

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

July 14, 2021 at 5:30 PM

Venue: CMT - Communications Media Technology

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the July 14, 2021 Planning and Zoning Board Meeting Meeting via telephonic and video conferencing communications media technology.

To participate: The Planning and Zoning Board Meeting Meeting instructions are located at the end of this agenda.

AGENDA

INVOCATION

ROLL CALL

MINUTES

[i.](#) 6/1/21 minutes

OLD BUSINESS

NEW BUSINESS

- [ii.](#) Z 21-05- an application submitted by Brad Dicks (agent) for DD of N Florida Inc, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Residential Single Family 3 (RSF 3) to Residential Multifamily 2 (RMF-2) on property described, as follows: Parcel No. **13319-000/13315-000/133169-000/13316-002**

WORKSHOP

ADJOURNMENT

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.

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology.

Members of the public may **attend the meeting online** at:
<https://us02web.zoom.us/j/84067027714>

Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099

Webinar ID: 840 6702 7714#

Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (i) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings:

1-844-992-4726 (toll-free)

Enter access code 173 541 6832#

Then it will ask for attendee ID number, just press #

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



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

**MINUTES
 SPECIAL CALLED
 PLANNING & ZONING BOARD
 May 18, 2021-5:30 P.M.**

INVOCATION

1. ROLL CALL

Ms. Georgalis-Present	Mr. Adel- Absent
Ms. Douberly-Present	Mr. Lydick-Present
Mr. Baughn-Present	
Mr. Naylor-Absent	

2. MINUTES: To approve the minutes of the April 6, 2021 meeting-correction of meeting requested as Mr. Naylor was present and not counted in minutes
Motion to approve by Mr. Baughn, Seconded by Ms. Douberly, Passed unanimously.

NEW BUSINESS:

SPR- 21-02 Submitted by Carol Chadwick, agent who was sworn in by Chairperson, Mavis Georgalis and gave her address as 1208 SW Fairfax Glen, Lake City, FL, to request a site plan review for new construction (700 sq. ft. building) in a commercial (CI) zoning district as described in section 4.13 of the Land Development Regulations on property described as Columbia County Parcel No. 02465-103 as lying within the City of Lake City, Florida, City Limits.

Discussion occurred, Motion to close public hearing by Mr. Lydick, seconded by Ms. Douberly. Motion to approve the petition was made by Mr. Baughn and seconded by Ms. Douberly, Passed unanimously

Z –21-04 Submitted by Marvin Slay, owner, sworn in by Chairperson, Mavis Georgalis, to request a zoning change for salon rentals, in a residential zoning district (RSF-3), as described in section 4.5.1 of the Land Development Regulations on property described as Columbia County Parcel No. 12515-000 as lying within the City of Lake City, Florida, City Limits

Discussion occurred, Motion to close public hearing by Ms. Douberly, seconded by Mr. Lydick. Motion to approve the petition was made by Ms. Douberly, seconded by Mr. Lydick., Passed unanimously

SPR- 21-03 Submitted by Nathaniel Steventon, agent, to request a site plan review for placement of a residential backyard shed, in a commercial general zoning district (CG), as described in section 4.12.1 of the Land Development Regulations on property described as

Columbia County Parcel No. 07647-001 as lying within the City of Lake City, Florida, City Limits.

Discussion occurred, Motion to table petition as it was incomplete (missing site plan) by Mr. Lydick, seconded by Ms. Douberly. Passed unanimously

Petition Z 21-03-Submitted by Nathaniel Steventon, agent, who was sworn in by Chairperson, Mavis Georgalis and address for the record is: 300 Colonial St. Live Oak, FL.- to request a zoning change for placement of a residential backyard shed, in a commercial general zoning district (CG), as described in section 4.12.1 of the Land Development Regulations on property described as Columbia County Parcel No. 07647-001 as lying within the City of Lake City, Florida, City Limits

Discussion occurred, Motion to close public hearing by Mr. Lydick, seconded by Ms. Douberly. Motion to approve the petition was made by Mr. Lydick and seconded by Mr. Baughn, Passed unanimously

(Note: Petition Z 21-03 and CPA 21-01 were discussed together)

