Public Record of Columbia County, Florida, and run thence S.86°28'21"W., 32.52 feet to the Point of Beginning, said point being on the West Right-of-Way of SW Real Terrace; Thence continue S.86°28'21"W., 265.76 feet; Thence N.05°53'00"E., 348.40 feet; Thence S.85°44'26"E., 264.60 feet to said West Right-of-Way of SW Real Terrace; Then S.06°19'00"W., along said West Right-of-Way, 312.46 feet to the Point of Beginning.

Containing 2.00 Acres, more or less

Tax Parcel Number 02579-002



## DATA ANALYSIS AND CONCURRENCY REPORT

Application for Amendment to the City  
of Lake City Future Land Use Map of the  
Comprehensive Plan and Official Zoning  
Atlas of the Land Development Regulations

Prepared for:

**THE SANDERS TRUST**  
*Strategic Healthcare Properties Nationwide<sup>SM</sup>*

Prepared by:



Brandon M. Stubbs, Senior Planner  
North Florida Professional Services, Inc.



## General Project Information

**SUBJECT:** A request for a Small Scale Amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from Columbia County COMMERCIAL to COMMERCIAL and an amendment to the Official Zoning Atlas of the Land Development Regulations from Columbia County COMMERCIAL, INTENSIVE ("Co CI") to COMMERCIAL, INTENSIVE ("CI") on an approximate 2.00-acre subject property.

**APPLICANT/AGENT:** Brandon M. Stubbs, Senior Planner for North Florida Professional Services, Inc.

**PROPERTY OWNER(S):** Real Terrace, LLC.

**LOCATION:** North of SW Mary Ethel Lane; South of U.S. Highway 90, Five Guys, Panda Express, and Dairy Queen; East of Vacant Commercial Lands; and West of SW Real Terrace, Regal UA Cinema 90, TD Bank, and Planet Fitness; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 02579-002

**ACREAGE:** ±2.00-Acres

**EXISTING FLUM** Columbia County Commercial

**PROPOSED FLUM** Commercial

**EXISTING ZONING** Columbia County Commercial, Intensive ("Co CI")

**PROPOSED ZONING** Commercial, Intensive ("CI")



## SUMMARY

The proposal is for two separate; yet, companion amendments and applications. The first amendment proposes to amend ±2.00-acres of the Future Land Use Map of the Comprehensive Plan from Columbia County Commercial to City of Lake City Commercial. The second, companion amendment proposes to amend ±2.00-acres of the Official Zoning Atlas of the Land Development Regulations from Columbia County Commercial, Intensive (“Co CI”) to City of Lake City Commercial, Intensive (“CI”). The subject property is currently vacant.

### Existing FLUM of Subject Property

The Columbia County Commercial FLUM Designation is described as follows in Policy I.1.6 of the Future Land Use Element of the Comprehensive Plan:

*“Commercial land use. Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.”*

### Proposed FLUM of Subject Property

The City of Lake City Commercial FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan:

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

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

### Existing ZONING of Subject Property

The Columbia County Commercial, Intensive (“Co CI”) Designation is described as follows in Section 4.14.1 of the Land Development Regulations:

*“The “CI” Commercial, Intensive category includes one zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county’s comprehensive plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county.”*



## Proposed ZONING of Subject Property

The City of Lake City Commercial, Intensive (“CI”) Designation is described as follows in Section 4.13.1 of the Land Development Regulations:

*“The “CI” Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.”*

## SURROUNDING USES

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	U.S. Highway 90/Dunkin Donuts/ Panda Express/Ruby Tuesday	Commercial	Commercial, Intensive (“CI”)
South	SW Mary Ethel Lane/Florida Gateway Arena	Columbia County Residential, Low Density	Columbia County Residential, Single Family-2 (“Co RSF-2”)
East	Regal UA Cinema 90/Planet Fitness	Commercial	Commercial, Intensive (“CI”)
West	Vacant Commercial Lands	Commercial	Commercial, Intensive (“CI”)



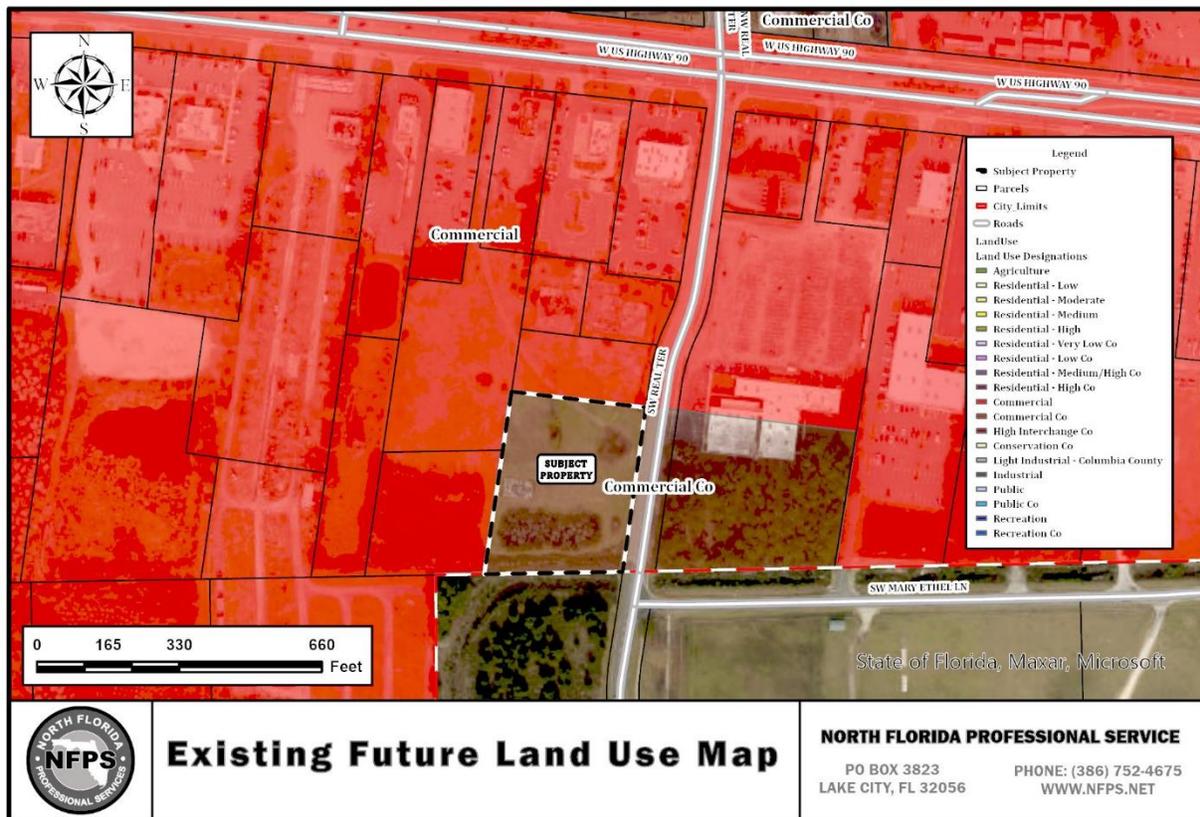


The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

An analysis of Section 15.2.2 of the Land Development Regulations along with a Comprehensive Plan Consistency Analysis have been submitted as an accessory document to this report. According to the analysis, this application is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

## Map 2. Existing FLUM Map



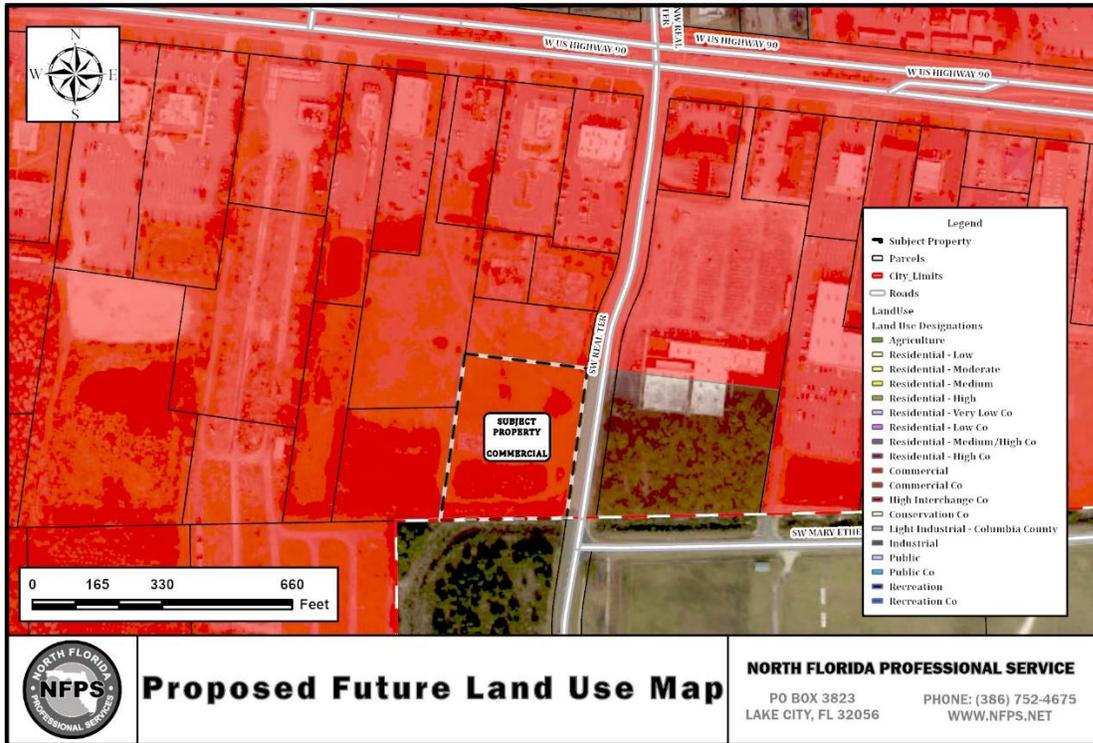
### Existing Future Land Use Map

**NORTH FLORIDA PROFESSIONAL SERVICE**

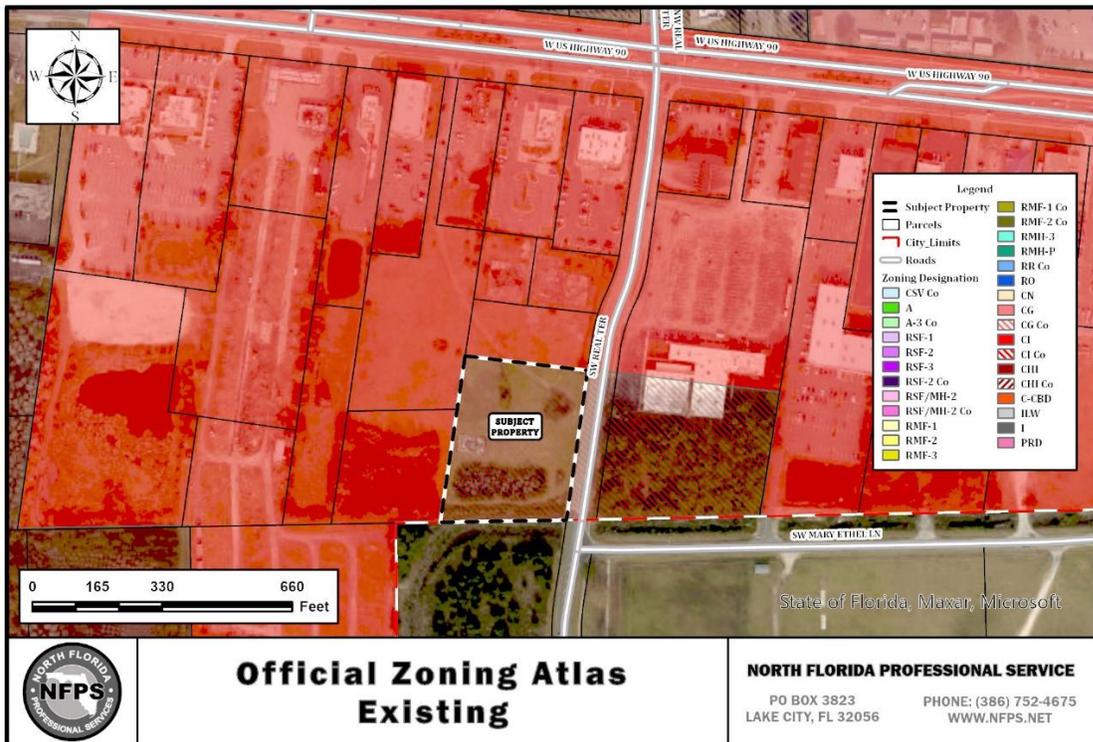
PO BOX 3823  
LAKE CITY, FL 32056

PHONE: (386) 752-4675  
WWW.NFPS.NET

Map 3. Proposed FLUM Map

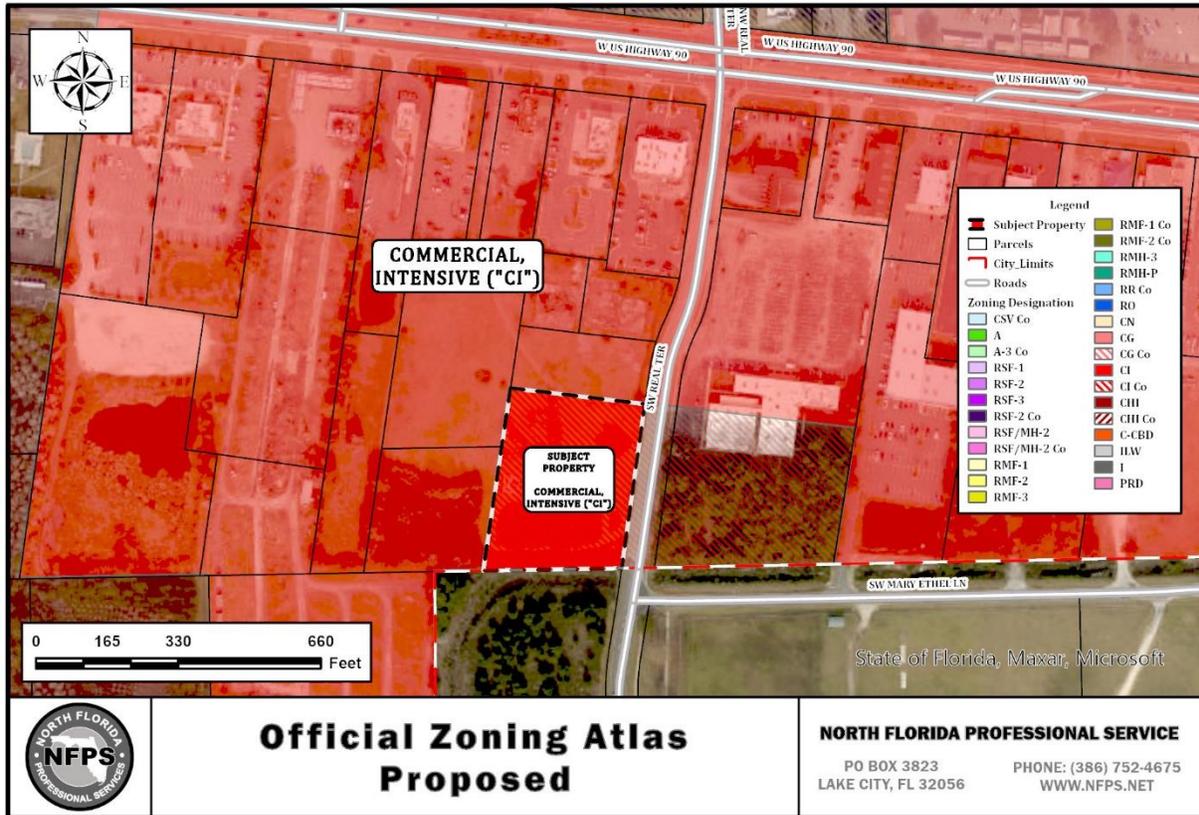


Map 4. Existing Zoning Map





## Map 5. Proposed Zoning Map



## FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
Land Use District:	Columbia County Commercial	Commercial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	1.0	1.0

## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given the subject property contains no wetlands, there are no issues related to wetland protection.