CPA – 21-01 Submitted by Nathaniel Steventon, agent, (previously sworn in) to request a comprehensive plan amendment for placement of a residential backyard shed, in a commercial general zoning district (CG), as described in section 4.12.1 of the Land Development Regulations on property described as Columbia County Parcel No. 07647-001 as lying within the City of Lake City, Florida, City Limits

Discussion occurred, Motion to approve the petition was made by Mr. Lydick and seconded by Mr. Baughn, Passed unanimously

LDR 21-02, submitted by the City of Lake City-presented by David Young, sworn in by Chairperson, Mavis Georgalis- an application by the City Council to amend the text of the Land Development Regulations by amending Section 4.16.9 entitled Maximum Lot Coverage By All Buildings by changing the floor area ratio from 0.75 to 1.0 within the “ILW” Industrial, Light and Warehousing zoning district and by amending Section 4.17.9 entitled Maximum Lot Coverage By All Buildings by changing the floor area ratio from 0.50 to 1.0 within the “I” Industrial zoning district

Discussion occurred, Motion to close public hearing by Mr. Lydick, seconded by Mr. Baughn. Motion to approve the petition was made by Mr. Baughn and seconded by Ms. Douberly, Passed unanimously

OLD BUSINESS: NONE

WORKSHOP QUESTIONS: NONE

ADJOURNMENT: Motion made to adjourn meeting by Mr. Adel and seconded by Mr. Baughn Time: 6:04pm

Mavis Georgalis, Board Chairman

Date Approved

Beverly Jones
Secretary

Date Approved

**GROWTH MANAGEMENT**

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

FOR PLANNING USE ONLYApplication # Z 21-05Application Fee \$ 750

Receipt No. _____

Filing Date 6/8/21

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: DD of North Florida Inc.
2. Address of Subject Property: SE Church Ave/SE McCray Ave.
3. Parcel ID Number(s): 13316-002, 13315-100, 13316-000, 13319-000
4. Future Land Use Map Designation: Residential Med Density
5. Existing Zoning Designation: RSF-3
6. Proposed Zoning Designation: RMF-2 RMF1 RF
7. Acreage: 1.54
8. Existing Use of Property: Vacant Land
9. Proposed use of Property: Multi-Family Residential

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brad Dicks Title: Agent
 Company name (if applicable): United Country Dicks Realty
 Mailing Address: P.O. Box 1
 City: Lake City State: FL Zip: 32056-0001
 Telephone: (386) 752-8585 Fax: (386) 758-6760 Email: Brad@DicksRealty.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): DD of North Florida Inc.
 Mailing Address: 546 Dortch Street
 City: Fort White State: FL Zip: _____
 Telephone: (386) 623-3396 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.

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

Date: 06/08/2021
Receipt: 2021-00060136
Description: Zoning Change
Cashier: Desiree Waller
Received From: DD of North
Florida

ZF	750.00
Zoning Change	
Receipt Total	750.00
Total Check	750.00
Total Remitted	750.00
Total Received	750.00

City of Lake City Utilities



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

FOR PLANNING USE ONLYApplication # Z 21-05Application Fee \$ 750

Receipt No. _____

Filing Date 6/8/21

Completeness Date _____

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

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6. Proposed Zoning Designation: RMF-2
7. Acreage: 1.54
8. Existing Use of Property: Vacant Land
9. Proposed use of Property: Multi-Family Residential

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*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? **No**
 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 ☐ No
 Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
 Variance: ☐ Yes ☐ No ☒ X
 Variance Application No. _____
 Special Exception: ☐ Yes ☐ No ☒ X
 Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

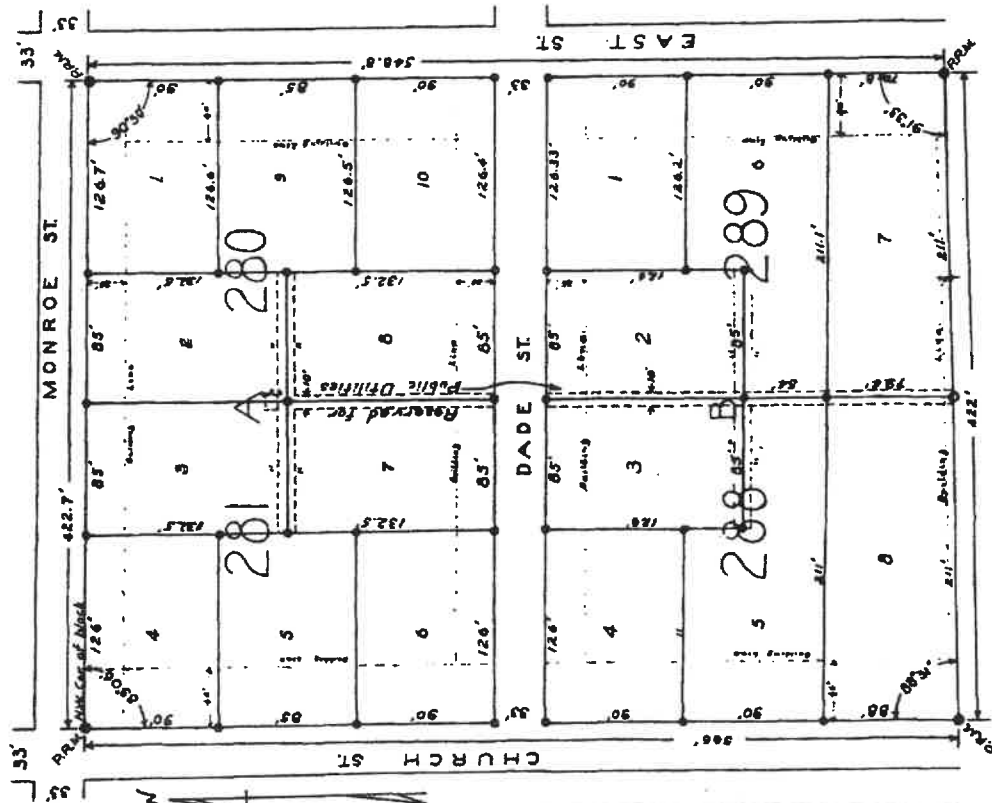
1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary 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.

GRAYS SUBDIVISION LAKE CITY, FLORIDA

A REPLAT OF

LOTS OR BLOCKS NOS. 280-281-288 & 289 IN THE
EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA
SITUATED IN SW 1/4 OF NE 1/4 OF SEC. 32, T-3-S, R-17-E, COLUMBIA
COUNTY, FLORIDA



We do hereby certify that we are the owners of the above described land and hereby dedicate to the public the streets as shown on this plat

Witness
State of Florida
County of Columbia

I hereby certify that on this day personally appeared before me James H. Smith and John H. Smith his wife, known to me to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free and voluntary act for the uses and purposes therein expressed, and the said James H. Smith wife of the said John H. Smith on an examination taken and made separate and apart from her said husband acknowledged that she made herself party to the said instrument for the purpose therein expressed and that she executed the same freely and voluntarily and without any compulsion, apprehension, constraint or fear of or from her said husband.

Witness my hand and official seal this 26 day of December 1939

W. B. H. Smith Notary Public.

My Commission Expires Aug 7 1940

Approved by the City Commission of Lake City, Florida this 26 day of December 1939

James H. Smith Seal.

Approved by the Board of County Commissioners of Columbia County this 26 day of December 1939

James H. Smith Seal.

I do hereby certify that this is a correct representation of the above described property and sub-division thereof and that R.R.M.S have been set as required by law and shown on this plat 11/17/39

James H. Smith Surveyor Cert No. 19

SCALE
1" = 60'

CANOVAS ADDITION

2

DD of North FI
Florida, AC +/-



Boundary Boundary

11
icks
P: 386-752-8585

www.dicksrealty.com

1286 W US Hwy 90, Lake City FI 32055



The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy of the map.

Item ii.

Concurrency Impact Analysis

This project is small scale and will not have any measurable impact to public facilities. Potable water and sewer usage will not infringe on the systems capabilities.