Map 6. NWI Wetlands Map



### Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated 2002. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher

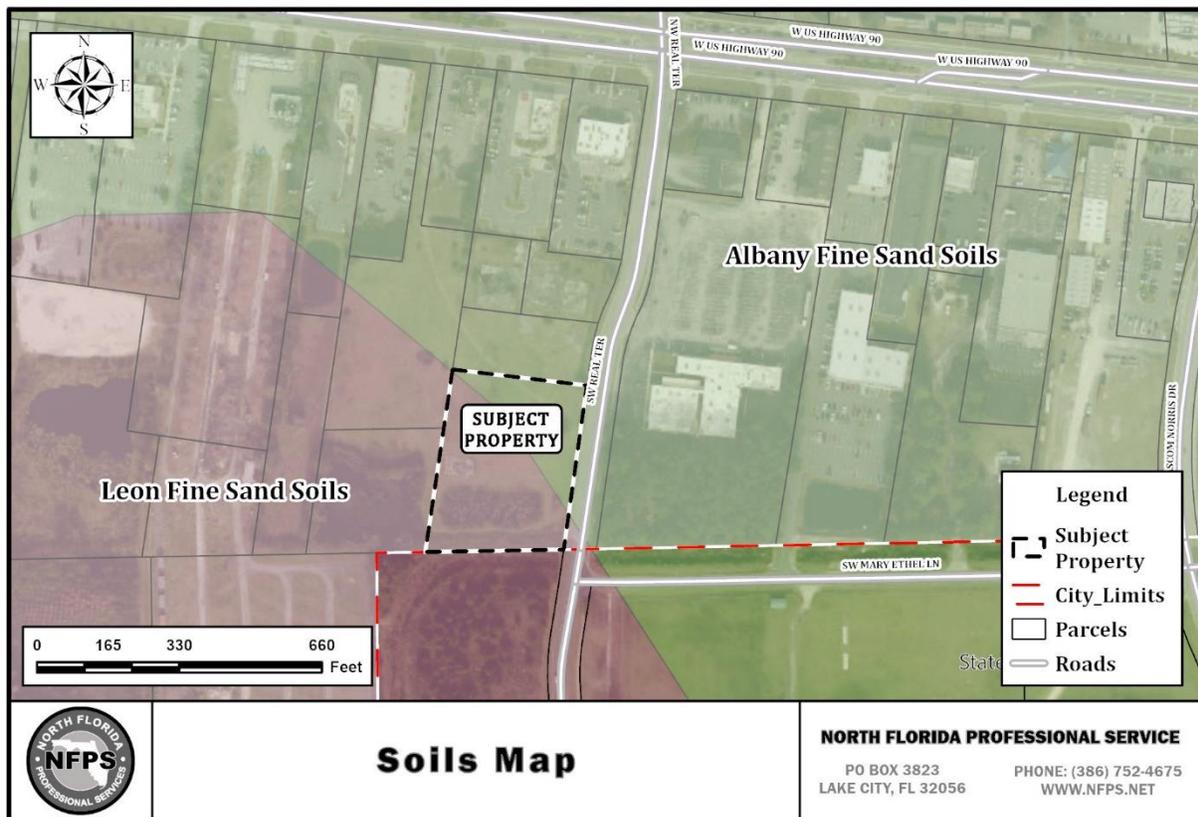
infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

- 1) Albany Fine Sand soils (0 to 5 percent slopes) are somewhat poorly drained, nearly sloping soils on short hillsides in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 9 to 25 inches. The subsoil layer is comprised of dark loam sand to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.
- 2) Leon Fine Sand soils are poorly drained, nearly level soils in broad flatwoods and in areas adjacent to wet depressions and drainageways in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 19 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Leon fine sand soils have severe limitations for building site development and for septic tank absorption fields.

Evaluation: The soil types found on the subject property are Albany Fine Sand and Leon Fine Sand Soils (0 to 5 percent slopes). Both soil types pose severe limitations for building development and severe limitations for septic tank absorption field. During the site and development plan process, the applicant will have to accommodate for the soil types and stormwater. Further, any development shall be required to connect to the Community Potable and Sanitary Sewer Water Systems. At this time, there are no issues related to soil suitability.

### Map 7. Soils Map

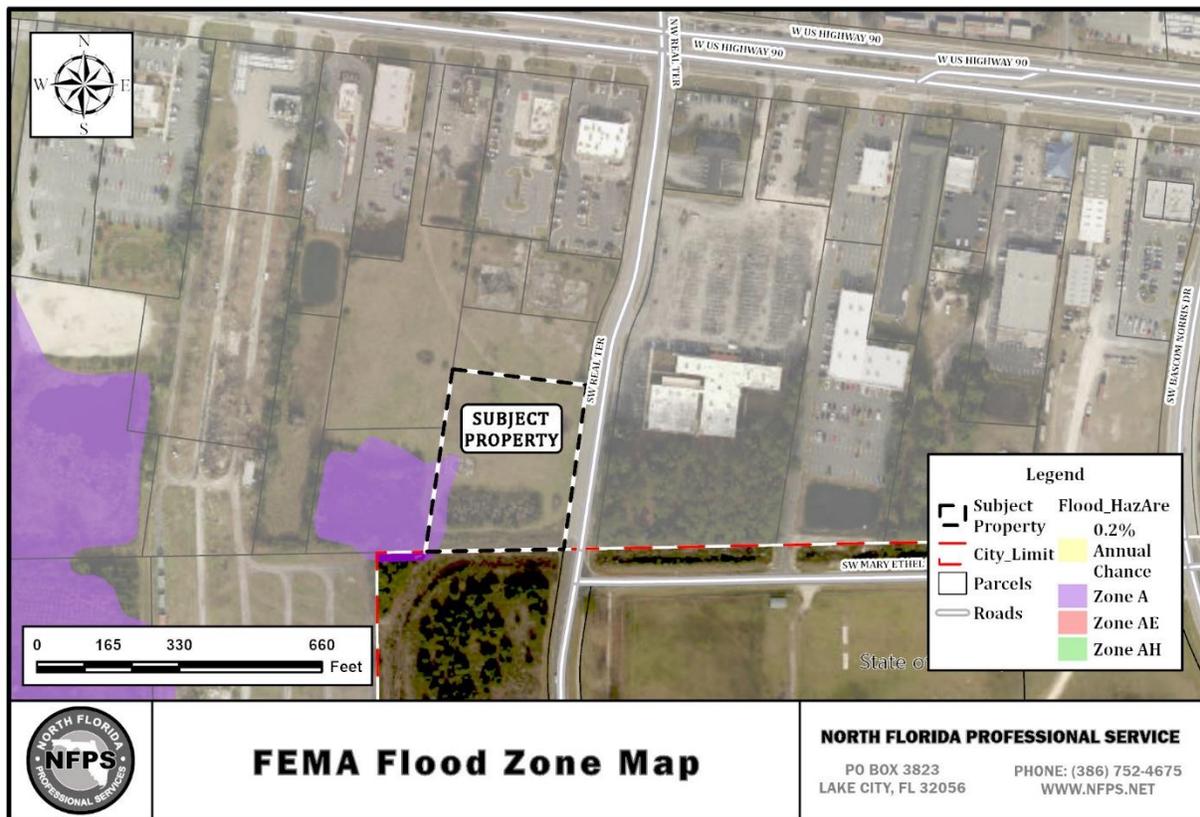


## Flood Potential

Panel 0291D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone “A” (area inundated by the annual one-percent chance of flood) and Flood Zone “X” (areas determined to be outside of the 500-year floodplain).

Evaluation: While the FEMA Firm Map indicates a very small portion in the southwest corner of the subject property in a Flood Zone “A”, the actual flood zone is located over the existing pond on the adjacent property. The small portion of FEMA flood zone shown on the subject property is due to a discrepancy in spatial data. Therefore, there is no concern of flooding on the subject property.

**Map 8. FEMA FIRM Map**



## Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, the subject property is not located within a stream to sink area.

Evaluation: Section 4.2.38 of the County’s LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.



## Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain any minerals.

Evaluation: There are no issues related to minerals.

## Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1998, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

## Aquifer Vulnerability

According to the Prime Natural Groundwater Aquifer Recharge Areas Map 2019, prepared by the Suwannee River Water Management District, dated 2000, the subject property is not located in a high Groundwater Aquifer Recharge area.

Evaluation: Given the subject property is not located in a High Groundwater Aquifer Recharge Area, there is no issue related to aquifer vulnerability at this time. During the engineering and site planning phase, special consideration will be given to the design of the site to accommodate the aquifer vulnerability.

## Vegetative Communities/Wildlife

The subject property is located within an area not known as a vegetative community.

Evaluation: There are no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife. However, the subject property should be subject to an environmental impact assessment at the time of development.

## **PUBLIC FACILITIES IMPACT**

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. 90 (from I-75 to SW Bascom Norris Rd)	6-D	Arterial I	Transition	D

<sup>1</sup> Source: City of Trenton Comprehensive Plan, Capital Improvements Element.

<sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.



**Table 4. Existing Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Shopping Center <sup>1</sup> (ITE Code 820)	3,740	326
<b>Total</b>	<b>3,740</b>	<b>326</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formula: AADT - ITE, 10<sup>th</sup> Edition - 42.94 trips per thousand SQ FT x 87,120 SQ FT = 3,740 AADT  
<sup>3</sup> Formulas: PM Peak - ITE, 10<sup>th</sup> Edition - 3.75 trips per SQ FT x 87,120 SQ FT = 326 PM Peak Trips

**Table 5. Proposed Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Shopping Center <sup>1</sup> (ITE Code 820)	3,740	326
<b>Total</b>	<b>3,740</b>	<b>326</b>

<sup>4</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>5</sup> Formula: AADT - ITE, 10<sup>th</sup> Edition - 42.94 trips per thousand SQ FT x 87,120 SQ FT = 3,740 AADT  
<sup>1</sup> Formulas: PM Peak - ITE, 10<sup>th</sup> Edition - 3.75 trips per SQ FT x 87,120 SQ FT = 326 PM Peak Trips

**Table 6. Net Increase Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Shopping Center (ITE Code 820)	3,740	326
Shopping Center (ITE Code 820)	3,740	326
<b>Net Increase</b>	<b>0</b>	<b>0</b>

**Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	US 90 Segment #4 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	56,800
Existing Traffic <sup>3</sup>	35,500
Reserved Trips <sup>4</sup>	0
Available Capacity	21,300
Projected Daily Trips	0
<b>Residual Capacity</b>	<b>21,300</b>
PM Peak Hour Traffic Analysis	US 90 Segment #4 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	5,110
Existing Traffic <sup>3</sup>	3,372
Reserved Trips <sup>4</sup>	0
Available Capacity	1,738
Projected PM Peak Hour Trips	0
<b>Residual Capacity</b>	<b>1,738</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2023 Multimodal Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Urbanized Areas.  
<sup>3</sup> Florida Department of Transportation, District II, Annual Average Daily Traffic Report.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.



## Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The City of Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008, F.S.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

The proposed density allows for 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

Net Increase:  $8,712 \text{ GPD} - 8,712 \text{ GPD} = 0 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

## Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via City of Lake City Sanitary Sewer System. The City of Lake City Sanitary Sewer System is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008, F.S.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

The proposed density allows for 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

Net Increase:  $8,712 \text{ GPD} - 8,712 \text{ GPD} = 0 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.



## Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center generates approximately 2.5 lbs of solid waste per 100 square foot per day.  $(2.5 \text{ LBS} \times 871.2 \text{ SQ FT}) = 2,178$  pounds of solid waste per day.

The proposed density allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center generates approximately 2.5 lbs of solid waste per 100 square foot per day.  $(2.5 \text{ LBS} \times 871.2 \text{ SQ FT}) = 2,178$  pounds of solid waste per day.

Net Increase: 2,178 lbs per day – 2,178 lbs per day = 0 lbs per day

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

## Recreation Facilities

The proposed development is commercial in nature; therefore, there is no impact to recreation facilities. The development will have no negative impact to the Level of Service (LOS) of recreation facilities.

## Public School Facilities

The proposed development is commercial in nature; therefore, there is no impact to public school facilities. The development will have no negative impact to the Level of Service (LOS) of public school facilities.



## Analysis of Section 16.2.2 of the Land Development Regulations

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

**Applicant’s Response:** The subject property is surrounded by urban uses, including commercial uses to the north, east, and west. To the south, there is a rodeo arena and fairgrounds. The proposed land use of Commercial is comparable and compatible with the existing surrounding land use. In fact, the subject property currently has a commercial land use designation; however, the proposed amendment would reclassify the commercial land use designation from a County designation to the City designation. Therefore, the proposed amendment to the Future Land Use Map of the Comprehensive Plan is not only more compatible than the existing land use, but it also brings the land use into compliance with the City’s Comprehensive Plan.

Below is a list of Goals, Objectives, and Policies the proposed amendment is consistent with:

**OBJECTIVE I.1** The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

**Policy I.1.1** The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

**Policy I.1.2** The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

**COMMERCIAL**

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

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

**Policy I.1.3**

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

2. The existing land use pattern.

**Applicant's Response:** As previously mentioned, the subject property is juxtaposed to existing lands uses and right-of-way corridor that are consistent and compatible with the proposed land use. The existing commercial land use designation through the County is being amended to comply with the City's Comprehensive Plan and apply a commercial land use designation through the City.

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

**Applicant's Response:** The proposed land use is Commercial. The commercial land use is consistent with the surrounding Commercial land use. If fact, the proposed amendment does not create an isolated, unrelated land use district; rather, compliments and removes an isolated pocket of County Commercial land use that is inconsistent with the adjacent and surrounding uses.

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

**Applicant's Response:** The proposed amendment would reduce the tax load on the public by clustering density and intensity in a single cohesive area designed to support such uses.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

**Applicant's Response:** The existing land use designation is County Commercial. The proposed land use is commercial. While the existing land use isn't illogically drawn in relation to existing conditions and adjacent land uses, the proposed amendment will provide a city land use designation that is consistent with the City's Comprehensive Plan. Therefore, the proposed land use district boundaries are illogically drawn.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

**Applicant's Response:** The proposed amendment is a result of a prior annexation of property from the County into the City; however, after the annexation, the subject property never had the land use and zoning amended to be in compliance with the City's Comprehensive Plan and Land Development Regulations. The changed conditions resulted at the time of annexation. Therefore, it is required that the subject

**property undergo a land use and zoning change to apply designations that are consistent with the City's Comprehensive Plan and Land Development Regulations.**

7. The impact of the proposed change upon living conditions in the neighborhood.

**Applicant's Response: The proposed land use and zoning designation are complimentary to the existing land uses and zoning designations. The proposed amendment is infill development which is always desirable. Further, the proposed amendment will help existing property values and positively influence the existing commercial developments. Anytime infill development takes place, it brings up the value of the surrounding properties.**

8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

**Applicant's Response: The subject property is located along U.S. Highway 90, an arterial highway corridor. Urban land uses should be located adjacent to major roadway systems. Further, U.S. Highway 90 has ample capacity to support the proposed development. Therefore, the proposed development will not create or excessively increase traffic congestion or otherwise affect public safety.**

9. Whether the proposed change will create a drainage problem.

**Applicant's Response: The subject property is currently vacant. During the design and construction phase, the subject property will be development in accordance with the Suwannee River Water Management District Stormwater Management Standards; therefore, the proposed amendment will not create a drainage problem.**

10. The impact of the proposed change upon light and air to adjacent areas.

**Applicant's Response: The proposed amendment will have no adverse effect on light and air to the adjacent areas.**

11. The impact of the proposed change upon property values in the adjacent area.

**Applicant's Response: As previously mentioned, the subject property is infill development. The nature of infill development creates better communities and helps revitalize existing developments; thus, increasing property values in the area where the redevelopment and infill takes place. Therefore, the proposed amendment will not adversely affect property values in the adjacent area.**

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

**Applicant's Response: The proposed amendment will encourage improvement and development of adjacent properties in accordance with existing regulations. The subject property is an infill area. By developing infill, it will cause adjacent and nearby areas to improve and develop new developments that meet the Land Development Regulations; thus, remove old nonconforming structures and uses.**

13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

**Applicant's Response: The proposed amendment does not grant any special privileges to the owner as contrasted with the public welfare.**

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

**Applicant's Response: The existing land use and zoning of the subject property is a County designation. The proposed land use and zoning designations will bring the land use and zoning into compliance with the City's Comprehensive Plan and Land Development Regulations; thus, allowing future development to comply with the City's regulations and not the County's. Further, the subject property is infill development. Infill development should be where more intense land uses are permitted to keep the proliferation of urban sprawl.**