Article 12 Requirement Analysis

- A: The requested zoning change would be in conformance with the county's comprehensive plan and would not have any adverse effect on the county's comprehensive plan.
- B. The existing land use pattern is a residential district bordered by commercial and office uses to the North, South and East. This site is within the Lake Isabaella historic residential district which will be an asset for a small scale, multifamily development. Future architectural submittals shall keep those requirements in mind should this request be approved.
- C. This request would not provide any possibility of creating an isolated district unrelated to adjacent and nearby districts. The proposed use is low density, residential in nature.
- D. This project is small scale and would not adversely affect any public utilities, infrastructure or services.
- E. Existing district boundaries are logically drawn and are in concurrence with present conditions.
- F. Conditions have been rapidly changing and residential units of all types are in short supply. The current residential trend has turned a very tight residential rental market into one that can no longer meet the needs of local residents. New residential units of all types are desperately needed.
- G. There are no adverse conditions anticipated for neighboring owners. There will be buffers in place as required. In addition, the cost of a project of this nature will require an owner to maintain desirable conditions within his project. This project will be successful, but in order for it to do so, must be constructed and operated to where it creates a desirable atmosphere.
- H. There are no public safety impacts anticipated nor will there be any traffic issues related to this project. There is access by two streets and traffic will likely be split from the Northern and Southern approaches.
- I. No drainage problems shall be created by this project.
- J. No reduction in light or air shall be realized due to this project.
- K. There are no negative property value impacts anticipated. For many years, this site has remained undeveloped and seemingly forgotten. Conditions such as this create a subtle feeling of undesirability for surrounding properties. Land that nobody wants to use can create an atmosphere of a neighborhood that is declining and not improving. New construction creates an atmosphere of revitalization and shows the neighborhood is currently good for investing in.
- L. This proposed change will have no detrimental impact to the improvement or development of surrounding properties.

M. This project will not be a special privilege in any way. This project is designed to benefit families in desperate need of residential rental space in a location that they feel safe.

N. The market trend and construction costs often steer builders away from new single family construction in neighborhoods that are older in nature. Typically such construction is cost based. Rather than attempt constructing the lowest cost housing possible while retaining quality, this change affords an opportunity to increase the investment and have a product that is appealing to those that that can afford it.

O. This project is not out of scale with the neighborhood and City needs. Residential housing is in very short supply compared to demand. In addition, current zoning has not enticed the neighborhood to receive new construction as there are numerous vacant lots in a subdivision that is 100 years old.

P. Multi Family home sites are not readily available in areas close to essential services.

Legal Description

Includes tax parcel numbers; 00-00-00-13316-002, 00-00-00-13315-100, 00-00-00-13316-000, and 00-00-00-13319-000

Lots 6, 7, 8 and 10, Block A; and Lots 1 and 2, Block B, of Grays Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 101, public records, Columbia County, Florida

This instrument prepared by:
 William J. Haley, Esquire
 Brannon, Brown,
 Haley & Bullock, P. A.
 P. O. Box 1029
 Lake City, FL 32056-1029

Inst:2006015641 Date:06/28/2006 Time:14:02
 Doc Stamp-Deed : 868.00
 DC, P. DeWitt Cason, Columbia County B:1088 P:885

WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 2006 between **WILLIAM J. HALEY**, a married man, who does not reside on the property, but who resides at 404 SW Montgomery Street, Lake City, Florida 32025; **NORBIE J. RONSONET, SR.**, a married man, who does not reside on the property, but who resides at Inglewood Avenue, Lake City, Florida 32025; **CHURCH STREET GROUP, INC.**, a Florida corporation, having a mailing address of P.O. Box 1029, Lake City, Florida 32056-1029, hereinafter collectively referred to as Grantors, and **DD OF NORTH FLORIDA, INC.**, a Florida corporation, having a mailing address of P. O. Box 39, Fort White, Florida, 32038 hereinafter referred to as Grantee.

WITNESSETH: That said Grantors, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lots 6, 7, 8 and 10, Block A; and Lots 1 and 2, Block B, of GRAYS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 101, public records of Columbia County, Florida.

PARCEL I.D. NOS.: 00-00-00-13319-000; 00-00-00-13316-002; 00-00-00-13315-100; and 00-00-00-13316-000.

SUBJECT TO: Taxes and special assessments for the year 2006 and subsequent years; restrictions, reservations, rights of way for public roads, and easements of record, if any; and zoning and any other governmental restrictions regulating the use of the lands.

and said Grantors do hereby fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sherry M. Bush
Print Name: Sherry M. Bush
Witness as to William J. Haley

William J. Haley
William J. Haley

Debbie G. Moore
Print Name: Debbie G. Moore
Witness as to William J. Haley

Martha DiSano
Print Name: Martha DiSano
Witness as to Norbie J. Ronsonet, Sr.