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

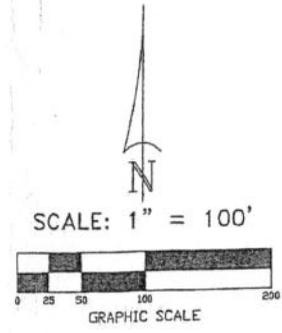
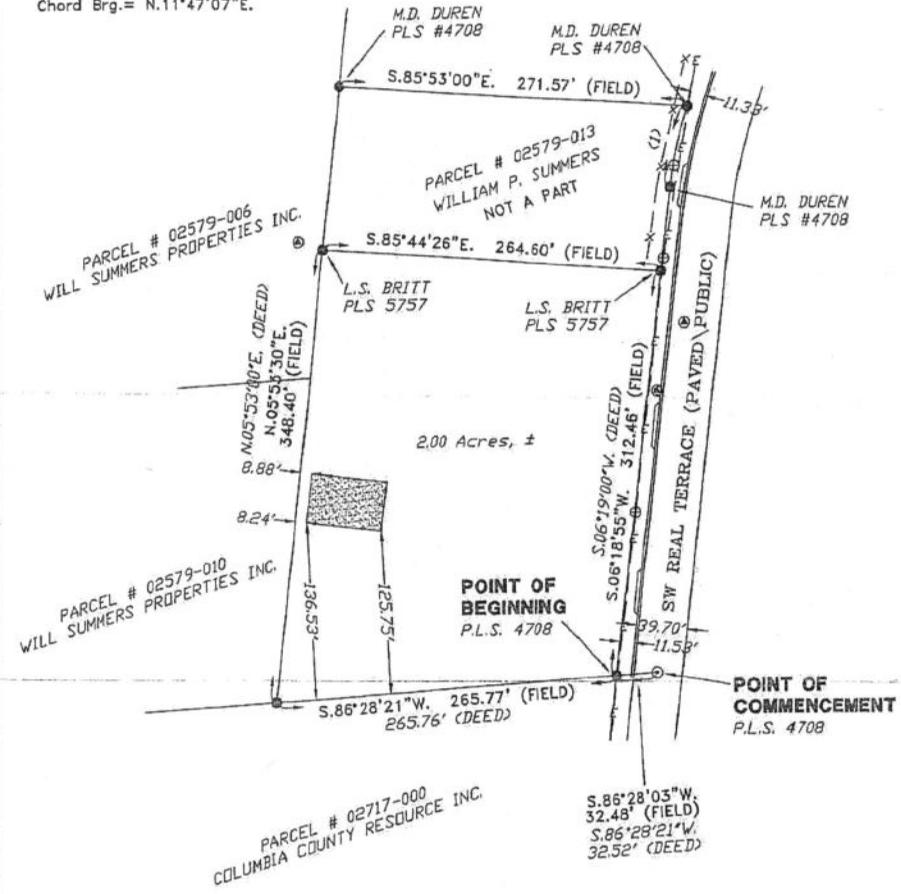
**Applicant's Response: The proposed amendments are not out of the scale of the needs of the immediate neighborhood, adjacent area, or City as a whole. Rather, the proposed amendments will bring the land use and zoning designations into compliance with the City's Comprehensive Plan and Land Development Regulations.**

16. The availability of alternate adequate sites in the City in districts already permitting such use.

**Applicant's Response: The availability for alternative adequate sites is not possible. The subject property is infill and it's difficult to find larger tracts of infill property. The subject property is currently zoned for commercial; however, the proposed amendments will allow the commercial zoning via the City and not the County.**

BOUNDARY SURVEY IN SECTION 35, TOWNSHIP 3 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

Curve number 1 (FIELD)  
Radius= 338.00'  
Delta= 10°41'53"  
Arc= 63.11'  
Tangent= 31.65'  
Chord= 63.02'  
Chord Brg.= N.11°47'07"E.



SYMBOL LEGEND:			
■	4"x4" CONCRETE MONUMENT FOUND	⊕	CENTERLINE
□	4"x4" CONCRETE MONUMENT SET	---	ELECTRIC LINES
●	IRON PIPE FOUND	---x---	WIRE FENCE
○	IRON PIN AND CAP SET	---o---	CHAIN LINK FENCE
x	CUT IN PAVEMENT	---□---	WOODEN FENCE
+	CALCULATED PROPERTY CORNER	---	SECTION LINE
⊙	NAIL & DISK	(PLAT)	AS PER A PLAT OF RECORD
⊕	POWER POLE	(DEED)	AS PER A DEED OF RECORD
▲	WATER METER	(CALC.)	AS PER CALCULATIONS
⊗	UTILITY BOX	(FIELD)	AS PER FIELD MEASUREMENTS
*	WELL	P.R.M.	PERMANENT REFERENCE MARKER
⊕	SANITARY MANHOLE	P.C.P.	PERMANENT CONTROL POINT
+	SIGN POST		

DESCRIPTION:  
COMMENCE AT THE SE CORNER OF LOT 5 OF LAKE HARRIS FRAMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.06°28'21"W., 32.52 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE CONTINUE S.86°28'21"W., 265.76 FEET; THENCE N.05°53'00"E., 348.40 FEET; THENCE S.85°44'26"E., 264.60 FEET TO SAID WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE S.06°19'00"W., ALONG SAID WEST RIGHT-OF-WAY, 312.46 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
  - BEARINGS ARE BASED ON A DEED OF RECORD AND THE BEARING BASIS SHOWN HEREON.
  - IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C0291C. 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 HEREON.
  - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:  
JANET S. RIVERS

FIELD BOOK: SEE PAGE(S): FILE

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 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.007, FLORIDA STATUTES.

09/27/17 10/18/17  
FIELD SURVEY DATE DRAWING DATE

EDDIT BRITT, P.S.A.  
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE 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.

**BRITT SURVEYING & MAPPING, LLC**

LAND SURVEYORS AND MAPPERS, L.B. # 8016

2085 SV MAIN BLVD, SUITE 112, LAKE CITY, FLORIDA 32025  
(386)752-7163 FAX (386)752-5573  
www.brittsurvey.com

WORK ORDER # L-24810



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

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

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

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

## A. PROJECT INFORMATION

1. Project Name: ClearSky - The Sanders Trust
2. Address of Subject Property: SW Real Terrace
3. Parcel ID Number(s): 02579-002, 02579-006, 02579-008, 02579-010, 02579-012, & 02579-013
4. Future Land Use Map Designation: Commercial (Proposed)
5. Existing Zoning Designation: Columbia County Commercial, Intensive ("CO CI")
6. Proposed Zoning Designation: Commercial, Intensive ("CI")
7. Acreage: +/-2.00
8. Existing Use of Property: Vacant Commercial
9. Proposed use of Property: Medical Treatment Facility

## B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Brandon M. Stubbs      Title: Senior Planner  
 Company name (if applicable): North Florida Professional Service  
 Mailing Address: 1096 SW Main Blvd  
 City: Lake City      State: FL      Zip: 32025  
 Telephone: (386)752-4675      Fax: ( )      Email: bstubbs@nfps.net

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

3. If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): Real Terrace, LLC  
 Mailing Address: \_\_\_\_\_  
 City: Lake City      State: FL      Zip: 32056  
 Telephone: ( )      Fax: ( )      Email: \_\_\_\_\_

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

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

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

NOTICE TO APPLICANT

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

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Brandon M. Stubbs

Applicant/Agent Name (Type or Print)

*[Handwritten Signature]*

Applicant/Agent Signature

8-14-23

Date

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of Aug, 20 23, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



*[Handwritten Signature]*

Signature of Notary

Megan M. Carter

Printed Name of Notary

Personally Known  OR Produced Type of Identification Produced

Prepared by and return to:

Rob Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-6944VB

Parcel Identification No 35-3S-16-02579-002

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 24<sup>th</sup> day of July, 2023 between **Deborah S. Owens and Guy N.**

**Williams, Successor Co-Trustees of Edna C. Summers Living Trust Dated September 26, 2003**, whose post office address is **1165 NW Blackberry Court, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Real Terrace LLC, a Florida Limited Liability Company**, whose post office address is **1096 SW Main Boulevard, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

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

SEE ATTACHED EXHIBIT "A"

**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 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:

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz

Melissa Stokes  
WITNESS  
PRINT NAME: Melissa Stokes

Edna C. Summers Living Trust Dated September 26, 2003

By: Deborah S. Owens  
Deborah S. Owens, Successor Co-Trustee

By: Guy N. Williams  
Guy N. Williams, Successor Co-Trustee

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 24th day of July, 2023, Deborah S. Owens and Guy N. Williams, Successor Co-Trustees of Edna C. Summers Living Trust Dated September 26, 2003, who is/are personally known to me or has/have produced FL Drivers License as identification.

Valarie Benz  
Signature of Notary Public



## Exhibit "A"

DESCRIPTION:  
COMMENCE AT THE SE CORNER OF LOT 5 OF LAKE HARRIS FRAMS ACCORDING TO THE PLAT THEREOF  
RECORDED IN PLAT BOOK 1 PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN  
THENCE S.86°28'21"W., 32.52 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE WEST  
RIGHT-OF-WAY OF SW REAL TERRACE; THENCE CONTINUE S.86°28'21"W., 265.76 FEET; THENCE  
N.05°53'00"E., 348.40 FEET; THENCE S.85°44'26"E., 264.60 FEET TO SAID WEST RIGHT-OF-WAY OF SW  
REAL TERRACE; THENCE S.06°19'00"W., ALONG SAID WEST RIGHT-OF-WAY, 312.46 FEET TO THE POINT  
OF BEGINNING.



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

## Detail by Entity Name

Florida Limited Liability Company  
REAL TERRACE, LLC

### Filing Information

<b>Document Number</b>	L23000236967
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	05/15/2023
<b>Effective Date</b>	05/15/2023
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1096 SW MAIN BLVD  
LAKE CITY, FL 32025

### Mailing Address

1096 SW MAIN BLVD  
LAKE CITY, FL 32025

### Registered Agent Name & Address

EAGLE, THOMAS H  
1096 SW MAIN BLVD  
LAKE CITY, FL 32025

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

EAGLE, THOMAS H  
258 NW BERT AVE  
LAKE CITY, FL 32055

### Annual Reports

**No Annual Reports Filed**

### Document Images

[05/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

AGENT AUTHORIZATION FORM

I, Thomas Eagle, Registered Agent for Real Terrace, LLC. (owner name), owner of property parcel

number 2579-002 (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. Brandon M. Stubbs, NFPS	1.
2. Darin Kilfoyl, NFPS	2.
3. Greg Bailey, P.E., NFPS	3.
4. Megan Carter, NFPS	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.

Thomas Eagle \_\_\_\_\_ 8-8-23 \_\_\_\_\_  
 Owner Signature (Notarized) Date

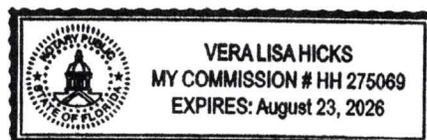
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Thomas Eagle, personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 8 day of Aug, 2023.

Veralisa Hicks  
 NOTARY'S SIGNATURE

(Seal/Stamp)

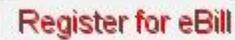


## Columbia County Tax Collector

generated on 8/2/2023 4:32:40 PM EDT

## Tax Record

Last Update: 8/2/2023 4:29:52 PM EDT



## 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		
R02579-002	REAL ESTATE	2022		
<b>Mailing Address</b>		<b>Property Address</b>		
SUMMERS EDNA C LIVING TRUST P O BOX 2817 LAKE CITY FL 32056		GEO Number 353S16-02579-002		
Exempt Amount	Taxable Value			
See Below	See Below			
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>		
NO EXEMPTIONS	001			
<b>Legal Description (click for full description)</b>				
35-3S-16 1000/10002.19 Acres LOT 5 EX THE N 350 FT OF THE E 150 FT, ALSO THE N 330 FT OF THE W 67 FT & THE E 83 FT OF LOT 6 EX THE N 330 FT, EX 0.41 AC DESC IN ORB 603-048 & EX A 0.35 AC PARCEL DESC ORB 847-920. (PART OF LOTS 5 & 6 LAKE HARRIS FARMS S/D UNIT A). See Tax Roll For Extra Legal				
Ad Valorem Taxes				
Taxing Authority	Rate	Assessed Exemption Value Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	286,758 0	\$286,758	\$1,405.11
BOARD OF COUNTY COMMISSIONERS	7.8150	286,758 0	\$286,758	\$2,241.01
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	286,758 0	\$286,758	\$214.49
LOCAL	3.2990	286,758 0	\$286,758	\$946.01
CAPITAL OUTLAY	1.5000	286,758 0	\$286,758	\$430.14
SUWANNEE RIVER WATER MGT DIST	0.3368	286,758 0	\$286,758	\$96.58
LAKE SHORE HOSPITAL AUTHORITY	0.0001	286,758 0	\$286,758	\$0.03
<b>Total Millage</b>	18.5989	<b>Total Taxes</b>	\$5,333.37	
Non-Ad Valorem Assessments				
Code	Levying Authority	Amount		
XLCF	CITY FIRE ASSESSMENT	\$50.40		
<b>Total Assessments</b>		\$50.40		
Taxes & Assessments		\$5,383.77		
If Paid By		Amount Due		
		\$0.00		

<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>
12/10/2022	PAYMENT	9921964.0001	2022	\$5,222.26

Prior Years Payment History

<b>Prior Year Taxes Due</b>
NO DELINQUENT TAXES

**Columbia County Property Appraiser**

Jeff Hampton

**2023 Working Values**

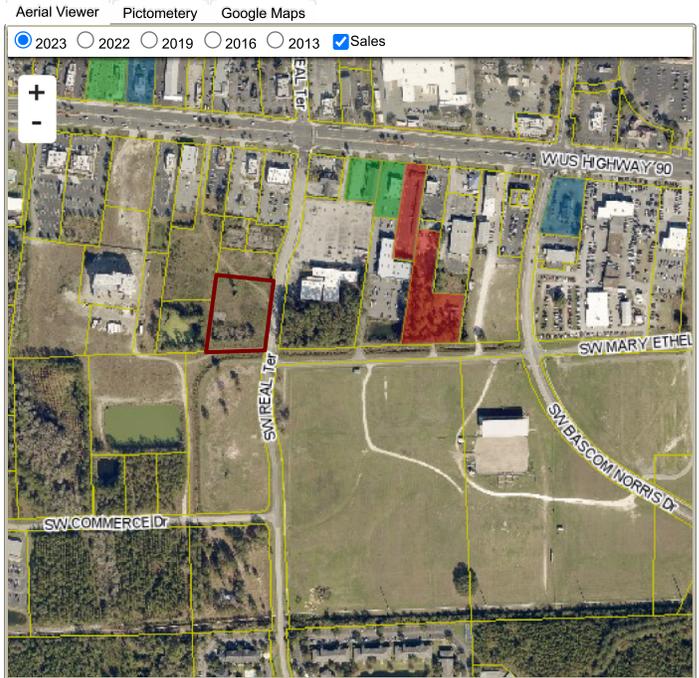
updated: 7/27/2023

Parcel: << 35-3S-16-02579-002 (10582) >>

Owner & Property Info		Result: 1 of 0	
Owner	SUMMERS EDNA C LIVING TRUST P O BOX 2817 LAKE CITY, FL 32056		
Site			
Description*	LOT 5 EX THE N 350 FT OF THE E 150 FT, ALSO THE N 330 FT OF THE W 67 FT & THE E 83 FT OF LOT 6 EX THE N 330 FT, EX 0.41 AC DESC IN ORB 603-048 & EX A 0.35 AC PARCEL DESC ORB 847-920. (PART OF LOTS 5 & 6 LAKE HARRIS FARMS S/D UNIT A). ORB 740-311 & EX 0.50 ...more>>		
Area	2.194 AC	S/T/R	35-3S-16
Use Code**	VACANT COMMERCIAL (1000)	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			
2022 Certified Values		2023 Working Values	
Mkt Land	\$286,758	Mkt Land	\$286,758
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$286,758	Just	\$286,758
Class	\$0	Class	\$0
Appraised	\$286,758	Appraised	\$286,758
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$286,758	Assessed	\$286,758
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$286,758 city:\$286,758 other:\$0 school:\$286,758	Total Taxable	county:\$286,758 city:\$286,758 other:\$0 school:\$286,758



Sales History							
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
6/8/2012	\$100	1236/0673	PR	V	U	30	
1/13/1995	\$40,500	0800/1079	WD	V	Q		
3/4/1991	\$37,000	0742/1279	WD	V	Q		
8/8/1988	\$30,200	0658/0740	WD	V	Q		
11/1/1986	\$26,000	0607/0292	WD	V	Q		

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
1000	VACANT COMMERCIAL (MKT)	95,586.000 SF (2.194 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$286,758

Search Result: 1 of 0

## Legal Description of Tax Parcel 02579-002

### Description:

Commence at the SE Corner of Lot 5 of "Lake Harris Farms", according the plat thereof recorded in the Plat Book 1, Page 22, Public Record of Columbia County, Florida, and run thence S.86°28'21"W., 32.52 feet to the Point of Beginning, said point being on the West Right-of-Way of SW Real Terrace; Thence continue S.86°28'21"W., 265.76 feet; Thence N.05°53'00"E., 348.40 feet; Thence S.85°44'26"E., 264.60 feet to said West Right-of-Way of SW Real Terrace; Then S.06°19'00"W., along said West Right-of-Way, 312.46 feet to the Point of Beginning.