Norbie J. Ronsonet, Sr.
Norbie J. Ronsonet, Sr.

Debbie G. Moore
Print Name: Debbie G. Moore
Witness as to Norbie J. Ronsonet, Sr.

**CHURCH STREET GROUP,
INC., a Florida corporation**

Sherry M. Bush
Print Name: Sherry M. Bush

By: William J. Haley
William J. Haley
Vice President

Debbie G. Moore
Print Name: Debbie G. Moore

Inst: 2006015641 Date: 06/28/2006 Time: 14:02

Doc Stamp-Deed : 868.00

DC, P. DeWitt Cason, Columbia County B: 1088 P: 886

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 27th day of June, 2006, by William J. Haley who is personally known to me.



Debbie G. Moore
Commission # DD400475
Expires March 16, 2009
Bonded Troy Fair - Insurance, Inc. 800-365-7019

Debbie G. Moore
Notary Public, State of Florida

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 28th day of June, 2006, by Norbie J. Ronsonet, Sr., who is personally known to me, or whom produced _____, as identification.



Debbie G. Moore
Commission # DD400475
Expires March 16, 2009
Bonded Troy Fair - Insurance, Inc. 800-365-7019

Debbie G. Moore
Notary Public, State of Florida

Inst:2006015641 Date:06/28/2006 Time:14:02
Doc Stamp-Deed : 868.00
DC,P.Dewitt Cason,Columbia County B:1088 P:887

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 27th day of June, 2006, by William J. Haley, as Vice President of Church Street Group, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.



Debbie G. Moore
Commission # DD400475
Expires March 16, 2009
Bonded Troy Fair - Insurance, Inc. 800-365-7019

Debbie G. Moore
Notary Public, State of 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, DD of North Florida Inc (owner name), owner of property parcel

number 13319-000, 13316-000, 13315-000, 13316-000 (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>Brad Dicks</u>	1. <u>Brad Dicks</u>
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Owner Signature (Notarized) [Signature] Date 6/2/21

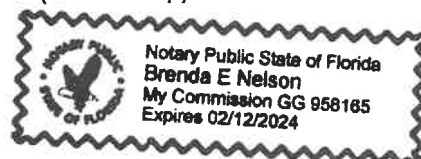
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Gary Newsome, personally appeared before me and is known by me or has produced identification (type of I.D.) [blank] on this 2nd day of June, 20 21.

NOTARY'S SIGNATURE Brenda E. Nelson

(Seal/Stamp)



Columbia County Tax Collector

Item ii.

generated on 6/3/2021 10:19:14 AM EDT

Tax Record

Last Update: 6/3/2021 10:17:39 AM 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 R13319-000	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address DD OF NORTH FLORIDA INC 546 SW DORTCH ST FORT WHITE FL 32038	Property Address 302 MCCRAY SE LAKE CITY GEO Number 000000-13319-000	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 00-00-00 0000/0000.51 Acres E DIV: LOTS 1 & 2 BLOCKS 288 & 289 BLOCK B GRAY'S S/D. ORB 619-166, 837-2416, WD 1088-885,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	10,507
BOARD OF COUNTY COMMISSIONERS	8.0150	10,507
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	10,507
LOCAL	3.7810	10,507
CAPITAL OUTLAY	1.5000	10,507
SUWANNEE RIVER WATER MGT DIST	0.3696	10,507
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,507
		Exemption Amount
		0
		Taxable Value
		\$10,507
		Taxes Levied
		\$51.48
		\$84.21
		\$7.86
		\$39.73
		\$15.76
		\$3.88
		\$0.00
Total Millage	19.3137	Total Taxes
		\$202.92
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$253.32
If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/18/2020	PAYMENT	5000068.0004	2020	\$243.19

Columbia County Tax Collector

Item ii.