Containing 2.00 Acres, more or less

Tax Parcel Number 02579-002



## DATA ANALYSIS AND CONCURRENCY REPORT

Application for Amendment to the City  
of Lake City Future Land Use Map of the  
Comprehensive Plan and Official Zoning  
Atlas of the Land Development Regulations

Prepared for:

**THE SANDERS TRUST**  
*Strategic Healthcare Properties Nationwide<sup>SM</sup>*

Prepared by:



Brandon M. Stubbs, Senior Planner  
North Florida Professional Services, Inc.



## General Project Information

**SUBJECT:** A request for a Small Scale Amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from Columbia County COMMERCIAL to COMMERCIAL and an amendment to the Official Zoning Atlas of the Land Development Regulations from Columbia County COMMERCIAL, INTENSIVE ("Co CI") to COMMERCIAL, INTENSIVE ("CI") on an approximate 2.00-acre subject property.

**APPLICANT/AGENT:** Brandon M. Stubbs, Senior Planner for North Florida Professional Services, Inc.

**PROPERTY OWNER(S):** Real Terrace, LLC.

**LOCATION:** North of SW Mary Ethel Lane; South of U.S. Highway 90, Five Guys, Panda Express, and Dairy Queen; East of Vacant Commercial Lands; and West of SW Real Terrace, Regal UA Cinema 90, TD Bank, and Planet Fitness; Columbia County, Florida.

**PARCEL ID NUMBER(S):** 02579-002

**ACREAGE:** ±2.00-Acres

**EXISTING FLUM** Columbia County Commercial

**PROPOSED FLUM** Commercial

**EXISTING ZONING** Columbia County Commercial, Intensive ("Co CI")

**PROPOSED ZONING** Commercial, Intensive ("CI")



## SUMMARY

The proposal is for two separate; yet, companion amendments and applications. The first amendment proposes to amend ±2.00-acres of the Future Land Use Map of the Comprehensive Plan from Columbia County Commercial to City of Lake City Commercial. The second, companion amendment proposes to amend ±2.00-acres of the Official Zoning Atlas of the Land Development Regulations from Columbia County Commercial, Intensive (“Co CI”) to City of Lake City Commercial, Intensive (“CI”). The subject property is currently vacant.

### Existing FLUM of Subject Property

The Columbia County Commercial FLUM Designation is described as follows in Policy I.1.6 of the Future Land Use Element of the Comprehensive Plan:

*“Commercial land use. Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio.”*

### Proposed FLUM of Subject Property

The City of Lake City Commercial FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan:

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

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

### Existing ZONING of Subject Property

The Columbia County Commercial, Intensive (“Co CI”) Designation is described as follows in Section 4.14.1 of the Land Development Regulations:

*“The “CI” Commercial, Intensive category includes one zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county’s comprehensive plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county.”*



### Proposed ZONING of Subject Property

The City of Lake City Commercial, Intensive (“CI”) Designation is described as follows in Section 4.13.1 of the Land Development Regulations:

*“The “CI” Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City.”*

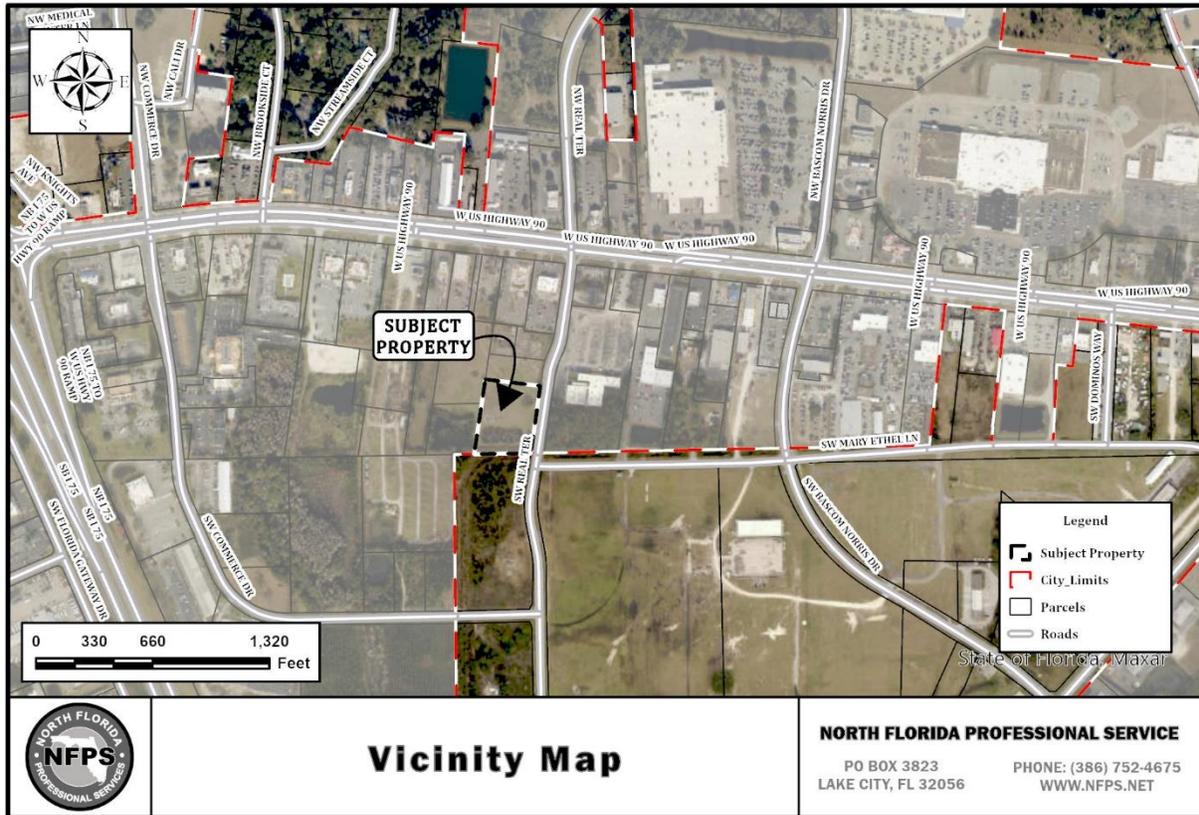
### SURROUNDING USES

The existing uses, Future Land Use Map (“FLUM”) Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	U.S. Highway 90/Dunkin Donuts/ Panda Express/Ruby Tuesday	Commercial	Commercial, Intensive (“CI”)
South	SW Mary Ethel Lane/Florida Gateway Arena	Columbia County Residential, Low Density	Columbia County Residential, Single Family-2 (“Co RSF-2”)
East	Regal UA Cinema 90/Planet Fitness	Commercial	Commercial, Intensive (“CI”)
West	Vacant Commercial Lands	Commercial	Commercial, Intensive (“CI”)

## Map 1. Vicinity Map



## CONSISTENCY WITH THE COMPREHENSIVE PLAN

If approved, the applicant proposes to apply for a zoning designation that is consistent with the proposed underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

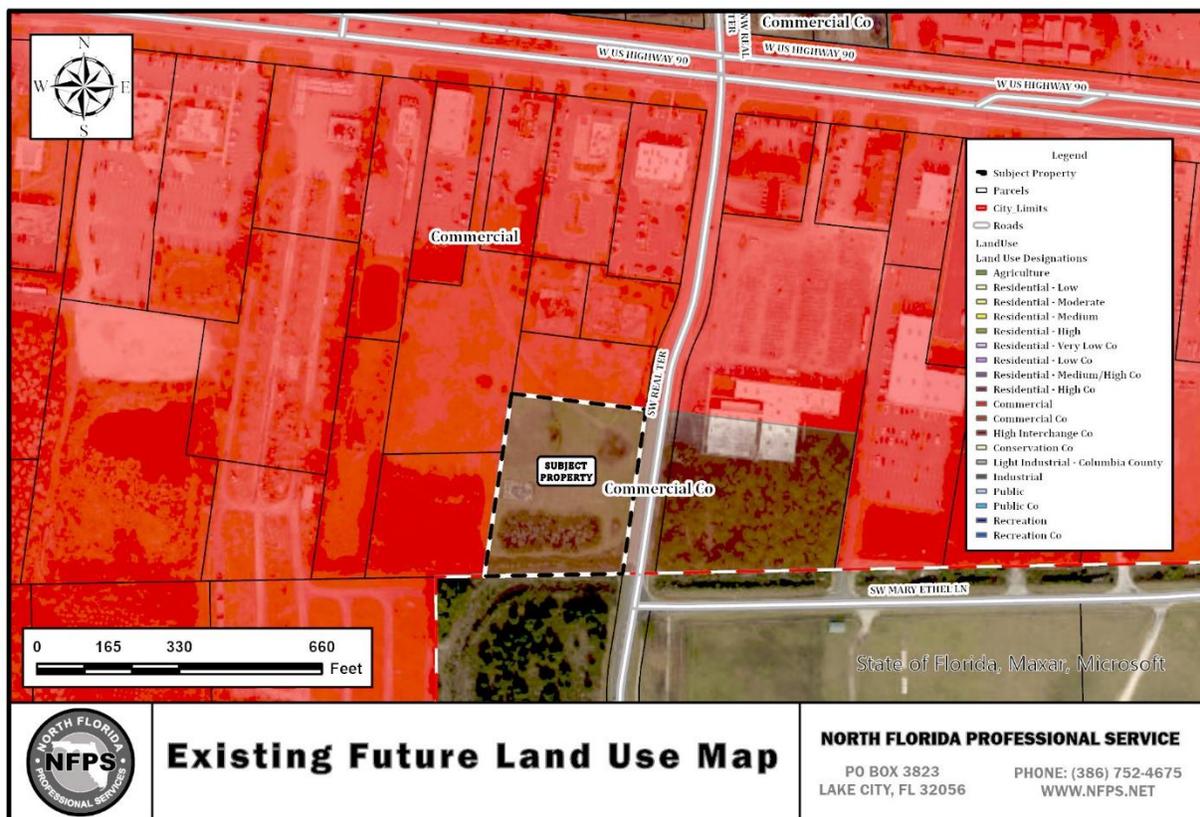
Existing FLUM Designation	Proposed FLUM Designation	Existing Zoning Designation	Proposed Zoning Designation	Consistent
Columbia County Commercial	Commercial	Columbia County Commercial, Intensive (“CI”)	Commercial, Intensive (“CI”)	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

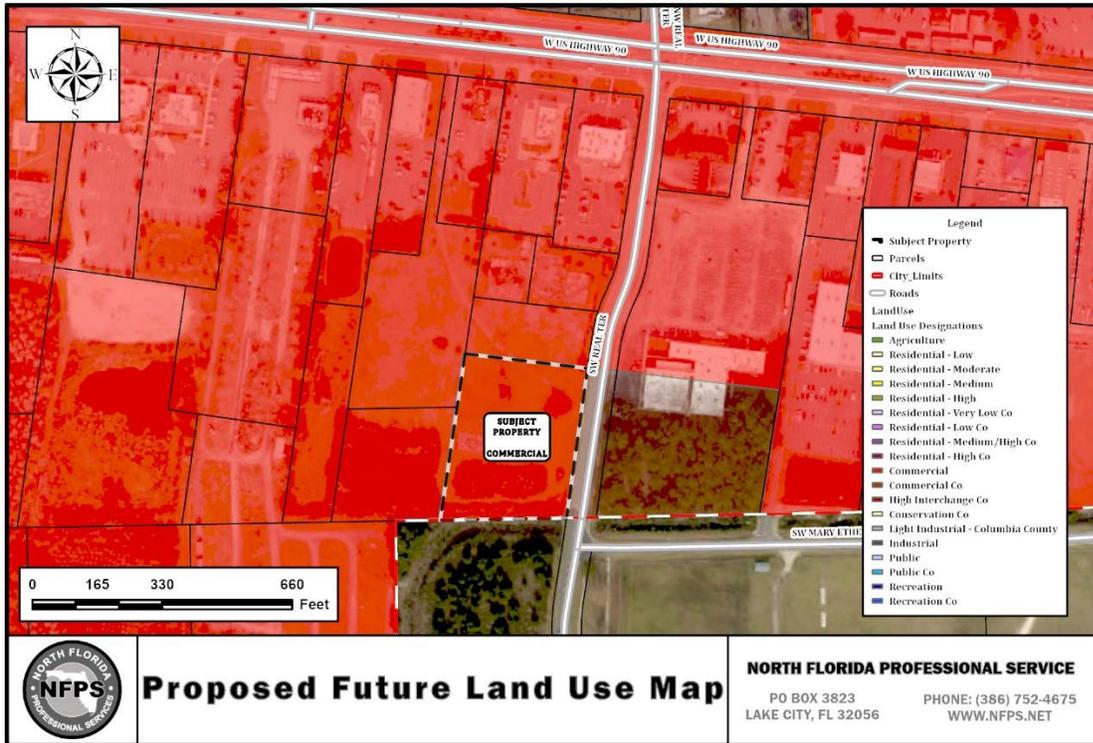
- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

An analysis of Section 15.2.2 of the Land Development Regulations along with a Comprehensive Plan Consistency Analysis have been submitted as an accessory document to this report. According to the analysis, this application is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

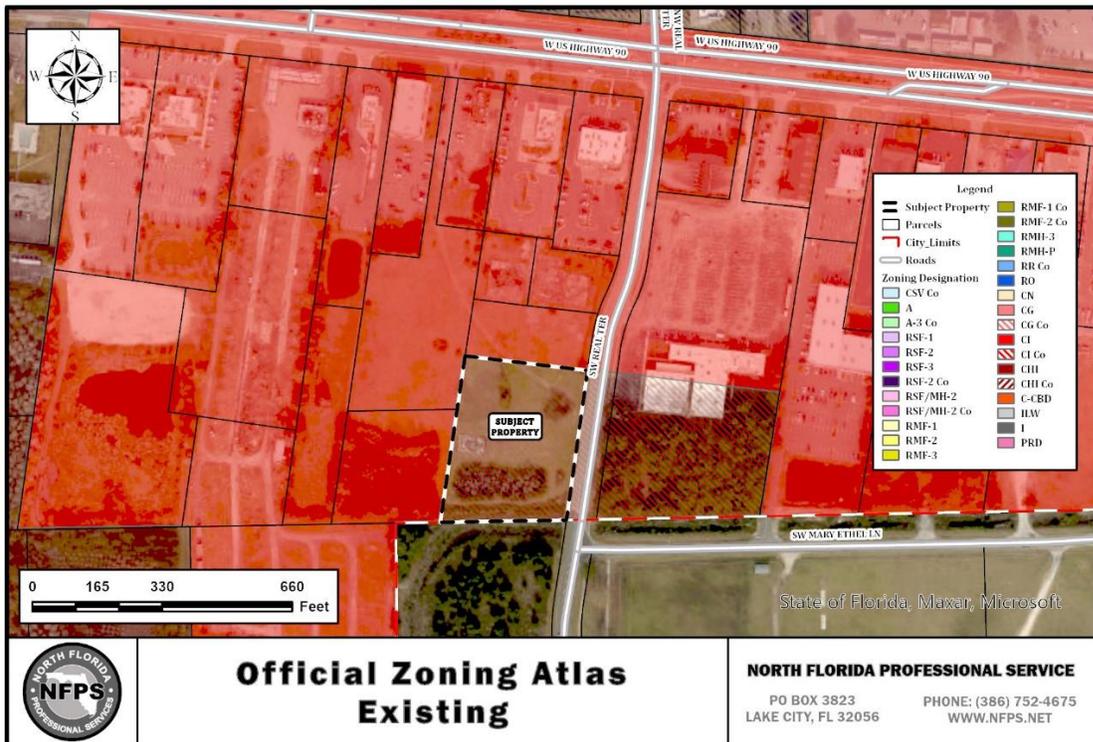
## Map 2. Existing FLUM Map



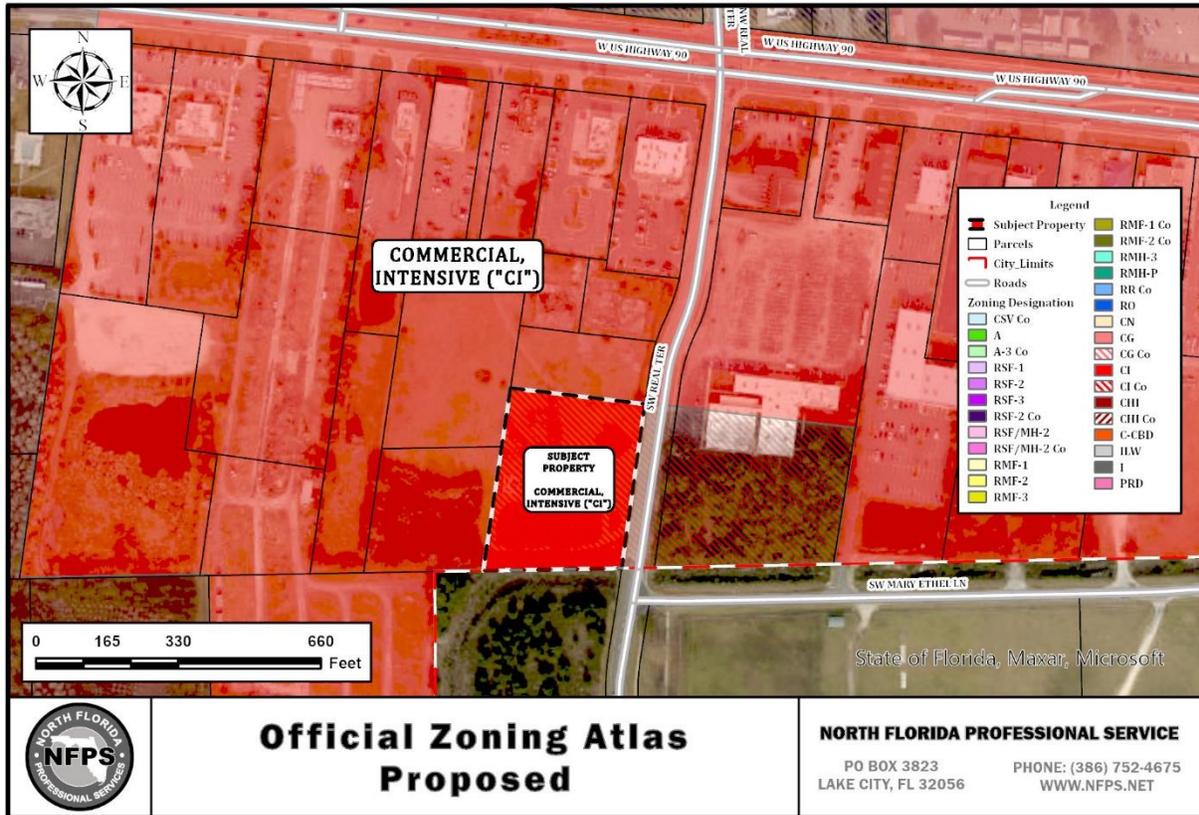
Map 3. Proposed FLUM Map



Map 4. Existing Zoning Map



## Map 5. Proposed Zoning Map



## FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
Land Use District:	Columbia County Commercial	Commercial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	1.0	1.0

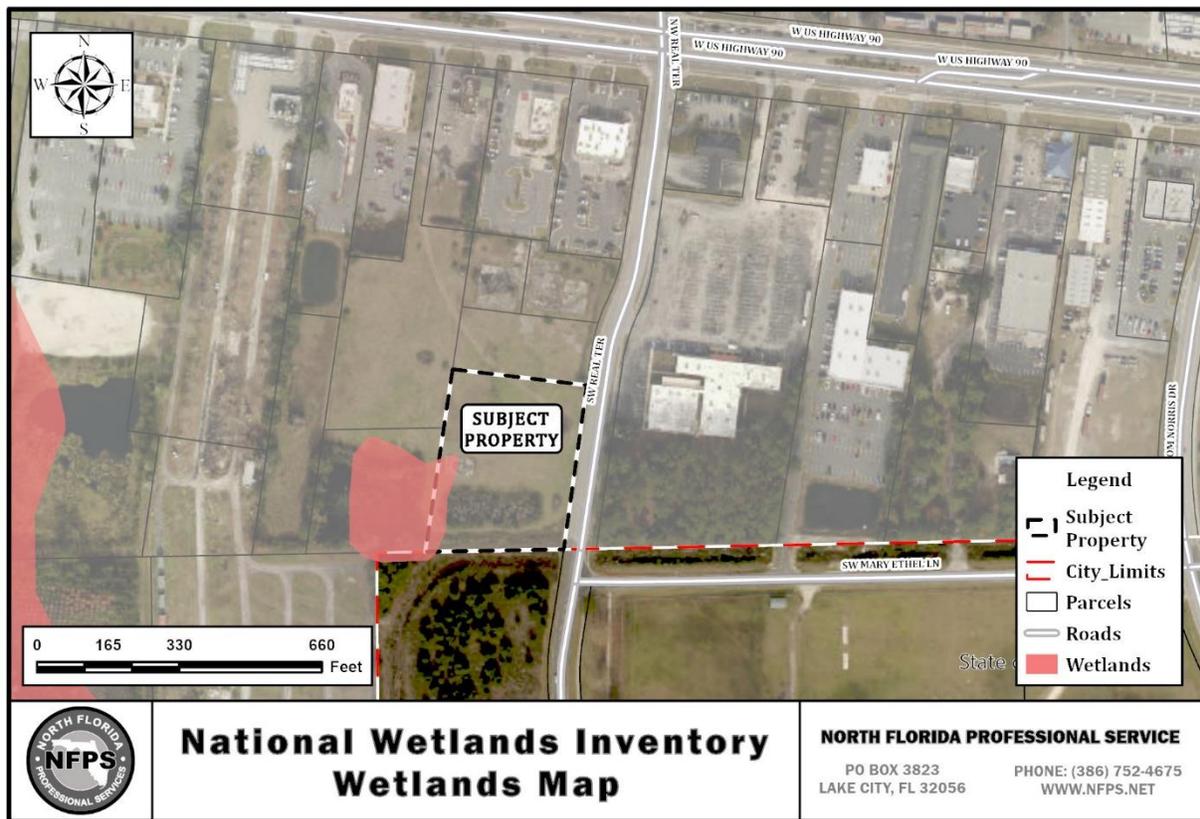
## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given the subject property contains no wetlands, there are no issues related to wetland protection.

Map 6. NWI Wetlands Map



### Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated 2002. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher



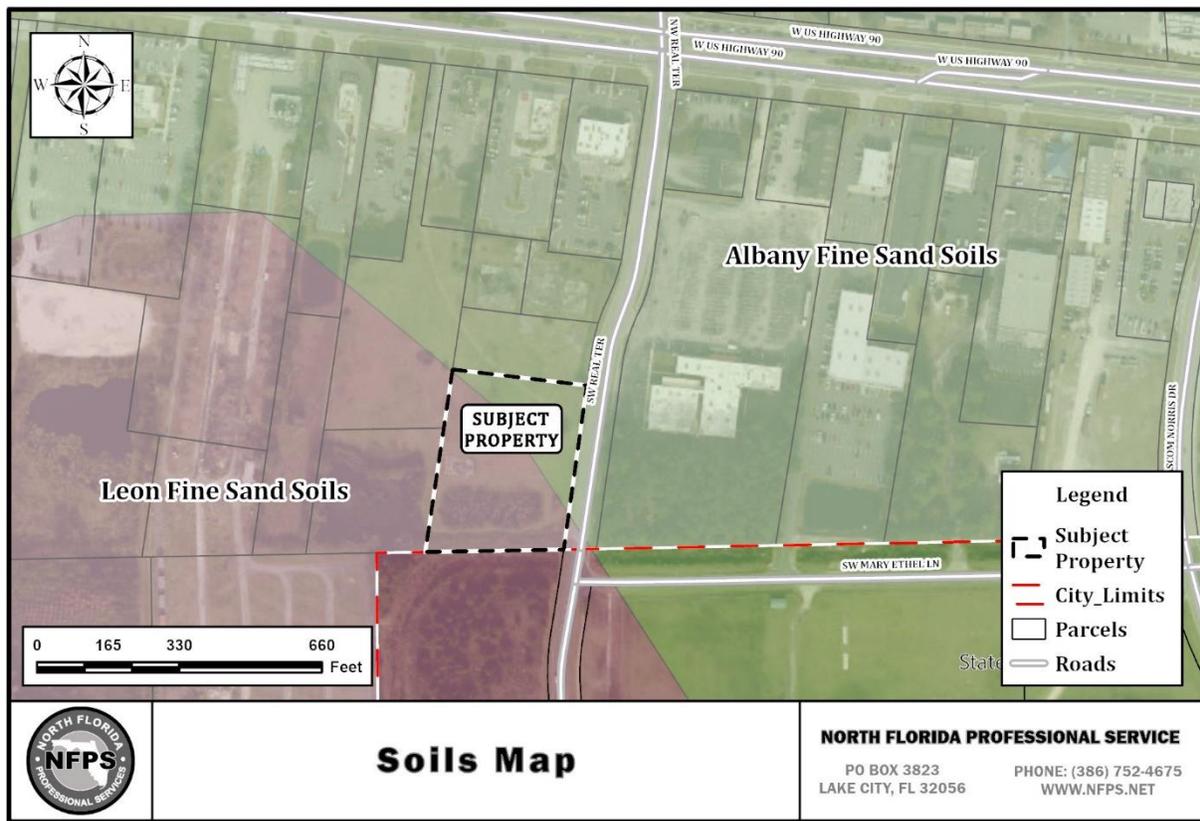
infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

- 1) Albany Fine Sand soils (0 to 5 percent slopes) are somewhat poorly drained, nearly sloping soils on short hillsides in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 9 to 25 inches. The subsoil layer is comprised of dark loam sand to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.
- 2) Leon Fine Sand soils are poorly drained, nearly level soils in broad flatwoods and in areas adjacent to wet depressions and drainageways in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 19 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Leon fine sand soils have severe limitations for building site development and for septic tank absorption fields.

Evaluation: The soil types found on the subject property are Albany Fine Sand and Leon Fine Sand Soils (0 to 5 percent slopes). Both soil types pose severe limitations for building development and severe limitations for septic tank absorption field. During the site and development plan process, the applicant will have to accommodate for the soil types and stormwater. Further, any development shall be required to connect to the Community Potable and Sanitary Sewer Water Systems. At this time, there are no issues related to soil suitability.

### Map 7. Soils Map

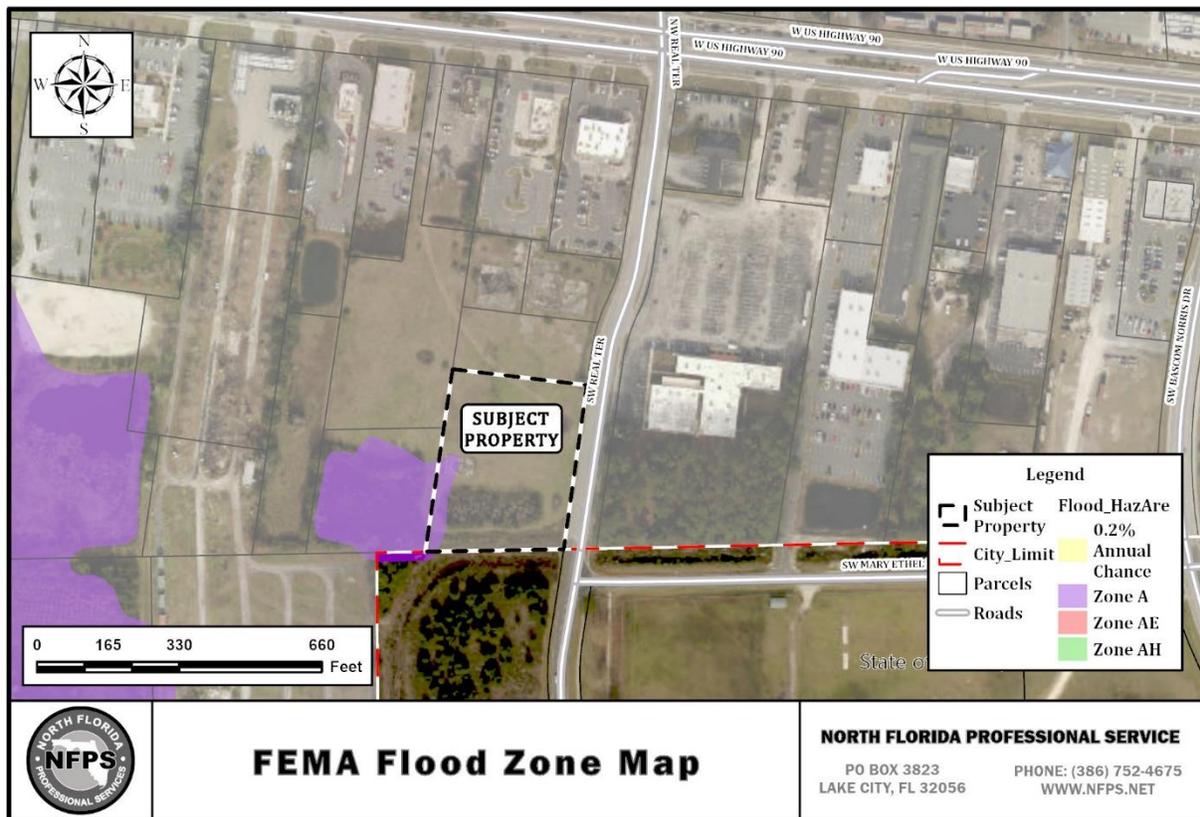


## Flood Potential

Panel 0291D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone “A” (area inundated by the annual one-percent chance of flood) and Flood Zone “X” (areas determined to be outside of the 500-year floodplain).

Evaluation: While the FEMA Firm Map indicates a very small portion in the southwest corner of the subject property in a Flood Zone “A”, the actual flood zone is located over the existing pond on the adjacent property. The small portion of FEMA flood zone shown on the subject property is due to a discrepancy in spatial data. Therefore, there is no concern of flooding on the subject property.

**Map 8. FEMA FIRM Map**



## Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, the subject property is not located within a stream to sink area.

Evaluation: Section 4.2.38 of the County’s LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.



## Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain any minerals.

Evaluation: There are no issues related to minerals.

## Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1998, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

## Aquifer Vulnerability

According to the Prime Natural Groundwater Aquifer Recharge Areas Map 2019, prepared by the Suwannee River Water Management District, dated 2000, the subject property is not located in a high Groundwater Aquifer Recharge area.

Evaluation: Given the subject property is not located in a High Groundwater Aquifer Recharge Area, there is no issue related to aquifer vulnerability at this time. During the engineering and site planning phase, special consideration will be given to the design of the site to accommodate the aquifer vulnerability.

## Vegetative Communities/Wildlife

The subject property is located within an area not known as a vegetative community.

Evaluation: There are no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife. However, the subject property should be subject to an environmental impact assessment at the time of development.

## **PUBLIC FACILITIES IMPACT**

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. 90 (from I-75 to SW Bascom Norris Rd)	6-D	Arterial I	Transition	D

<sup>1</sup> Source: City of Trenton Comprehensive Plan, Capital Improvements Element.

<sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.