generated on 6/3/2021 10:18:45 AM EDT

Tax Record

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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 R13316-000	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address DD OF NORTH FLORIDA INC 546 SW DORTCH ST FORT WHITE FL 32038	Property Address GEO Number 000000-13316-000	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 00-00-00 0000/0000.51 Acres E DIV: LOTS 8 & 10 BLOCK A, GRAY'S S/D OF BLKS 280 & 281. ORB 747-1578, 810-1887-1891, CASE# 94-262-CP 827-992, 839-044, 841-1724, WD 1088-885		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	10,513
BOARD OF COUNTY COMMISSIONERS	8.0150	10,513
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	10,513
LOCAL	3.7810	10,513
CAPITAL OUTLAY	1.5000	10,513
SUWANNEE RIVER WATER MGT DIST	0.3696	10,513
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,513
		Exemption Amount
		0
		Taxable Value
		\$10,513
		Taxes Levied
		\$51.51
		\$84.26
		\$7.86
		\$39.75
		\$15.77
		\$3.89
		\$0.00
Total Millage	19.3137	Total Taxes
		\$203.04
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$253.44
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
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Columbia County Tax Collector

Item ii.

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Tax Record

Last Update: 6/3/2021 10:16:00 AM 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 R13316-002	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address DD OF NORTH FLORIDA INC 546 SW DORTCH ST FORT WHITE FL 32038	Property Address GEO Number 000000-13316-002	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 00-00-00 0000/0000.25 Acres E DIV: LOT 6 BLOCK A GRAY'S S/D. ORB 581-456, 838-637, 839-2341, 840-447, WD 1088-885		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	8,100
BOARD OF COUNTY COMMISSIONERS	8.0150	8,100
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	8,100
LOCAL	3.7810	8,100
CAPITAL OUTLAY	1.5000	8,100
SUWANNEE RIVER WATER MGT DIST	0.3696	8,100
LAKE SHORE HOSPITAL AUTHORITY	0.0001	8,100
		Exemption Amount
		0
		Taxable Value
		\$8,100
		Taxes Levied
		\$39.69
		\$64.92
		\$6.06
		\$30.63
		\$12.15
		\$2.99
		\$0.00
Total Millage	19.3137	Total Taxes
		\$156.44
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$206.84
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/18/2020	PAYMENT	5000068.0003	2020	\$198.57

Columbia County Tax Collector

Item ii.

generated on 6/3/2021 10:18:15 AM EDT

Tax Record

Last Update: 6/3/2021 10:16:40 AM 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 R13315-100	Tax Type REAL ESTATE	Tax Year 2020
Mailing Address DD OF NORTH FLORIDA INC 546 SW DORTCH ST FORT WHITE FL 32038	Property Address GEO Number 000000-13315-100	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 00-00-00 0000/0000.26 Acres E DIV: LOT 7 BLK A GRAY'S S/D. ORB 646-422, 838-637, 839-2341, WD 1088-885,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	2,098
BOARD OF COUNTY COMMISSIONERS	8.0150	2,098
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	2,098
LOCAL	3.7810	2,098
CAPITAL OUTLAY	1.5000	2,098
SUWANNEE RIVER WATER MGT DIST	0.3696	2,098
LAKE SHORE HOSPITAL AUTHORITY	0.0001	2,098
		Exemption Amount
		0
		Taxable Value
		\$2,098
		Taxes Levied
		\$10.28
		\$16.82
		\$1.57
		\$7.93
		\$3.15
		\$0.78
		\$0.00
Total Millage	19.3137	Total Taxes
		\$40.53
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40
Total Assessments		\$50.40
Taxes & Assessments		\$90.93
If Paid By	Amount Due	
	\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/18/2020	PAYMENT	5000068.0001	2020	\$87.29



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Florida Profit Corporation
DD OF NORTH FLORIDA, INC.

Filing Information

Document Number	P02000068768
FEI/EIN Number	03-0470498
Date Filed	06/05/2002
Effective Date	06/01/2002
State	FL
Status	ACTIVE

Principal Address

546 SW DORTCH STREET
FT. WHITE, FL 32038

Changed: 04/13/2013

Mailing Address

546 SW DORTCH STREET
FT. WHITE, FL 32038

Changed: 04/13/2013

Registered Agent Name & Address

NEWSOME, GARY
546 SW DORTCH ST.
FT. WHITE, FL 32038

Address Changed: 04/13/2013

Officer/Director Detail

Name & Address

Title P

NEWSOME, GARY
546 SW DORTCH STREET
FT. WHITE, FL 32038

Title VP

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	06/18/2020
2021	04/26/2021

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