**Table 4. Existing Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Shopping Center <sup>1</sup> (ITE Code 820)	3,740	326
<b>Total</b>	<b>3,740</b>	<b>326</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formula: AADT - ITE, 10<sup>th</sup> Edition - 42.94 trips per thousand SQ FT x 87,120 SQ FT = 3,740 AADT  
<sup>3</sup> Formulas: PM Peak - ITE, 10<sup>th</sup> Edition - 3.75 trips per SQ FT x 87,120 SQ FT = 326 PM Peak Trips

**Table 5. Proposed Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Shopping Center <sup>1</sup> (ITE Code 820)	3,740	326
<b>Total</b>	<b>3,740</b>	<b>326</b>

<sup>4</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>5</sup> Formula: AADT - ITE, 10<sup>th</sup> Edition - 42.94 trips per thousand SQ FT x 87,120 SQ FT = 3,740 AADT  
<sup>1</sup> Formulas: PM Peak - ITE, 10<sup>th</sup> Edition - 3.75 trips per SQ FT x 87,120 SQ FT = 326 PM Peak Trips

**Table 6. Net Increase Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Shopping Center (ITE Code 820)	3,740	326
Shopping Center (ITE Code 820)	3,740	326
<b>Net Increase</b>	<b>0</b>	<b>0</b>

**Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	US 90 Segment #4 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	56,800
Existing Traffic <sup>3</sup>	35,500
Reserved Trips <sup>4</sup>	0
Available Capacity	21,300
Projected Daily Trips	0
<b>Residual Capacity</b>	<b>21,300</b>
PM Peak Hour Traffic Analysis	US 90 Segment #4 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	5,110
Existing Traffic <sup>3</sup>	3,372
Reserved Trips <sup>4</sup>	0
Available Capacity	1,738
Projected PM Peak Hour Trips	0
<b>Residual Capacity</b>	<b>1,738</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2023 Multimodal Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Urbanized Areas.  
<sup>3</sup> Florida Department of Transportation, District II, Annual Average Daily Traffic Report.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.



## Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The City of Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008, F.S.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

The proposed density allows for 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

Net Increase:  $8,712 \text{ GPD} - 8,712 \text{ GPD} = 0 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

## Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via City of Lake City Sanitary Sewer System. The City of Lake City Sanitary Sewer System is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008, F.S.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

The proposed density allows for 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

Net Increase:  $8,712 \text{ GPD} - 8,712 \text{ GPD} = 0 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.



## Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center generates approximately 2.5 lbs of solid waste per 100 square foot per day. (2.5 LBS x 871.2 SQ FT) = 2,178 pounds of solid waste per day.

The proposed density allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center generates approximately 2.5 lbs of solid waste per 100 square foot per day. (2.5 LBS x 871.2 SQ FT) = 2,178 pounds of solid waste per day.

Net Increase: 2,178 lbs per day – 2,178 lbs per day = 0 lbs per day

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

## Recreation Facilities

The proposed development is commercial in nature; therefore, there is no impact to recreation facilities. The development will have no negative impact to the Level of Service (LOS) of recreation facilities.

## Public School Facilities

The proposed development is commercial in nature; therefore, there is no impact to public school facilities. The development will have no negative impact to the Level of Service (LOS) of public school facilities.



## Analysis of Section 16.2.2 of the Land Development Regulations

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

**Applicant’s Response:** The subject property is surrounded by urban uses, including commercial uses to the north, east, and west. To the south, there is a rodeo arena and fairgrounds. The proposed land use of Commercial is comparable and compatible with the existing surrounding land use. In fact, the subject property currently has a commercial land use designation; however, the proposed amendment would reclassify the commercial land use designation from a County designation to the City designation. Therefore, the proposed amendment to the Future Land Use Map of the Comprehensive Plan is not only more compatible than the existing land use, but it also brings the land use into compliance with the City’s Comprehensive Plan.

Below is a list of Goals, Objectives, and Policies the proposed amendment is consistent with:

**OBJECTIVE I.1** The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

**Policy I.1.1** The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

**Policy I.1.2** The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

**COMMERCIAL**

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

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

**Policy I.1.3** The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

2. The existing land use pattern.

**Applicant's Response:** As previously mentioned, the subject property is juxtaposed to existing lands uses and right-of-way corridor that are consistent and compatible with the proposed land use. The existing commercial land use designation through the County is being amended to comply with the City's Comprehensive Plan and apply a commercial land use designation through the City.

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

**Applicant's Response:** The proposed land use is Commercial. The commercial land use is consistent with the surrounding Commercial land use. If fact, the proposed amendment does not create an isolated, unrelated land use district; rather, compliments and removes an isolated pocket of County Commercial land use that is inconsistent with the adjacent and surrounding uses.

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

**Applicant's Response:** The proposed amendment would reduce the tax load on the public by clustering density and intensity in a single cohesive area designed to support such uses.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

**Applicant's Response:** The existing land use designation is County Commercial. The proposed land use is commercial. While the existing land use isn't illogically drawn in relation to existing conditions and adjacent land uses, the proposed amendment will provide a city land use designation that is consistent with the City's Comprehensive Plan. Therefore, the proposed land use district boundaries are illogically drawn.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

**Applicant's Response:** The proposed amendment is a result of a prior annexation of property from the County into the City; however, after the annexation, the subject property never had the land use and zoning amended to be in compliance with the City's Comprehensive Plan and Land Development Regulations. The changed conditions resulted at the time of annexation. Therefore, it is required that the subject

**property undergo a land use and zoning change to apply designations that are consistent with the City's Comprehensive Plan and Land Development Regulations.**

7. The impact of the proposed change upon living conditions in the neighborhood.

**Applicant's Response: The proposed land use and zoning designation are complimentary to the existing land uses and zoning designations. The proposed amendment is infill development which is always desirable. Further, the proposed amendment will help existing property values and positively influence the existing commercial developments. Anytime infill development takes place, it brings up the value of the surrounding properties.**

8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

**Applicant's Response: The subject property is located along U.S. Highway 90, an arterial highway corridor. Urban land uses should be located adjacent to major roadway systems. Further, U.S. Highway 90 has ample capacity to support the proposed development. Therefore, the proposed development will not create or excessively increase traffic congestion or otherwise affect public safety.**

9. Whether the proposed change will create a drainage problem.

**Applicant's Response: The subject property is currently vacant. During the design and construction phase, the subject property will be development in accordance with the Suwannee River Water Management District Stormwater Management Standards; therefore, the proposed amendment will not create a drainage problem.**

10. The impact of the proposed change upon light and air to adjacent areas.

**Applicant's Response: The proposed amendment will have no adverse effect on light and air to the adjacent areas.**

11. The impact of the proposed change upon property values in the adjacent area.

**Applicant's Response: As previously mentioned, the subject property is infill development. The nature of infill development creates better communities and helps revitalize existing developments; thus, increasing property values in the area where the redevelopment and infill takes place. Therefore, the proposed amendment will not adversely affect property values in the adjacent area.**

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

**Applicant's Response: The proposed amendment will encourage improvement and development of adjacent properties in accordance with existing regulations. The subject property is an infill area. By developing infill, it will cause adjacent and nearby areas to improve and develop new developments that meet the Land Development Regulations; thus, remove old nonconforming structures and uses.**

13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

**Applicant's Response: The proposed amendment does not grant any special privileges to the owner as contrasted with the public welfare.**

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

**Applicant's Response: The existing land use and zoning of the subject property is a County designation. The proposed land use and zoning designations will bring the land use and zoning into compliance with the City's Comprehensive Plan and Land Development Regulations; thus, allowing future development to comply with the City's regulations and not the County's. Further, the subject property is infill development. Infill development should be where more intense land uses are permitted to keep the proliferation of urban sprawl.**

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

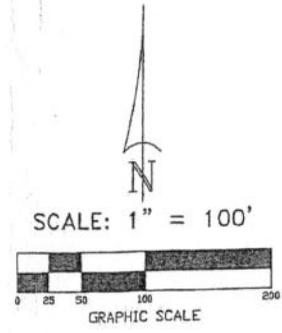
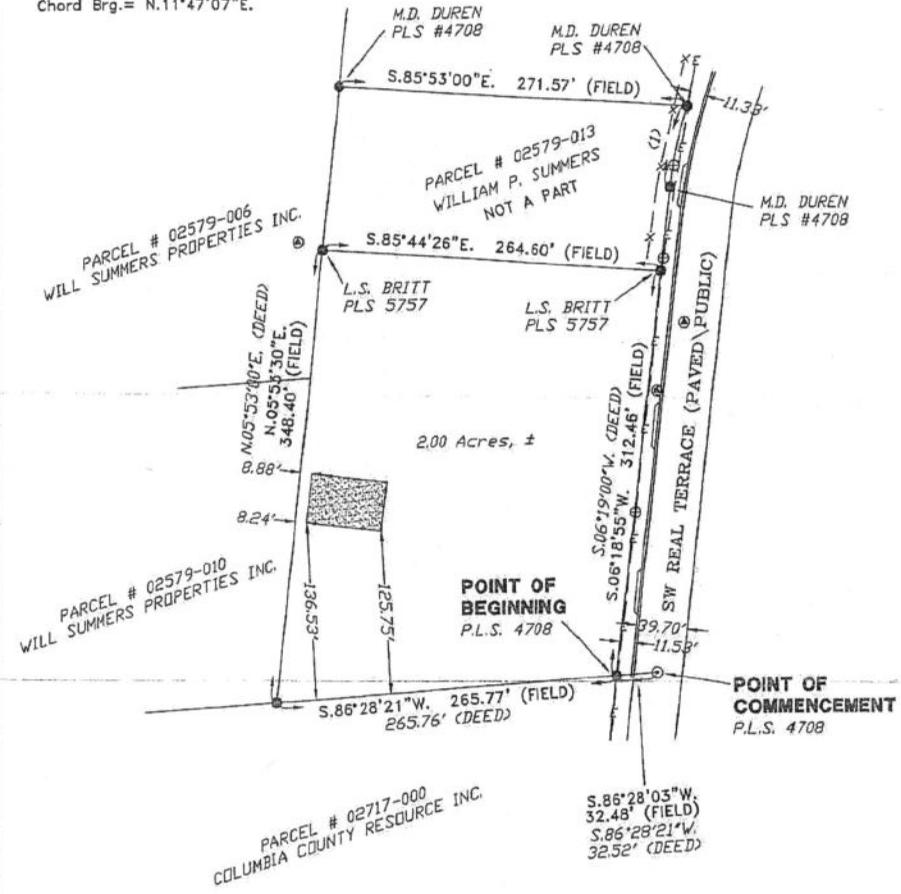
**Applicant's Response: The proposed amendments are not out of the scale of the needs of the immediate neighborhood, adjacent area, or City as a whole. Rather, the proposed amendments will bring the land use and zoning designations into compliance with the City's Comprehensive Plan and Land Development Regulations.**

16. The availability of alternate adequate sites in the City in districts already permitting such use.

**Applicant's Response: The availability for alternative adequate sites is not possible. The subject property is infill and it's difficult to find larger tracts of infill property. The subject property is currently zoned for commercial; however, the proposed amendments will allow the commercial zoning via the City and not the County.**

BOUNDARY SURVEY IN SECTION 35, TOWNSHIP 3 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

Curve number 1 (FIELD)  
Radius= 338.00'  
Delta= 10°41'53"  
Arc= 63.11'  
Tangent= 31.65'  
Chord= 63.02'  
Chord Brg.= N.11°47'07"E.



SYMBOL LEGEND:			
■	4"x4" CONCRETE MONUMENT FOUND	⊕	CENTERLINE
□	4"x4" CONCRETE MONUMENT SET	---	ELECTRIC LINES
●	IRON PIPE FOUND	---x---	WIRE FENCE
○	IRON PIN AND CAP SET	---o---	CHAIN LINK FENCE
x	CUT IN PAVEMENT	---□---	WOODEN FENCE
+	CALCULATED PROPERTY CORNER	---	SECTION LINE
⊙	NAIL & DISK	(PLAT)	AS PER A PLAT OF RECORD
⊕	POWER POLE	(DEED)	AS PER A DEED OF RECORD
▲	WATER METER	(CALC.)	AS PER CALCULATIONS
⊗	UTILITY BOX	(FIELD)	AS PER FIELD MEASUREMENTS
*	WELL	P.R.M.	PERMANENT REFERENCE MARKER
⊕	SANITARY MANHOLE	P.C.P.	PERMANENT CONTROL POINT
+	SIGN POST		

DESCRIPTION:  
COMMENCE AT THE SE CORNER OF LOT 5 OF LAKE HARRIS FRAMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.86°28'21"W., 32.52 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE CONTINUE S.86°28'21"W., 265.76 FEET; THENCE N.05°53'00"E., 348.40 FEET; THENCE S.85°44'26"E., 264.60 FEET TO SAID WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE S.06°19'00"W., ALONG SAID WEST RIGHT-OF-WAY, 312.46 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:
- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
  - BEARINGS ARE BASED ON A DEED OF RECORD AND THE BEARING BASIS SHOWN HEREON.
  - IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C0291C. 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 HEREON.
  - IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  - THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

CERTIFIED TO:  
JANET S. RIVERS

FIELD BOOK: SEE PAGE(S): FILE

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

09/27/17 10/18/17  
FIELD SURVEY DATE DRAWING DATE

EDDIT BRITT, P.S.A.  
CERTIFICATION # 5757

NOTE: UNLESS IT BEARS THE 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.

**BRITT SURVEYING & MAPPING, LLC**

LAND SURVEYORS AND MAPPERS, L.B. # 8016

2086 SV MAIN BLVD, SUITE 112, LAKE CITY, FLORIDA 32025  
(386)752-7163 FAX (386)752-5573  
www.brittsurvey.com

WORK ORDER # L-24810

# Project Summary

**Project Name:** The Sanders Trust CPA and Re-zoning

**Project Number:** CPA23-05 and Z23-06

**Parcel Number:** 02579-002

## Project Notes

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Commercial County
- Proposed future land use is: Commercial City
- Zoning designation is: Commercial Intensive County
- Proposed zoning is: Commercial Intensive City
- Proposed use of the property: Rehab Facility
- Land is conducive for use: Yes, per the LDR section 4.13.2 and 4.12.2.5. The parcel is contiguous to the Commercial Intensive City zoning district.
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project Z23-06 and CPA23-05 is for a re-zoning 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@lcfla.com](mailto:growthmanagement@lcfla.com)

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

Date: 08-16-2023

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

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

Project Number: CPA23-05 and Z23-06

Project Name: ClearSky- The Sanders Trust

Project Address: \_\_\_\_\_

Project Parcel Number: 02579-002

Owner Name: Real Terrace LLC

Owner Address: 1096 SW Main BLVD

Owner Contact Information: Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Agent Name: Brandon Stubbs

Owner Agent Address: P.O. Box 3823, Lake City, FL

Owner Agent Contact Information: Telephone: 383-752-4675 Email: bstubbs@nfps.net

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:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning and Zoning: Reviewed by:** Robert Angelo **Date:** 08/28/2023

**Comments:** No Issues \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Business License: Reviewed by:** Marshall Sova **Date:** 8/16/2023  
Marshall Sova (Aug 16, 2023 13:50 EDT)

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Code Enforcement: Reviewed by:** Marshall Sova **Date:** 8/16/2023  
Marshall Sova (Aug 16, 2023 13:50 EDT)

**Comments:** \_\_\_\_\_  
**No open code enforcement cases**  
\_\_\_\_\_  
\_\_\_\_\_

**Permitting: Reviewed by:** Ang Jona **Date:** 8/16/23

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Water Department: Reviewed by:** Micheal L. Osborn Jr. Micheal L. Osborn Jr. (Aug 17, 2023 07:24 EDT) **Date:** 8/17/23

**Comments:** None  
\_\_\_\_\_  
\_\_\_\_\_

**Sewer Department: Reviewed by:** Cody P. Cody P. (Aug 16, 2023 14:34 EDT) **Date:** 8/16/23

**Comments:** None  
\_\_\_\_\_  
\_\_\_\_\_

**Gas Department: Reviewed by:** Steve Brown Steve Brown (Aug 17, 2023 13:43 EDT) **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Water Distribution/Collection: Reviewed by:** Brian Scott Brian Scott (Aug 17, 2023 13:25 EDT) **Date:** \_\_\_\_\_

**Comments:** will need utility plans , there are some utility's that will have to be moved per developer  
\_\_\_\_\_  
\_\_\_\_\_

**Customer Service: Reviewed by:** Shasta Pelham Shasta Pelham (Aug 18, 2023 08:10 EDT) **Date:** 08/18/23

**Comments:** A tap application and utility plans must be submitted in order to request water, sewer and/or natural gas services  
\_\_\_\_\_  
The tap fees, impact fees and utility deposit will be calculated upon approval of the tap application. Please note Mr. Scott's comment; the Developer will be responsible for any changes required to the existing utility infrastructure. There is a utility easement located o  
\_\_\_\_\_  
This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for  
\_\_\_\_\_

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** *Steve Brown* Steve Brown (Aug 17, 2023 13:43 EDT) **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department: Reviewed by:** *Dwight Booger* **Date:** 08/17/2023

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

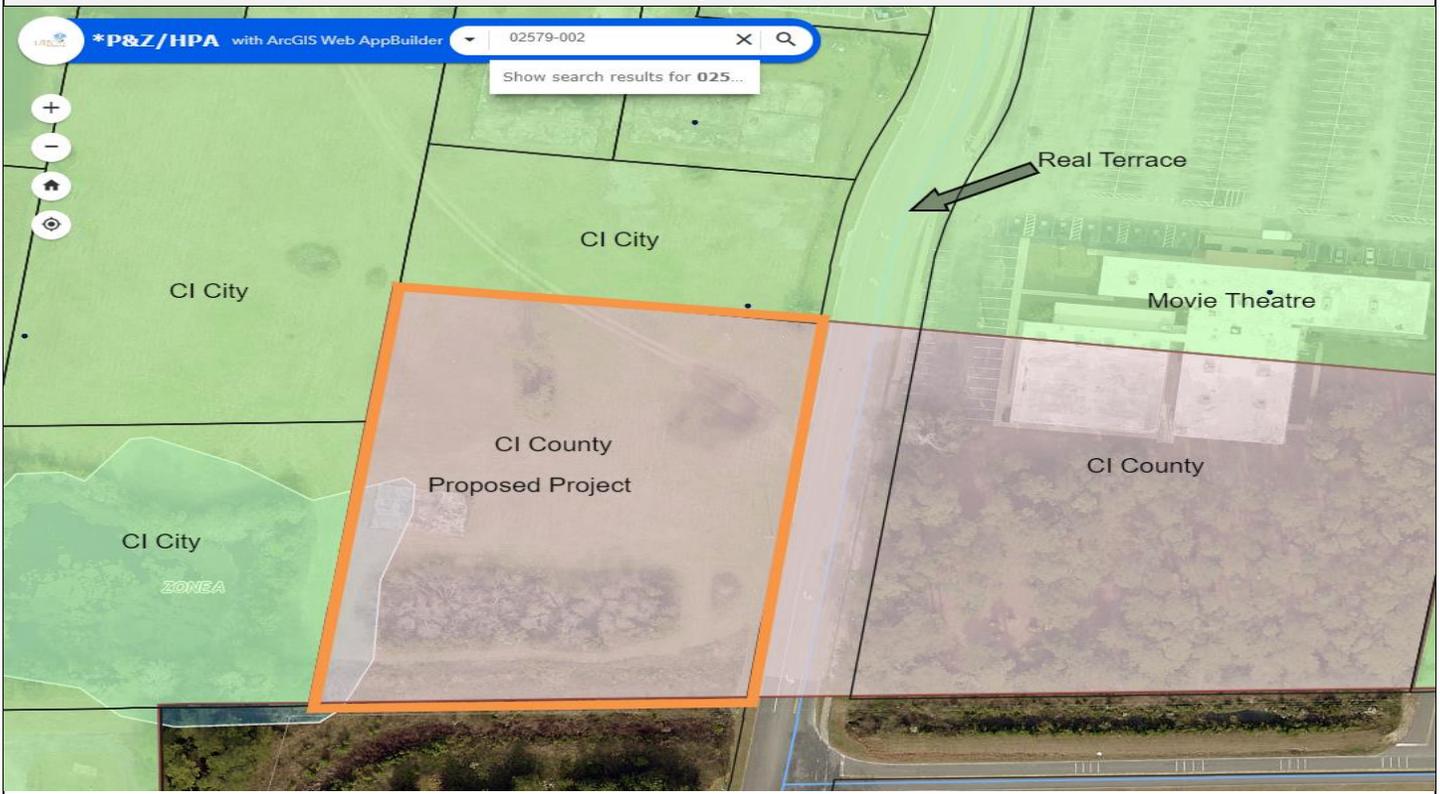
# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Real Terrace LLC Rezoning-Z23-06
Applicant	Brandon Stubbs
Owner	Real Terrace LLC
Requested Action	Rezone parcels 02579-002 from Commercial Intensive County to Commercial Intensive City.
Hearing Date	09-12-2023
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.00 Acres
Location	Real Terrace, Lake City, FL
Parcel Number	02579-002
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County (CI Co)
Proposed Zoning	Commercial Intensive (CI)
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CI	Vacant	
E	Commercial Co	CI Co	Entertainment	
S	County		Vacant	
W	Commercial	CI	Vacant	

### Map of Location



### Picture of Location



### Summary of Request

Applicant has petitioned to rezone the above parcel from Commercial Intensive County to Commercial Intensive City and change the FLU from Commercial County to Commercial City. The parcels are contiguous with the Commercial Intensive Zoning District. This is being proposed to help cleaning up the zoning map.

**File Attachments for Item:**

**v. CPA23-06 and Z23-07-** Petitions submitted by David Winsberg (owner), to amend the Future Land Use Map and Official Zoning Atlas of the Land Development Regulations by changing the Future Land Use from Residential Medium to Residential High density and changing the zoning district from Residential Single-Family 3 and Residential Multi-Family 1 to Residential Multi-Family 2 on property described, as follows: **Parcel No. 11602-002 and 11642-000..**



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

**FOR PLANNING USE ONLY**

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

**COMPREHENSIVE PLAN AMENDMENT**

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

**A. PROJECT INFORMATION**

1. Project Name: Winsberg Apartments
2. Address of Subject Property: NW Early Street
3. Parcel ID Number(s): 00-00-00-11602-002, 30-3S-17-11642-000
4. Existing Future Land Use Map Designation: Residential - Medium Density
5. Proposed Future Land Use Map Designation: Residential - High Density
6. Zoning Designation: RMF-1 and RSF-3
7. Acreage: 7.50 Acres
8. Existing Use of Property: Vacant
9. Proposed use of Property: Apartment Buildings

**B. APPLICANT INFORMATION**

1. Applicant Status             Owner (title holder)             Agent
2. Name of Applicant(s): David M. Winsberg            Title: \_\_\_\_\_  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: PO Box 2815  
 City: Lake City            State: FL            Zip: 32056  
 Telephone: (\_\_\_\_) 386-755-7449 Fax: (\_\_\_\_) \_\_\_\_\_ Email: david@winsberginc.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): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_ Email: \_\_\_\_\_

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

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

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: No  
If yes, is the contract/option contingent or absolute:     Contingent     Absolute
2. Has a previous application been made on all or part of the subject property?  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 = \$750.00

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

**NOTICE TO APPLICANT**

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

A total of fourteen (14) 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.

**David M. Winsberg**

Applicant/Agent Name (Type or Print)

David M. Winsberg

Applicant/Agent Signature

August 6, 2023

Date



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

**FOR PLANNING USE ONLY**

Application # Z \_\_\_\_\_  
 Application Fee \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Filing Date \_\_\_\_\_  
 Completeness Date \_\_\_\_\_

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

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

**A. PROJECT INFORMATION**

1. Project Name: Winsberg Apartments
2. Address of Subject Property: NW Early Street
3. Parcel ID Number(s): 00-00-00-11602-002, 30-3S-17-11642-000
4. Future Land Use Map Designation: Residential - Medium Density
5. Existing Zoning Designation: RMF-1 and RSF-3
6. Proposed Zoning Designation: RMF-2
7. Acreage: 7.50 Acres
8. Existing Use of Property: Vacant
9. Proposed use of Property: Apartment Buildings

**B. APPLICANT INFORMATION**

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): David M. Winsberg      Title: \_\_\_\_\_  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: PO Box 2815  
 City: Lake City      State: FL      Zip: 32056  
 Telephone: ( ) 386-755-7449 Fax: ( )      Email: david@winsberginc.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): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

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

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

**NOTICE TO APPLICANT**

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

A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

**David M. Winsberg**

Applicant/Agent Name (Type or Print)

David M. Winsberg

Applicant/Agent Signature

August 4, 2023

Date

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

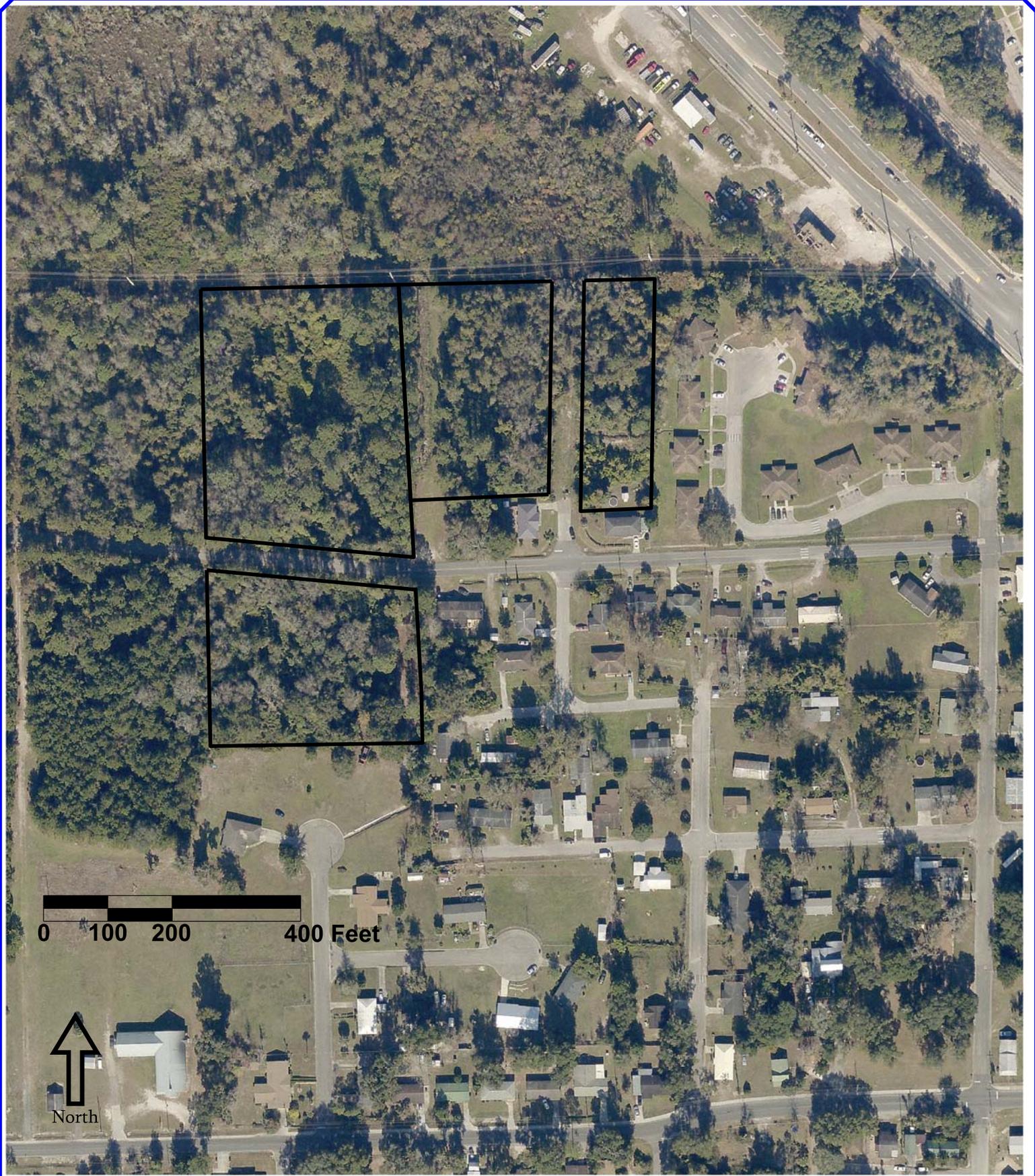
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced



# WINSBERG APARTMENTS

## AERIAL MAP

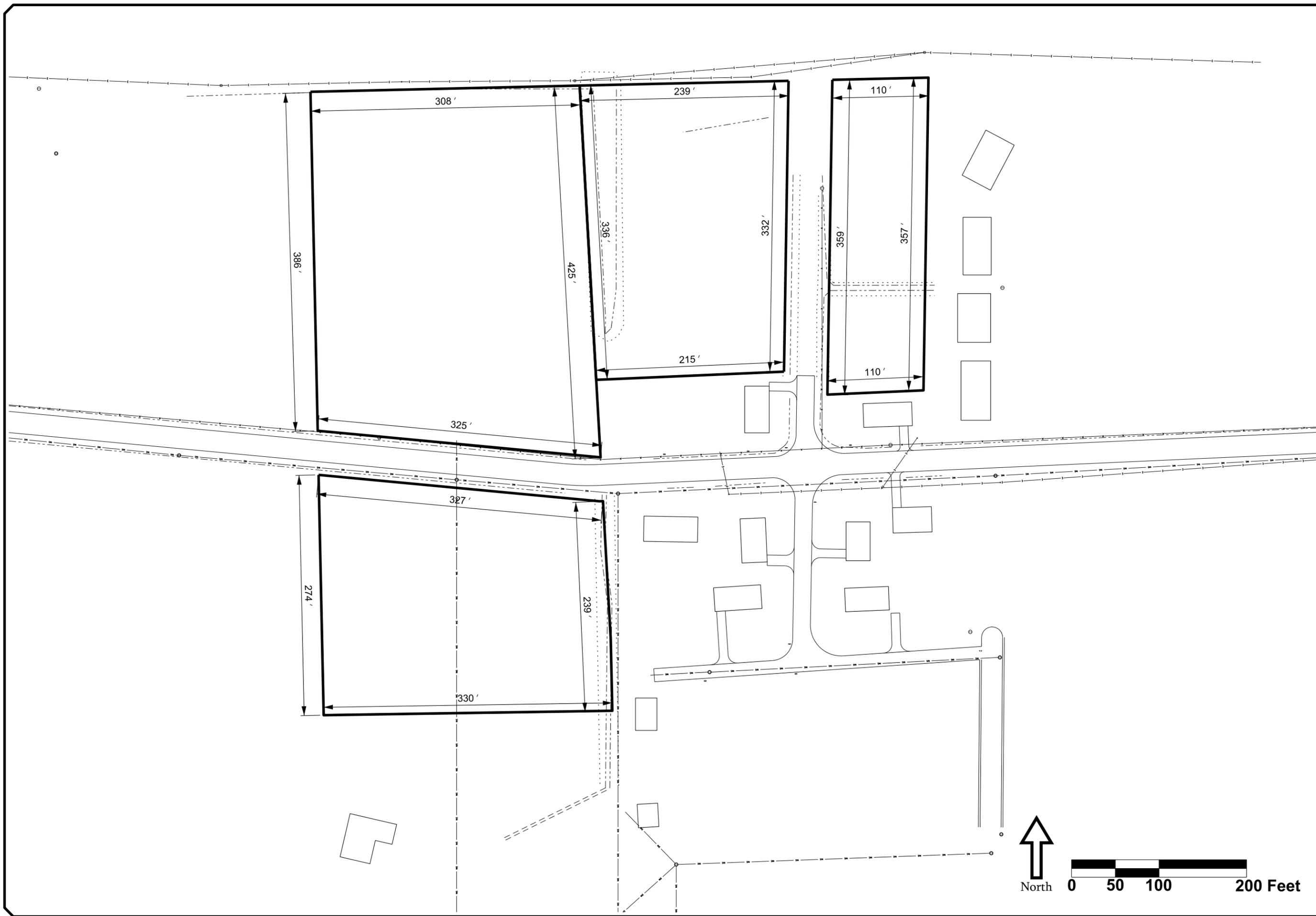
David M. Winsberg  
**Winsberg, Inc.**  
P.O. Box 2815  
Lake City FL, 32056  
PE# 68463 - CA# 29596  
For Permitting and  
Review. Not Final.

PROJECT #

**1933**

SHEET

166



DATE	REVISION NOTES

**WINSBERG APARTMENTS**

EXISTING CONDITIONS

David M. Winsberg  
**Winsberg, Inc.**  
 P.O. Box 2815  
 Lake City FL, 32056  
 PE# 68463 - CA# 29596

For Permitting and  
 Review. Not Final.

DRAWN BY <b>DW</b>	CHECKED BY <b>DW</b>
-----------------------	-------------------------

PROJECT # <b>1933</b>	SHEET <b>167</b>
--------------------------	---------------------

Parcel ID # 30-3S-17-11642-000:

The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

Less and Except:

Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

Parcel ID # 00-00-00-11602-002:

Parcel One:

A parcel of land particularly described as follows:

Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING.

Parcel Two:

A parcel of land particularly described as follows:

Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

Prepared by:  
Michael H. Harrell  
Abstract & Title Services, Inc.  
111 East Howard Street  
Live Oak, Florida 32064

Inst: 201612008372 Date: 5/18/2016 Time: 12:45 PM  
Doc Stamp-Deed: 70.00  
DC, P.DeWitt Cason, Columbia County Page 1 of 3 B:1315 P:513

ATS# 1-38045

### Special Warranty Deed

THIS WARRANTY DEED made the 16<sup>th</sup> day of May 2016, by First Federal Bank of Florida, hereinafter called the grantor, whose address is 4705 W US 90, Lake City, Florida 32055, to David Matthew Winsberg, whose post office address is P.O. Box 2815, Lake City, Florida 32056, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz: Tax ID# R11602-002 & 11642-000

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

AND the Grantor does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantees has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

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

Signed, sealed and delivered in our presence:

Stacy Gamb  
Witness:  
Stacy Gamb  
Printed Name:

First Federal Bank of Florida

BY: Pam Hitt  
Pam Hitt, Senior Executive Vice President

Kathryn E Baird  
Witness  
KATHRYN E. BAIRD  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I hereby certify that on this 16<sup>th</sup> day of May, 2016, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAM HITT, AS SENIOR EXECUTIVE VICE PRESIDENT OF FIRST FEDERAL BANK OF FLORIDA, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. Witness my hand and official seal in the County and State aforesaid this 16<sup>th</sup> day of May, 2016.

Notary Seal

Kathryn E Baird  
Notary Public  
My Commission Expires: 9-7-2019



10. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature, or have heard read to them, the full facts of this affidavit, and understand its context.

First Federal Bank of Florida

BY: *Pam Hitt*  
Pam Hitt, Senior Executive Vice President

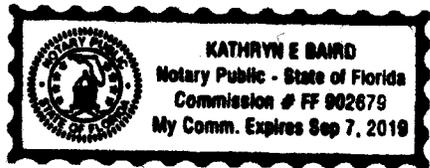
STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2016, by Pam Hitt, as Senior Executive Vice President of First Federal Bank of Florida, personally known to me or, if not personally known to me, who produced driver's licenses for identification and who did not take an oath.

(SEAL)

*Kathryn E Baird*  
NOTARY PUBLIC

My Commission Expires: 9-7-2019



ATS# 38045

EXHIBIT "A"

PARCEL ONE: The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT: Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

PARCEL TWO: A parcel of land particularly described as follows: Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING. PARCEL THREE: A parcel of land particularly described as follows: Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: Commence at the Southeast corner of the W 1/2 of Block "O" Northwestern Division of Lake City, Florida, and run thence South 90 degrees 25 minutes W, 235.0 feet along the South boundary line of the W 1/2 of Block "O" for a POINT OF BEGINNING; run thence South 88 degrees 25 minutes W, 33.0 feet along the South boundary line of said W 1/2 of Block "O", run thence North 01 degrees 40 minutes 40 seconds E, 417.29 feet to the North boundary line of the W 1/2 of Block "O", run thence North 88 degrees 55 minutes E, 33.0 feet along said North boundary line of the W 1/2 of Block "O", run thence South 1 degree 40 minutes 40 seconds W, 417.29 feet to the South boundary line of the W 1/2 of Block "O" and the POINT OF BEGINNING.

[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									
R11602-002	REAL ESTATE	2022									
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;"><b>Mailing Address</b> WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY FL 32056</td> <td style="width: 60%; border: none;"><b>Property Address</b>  <b>GEO Number</b> 000000-11602-002</td> </tr> </table>			<b>Mailing Address</b> WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY FL 32056	<b>Property Address</b>  <b>GEO Number</b> 000000-11602-002							
<b>Mailing Address</b> WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY FL 32056	<b>Property Address</b>  <b>GEO Number</b> 000000-11602-002										
Exempt Amount	Taxable Value										
See Below	See Below										
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><b>Exemption Detail</b> NO EXEMPTIONS</td> <td style="width: 33%; border: none;"><b>Millage Code</b> 001</td> <td style="width: 34%; border: none;"><b>Escrow Code</b></td> </tr> <tr> <td colspan="3" style="border: none;"><b>Legal Description (click for full description)</b></td> </tr> <tr> <td colspan="3" style="border: none;">00-00-00 0000/00002.65 Acres NW DIV: BEG AT NW COR OF W1/2 OF BLK O, RUN E 238.90 FT, S 331.85 FT, W 214.94 FT, N 336.23 FT TO POB. ALSO, COMM AT NW COR OF W1/2 OF BLOCK O, RUN E 288.94 FT FOR POB, CONT E 109.89 FT, S 356.89 FT, W 110 FT, N 359.16 FT TO POB, EX COMM See Tax Roll For Extra Legal</td> </tr> </table>			<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 001	<b>Escrow Code</b>	<b>Legal Description (click for full description)</b>			00-00-00 0000/00002.65 Acres NW DIV: BEG AT NW COR OF W1/2 OF BLK O, RUN E 238.90 FT, S 331.85 FT, W 214.94 FT, N 336.23 FT TO POB. ALSO, COMM AT NW COR OF W1/2 OF BLOCK O, RUN E 288.94 FT FOR POB, CONT E 109.89 FT, S 356.89 FT, W 110 FT, N 359.16 FT TO POB, EX COMM See Tax Roll For Extra Legal		
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<b>Legal Description (click for full description)</b>											
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Ad Valorem Taxes											
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied						
CITY OF LAKE CITY	4.9000	12,720	0	\$12,720	\$62.33						
BOARD OF COUNTY COMMISSIONERS	7.8150	12,720	0	\$12,720	\$99.41						
COLUMBIA COUNTY SCHOOL BOARD											
DISCRETIONARY	0.7480	12,720	0	\$12,720	\$9.51						
LOCAL	3.2990	12,720	0	\$12,720	\$41.96						
CAPITAL OUTLAY	1.5000	12,720	0	\$12,720	\$19.08						
SUWANNEE RIVER WATER MGT DIST	0.3368	12,720	0	\$12,720	\$4.28						
LAKE SHORE HOSPITAL AUTHORITY	0.0001	12,720	0	\$12,720	\$0.00						
<b>Total Millage</b>		18.5989	<b>Total Taxes</b>		\$236.57						
Non-Ad Valorem Assessments											
Code	Levying Authority	Amount									
XLCF	CITY FIRE ASSESSMENT	\$50.40									
<b>Total Assessments</b>					\$50.40						
<b>Taxes &amp; Assessments</b>					\$286.97						

[Prior Years Payment History](#)

[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			
R11642-000	REAL ESTATE	2022			
<b>Mailing Address</b> WINSBERG DAVID MATTHEW P O BOX 2815 LAKE CITY FL 32056		<b>Property Address</b>  <b>GEO Number</b> 303S17-11642-000			
Exempt Amount	Taxable Value				
See Below	See Below				
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 001	<b>Escrow Code</b>			
<u>Legal Description (click for full description)</u> 30-3S-17 0000/00005.30 Acres NW DIV: E1/2 OF E1/2 OF SW1/4 OF NE1/4, EX BLOCK 70 & EX RD R/W. ORB 810-515, POA 1089-2792, 2797, WD 1089-2788, WD 1243-1218, SWD 1315-513,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	7,288	0	\$7,288	\$35.71
BOARD OF COUNTY COMMISSIONERS	7.8150	7,288	0	\$7,288	\$56.96
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	7,288	0	\$7,288	\$5.45
LOCAL	3.2990	7,288	0	\$7,288	\$24.04
CAPITAL OUTLAY	1.5000	7,288	0	\$7,288	\$10.93
SUWANNEE RIVER WATER MGT DIST	0.3368	7,288	0	\$7,288	\$2.45
LAKE SHORE HOSPITAL AUTHORITY	0.0001	7,288	0	\$7,288	\$0.00
<b>Total Millage</b>		18.5989	<b>Total Taxes</b>		\$135.54
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
<b>Total Assessments</b>					\$50.40
<b>Taxes &amp; Assessments</b>					\$185.94

[Prior Years Payment History](#)

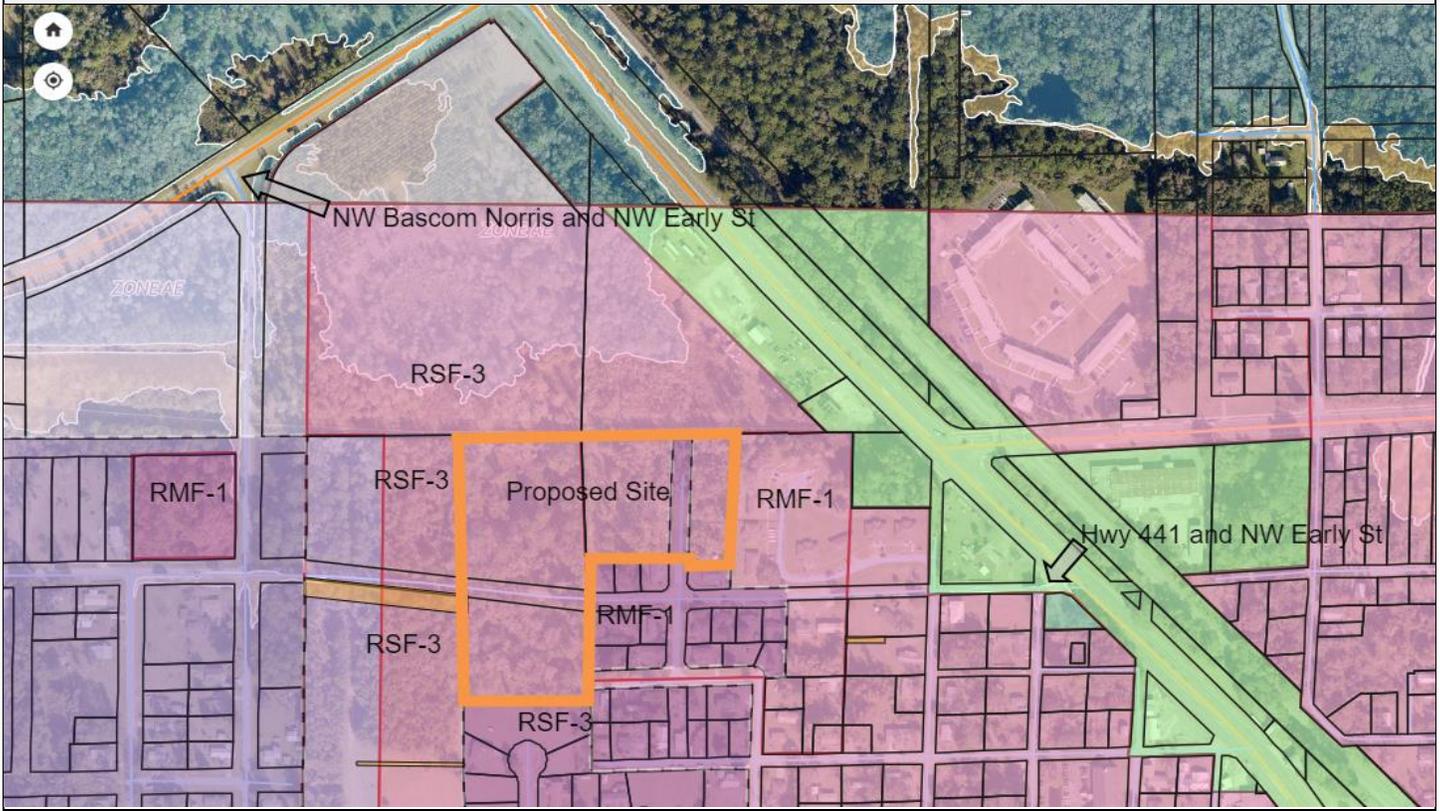
# LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Winsberg Apartments Rezoning-Z23-0 and CPA23-00
Applicant	David Winsberg
Owner	David Winsberg
Requested Action	Rezone parcels 11602-002 and 11642-000 from residential multi-family 1 and residential single-family 3 to residential multi-family 2. Change the FLU from residential medium to residential high.
Hearing Date	
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 7.50 Acres
Location	NW Early St, Lake City, FL
Parcel Number	11602-002 and 11642-000
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High
Current Zoning District	Residential Multi-Family 1 and Residential Single-Family 2
Proposed Zoning	Residential Multi-Family 2 (RMF-2)
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RSF-3	Vacant	
E	Residential Medium	RMF-1	Residential	
S	Residential Medium	RMF-1	Residential	
W	Residential Medium	RSF-3	Vacant	

### Map of Location



### Picture of Location



### Summary of Request

Applicant has petitioned to rezone the above parcel from Residential Multi-Family 1 and Residential Single-Family 3 to Residential Multi-Family 2 and change the FLU from Residential Medium to Residential High. The current density allows for 8 dwelling units per acre and the proposed density will allow for 20 dwelling units. The parcels are not contiguous and are not in close proximity with the Residential Multi-Family 2 Zoning District. The applicants traffic analysis states that this change will potentially add 997.5 trips per day on NW Early St.

# Project Summary

**Project Name:** Winsberg Apartments CPA and Re-zoning

**Project Number:** CPA23-06 and Z23-07

**Parcel Number:** 11602-002 and 11642-000

## Project Notes

- Project type: Re-zoning and comprehensive plan amendment
- Future land use is: Residential Medium
- Proposed future land use is: Residential High
- Zoning designation is: Residential Single-Family 3 and Residential Multi-Family 1
- Proposed zoning is: Residential Multi-Family 2
- Proposed use of the property: Family Housing
- Land is conducive for use: Yes, per the LDR section 4.9.2.2. The parcel is not contiguous with other parcels that are residential multi-family 2 zoning district and is not in close proximity.
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Project Z23-07 and CPA23-05 is for a re-zoning 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. The parcel is not contiguous with the Residential Multi-Family 2 Zoning District. At this time the City has concerns of traffic on Early Street as this proposed project would add an additional 997.5 trips per day per applicants traffic analysis.



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

---

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

Date: 08-17-2023

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

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

Project Number: CPA23-00 and Z23-00

Project Name: Winsberg Apartments

Project Address: NW Early St

Project Parcel Number: 11602-002 and 11642-000

Owner Name: David Winsberg

Owner Address: PO Box 2815, Lake City, FL

Owner Contact Information: Telephone Number: 386-755-7449 Email: david@winsberginc.com

Owner Agent Name: \_\_\_\_\_

Owner Agent Address: \_\_\_\_\_

Owner Agent Contact Information: Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

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:** \_\_\_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Planning and Zoning: Reviewed by:** Robert Angelo **Date:** 08/28/2023

**Comments:** The property is not contiguous to a residential multi-family 2 zoning district and is not in close proximity. However it is contiguous to a residential multi-family1. Proposed use would put 997.5 trip per day on Early St per traffic analysis.

**Business License: Reviewed by:** Marshall Sova **Date:** 8/17/2023  
Marshall Sova (Aug 17, 2023 09:12 EDT)

**Comments:** If approved and apartments are built a business license will need to be applied for.

**Code Enforcement: Reviewed by:** Marshall Sova **Date:** 8/17/2023  
Marshall Sova (Aug 17, 2023 09:12 EDT)

**Comments:** No open code enforcement cases

**Permitting: Reviewed by:** Angela **Date:** 8/17/23

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Water Department: Reviewed by:** Michael L. Osborn Jr. Michael L. Osborn Jr. (Aug 17, 2023 13:14 EDT) **Date:** 8/17/23

**Comments:** None

**Sewer Department: Reviewed by:** Cody P Cody P (Aug 17, 2023 10:53 EDT) **Date:** 8/17/23

**Comments:** None

**Gas Department: Reviewed by:** Steve Brown Steve Brown (Aug 17, 2023 13:31 EDT) **Date:** \_\_\_\_\_

**Comments:** \_\_\_\_\_

**Water Distribution/Collection: Reviewed by:** brian scott brian Scott (Aug 17, 2023 13:19 EDT) **Date:** \_\_\_\_\_

**Comments:** will need utility plans , utilities will have to be extended to some property.

**Customer Service: Reviewed by:** Shasta Pelham Shasta Pelham (Aug 18, 2023 07:59 EDT) **Date:** 08/18/23

**Comments:** A tap application and utility plans must be submitted in order to request water, sewer and/or natural gas services.  
The tap fees, impact fees and utility deposit will be calculated upon approval of the tap application.

This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for :

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** *Steve Brown* Steve Brown (Aug 17, 2023 13:31 EDT) **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Fire Department: Reviewed by:** *Dwight Booger* **Date:** 08/17/2023

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Police Department: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.