PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

May 03, 2022 at 5:30 PM Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

<u>i.</u> April 5, 2022

OLD BUSINESS - None

NEW BUSINESS

- ii. Comprehensive Plan Amendment CPA-22-03 Frank and Lanes Heating and Air, LLC (Agent: Carol Chadwick)
- iii. Zoning Change Z-22-02 Frank and Lanes Heating and Air, LLC (Agent: Carol Chadwick)
- iv. Special Exception SE-22-02 Avis Budget Car Rental, LLC (Agent: Peter Piracci)
- <u>v.</u> Site Plan Review SPR-22-11 North Florida Primary Care, LLC (Agent: Carol Chadwick)

WORKSHOP/DISCUSSION ITEMS - 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. April 5, 2022

Meeting Minutes Planning and Zoning

Date: _	04/05/2022	
Roll Cal	l:	
	Mr. Lydick- Present	Mrs. McKellum-Present
	Mr. Cooper-Present	
	Mr. Nelson-Present	
	Ms. Georgalis-Present	
	Mr. Carter-Present	
Approv	al of Past Minutes-Approve the min	utes of the03/08/2022 Meeting.
		Motion By:Mr. Lydick
		Seconded By:Mr. Nelson
Comme	nts or Revisions:	
No com	ments or revisions.	
New Bu	siness:	
Petition	# SPR22-10	Presented By: Josh Cockrell
As owne	er or agent and gives address of:	
	er is Sworn in by: rgalis	
		ckrell for Culver's of Lake City. Applying for a Site Plan L 0664). Mr. Lydick asked about the amount of site bore
•••		information other than what was presented in the
-	-	ell said that Cal-Tec approved the site. Mr. Nelson asked
	•	ed. Mr. Sova said that FDOT approved site. Motion by Mr.
	nd seconded by Mr. Lydick Passed u	
Motion	to close Public Hearing: Mr. Carter	
Motion	to Approve/Deny By: Mr. Carter	
Motion	Seconded By: Mr. Nelson	
Motion	to Adjourn by: Mr. Lydick	
Time: 6		
Motion		

Mavis Georgalis, Board Chairperson

Date Approved

Marshall Sova, Interim Secretary

Date Approved

File Attachments for Item:

ii. Comprehensive Plan Amendment - CPA-22-03 Frank and Lanes Heating and Air, LLC (Agent: Carol Chadwick)



 \frown

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: <u>Franks & Lane Heating and Air LLC</u>
- 2. Address of Subject Property: <u>TBD</u>
- 3. Parcel ID Number(s): 00-00-00-13752-001
- 4. Existing Future Land Use Map Designation: <u>Residential Medium Density</u>
- 5. Proposed Future Land Use Map Designation: <u>Commercial</u>
- 6. Zoning Designation: <u>RSF-3/RO</u>
- 7. Acreage: 0.767
- 8. Existing Use of Property: vacant
- 9. Proposed use of Property: commercial

B. APPLICANT INFORMATION

- 2. Name of Applicant(s): <u>Carol Chadwick, PE</u>_____Title:_____Title:_____Title:______Title:______Title:______Title:______Title:______Title:______Title:______Title:______Title:______Title:______Title:______Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:____Title:___Title:____Title:____Title:___Title:___Title:___Title:___Title:___Title:___Title:___Title:___Title:___Title:___Title:___Title:___Title:__Title:__Title:__Title:___Title:_Title:

City: Lake City _____ State: FL ____ Zip: <u>32025</u>

Telephone: (307)680.1772___Fax:(___)___Email: ccpewyo@gmail.com____ PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): <u>Franks & Lane Heating and Air LLC</u>

Mailing Address: 219 SW Cypress Glen

City: Lake City _____ State: FL ____ Zip: 32025_____

Telephone:(386) 688.1139 Fax:(____) Email: franksandlaneac@gmail 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

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: <u>n.a.</u>
If yes, is the contract/option contingent or absolute:
Has a previous application been made on all or part of the subject property? □Yes X□No
Future Land Use Map Amendment:
Future Land Use Map Amendment Application No.
Site Specific Amendment to the Official Zoning Atlas (Rezoning): _YesX _No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No.
Variance: 🗆 Yes X 🗆 No
Variance Application No.
Special Exception: \Box Yes X \Box 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.

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

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 BEFORETHE 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)

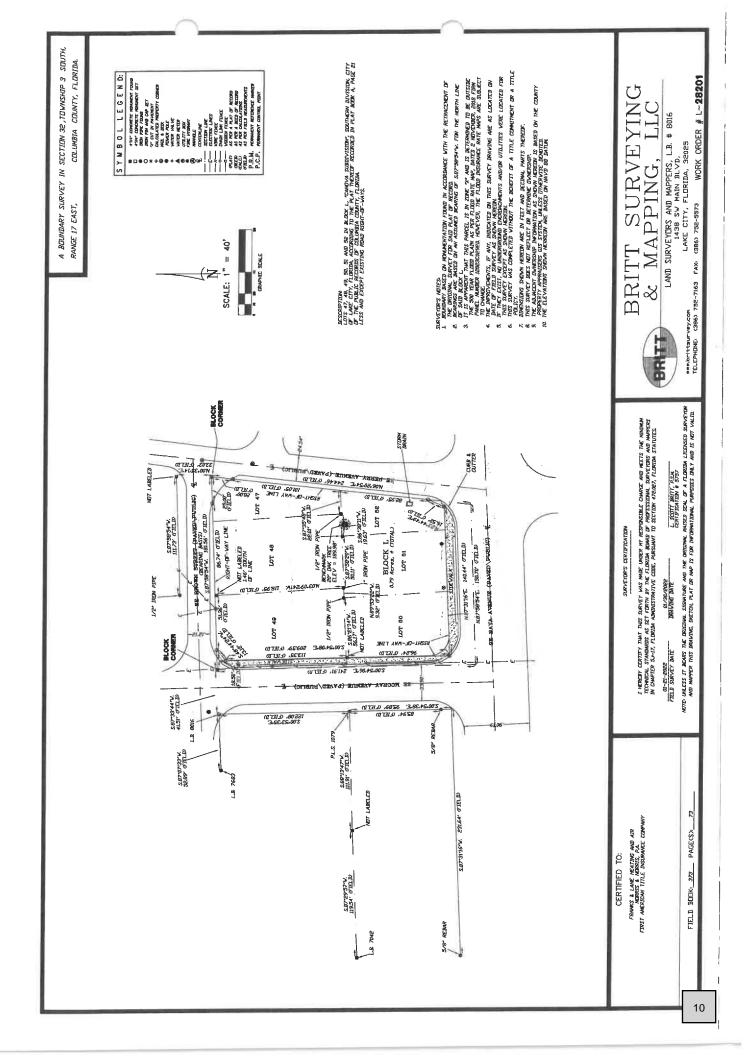
Applicant/Agent Signature

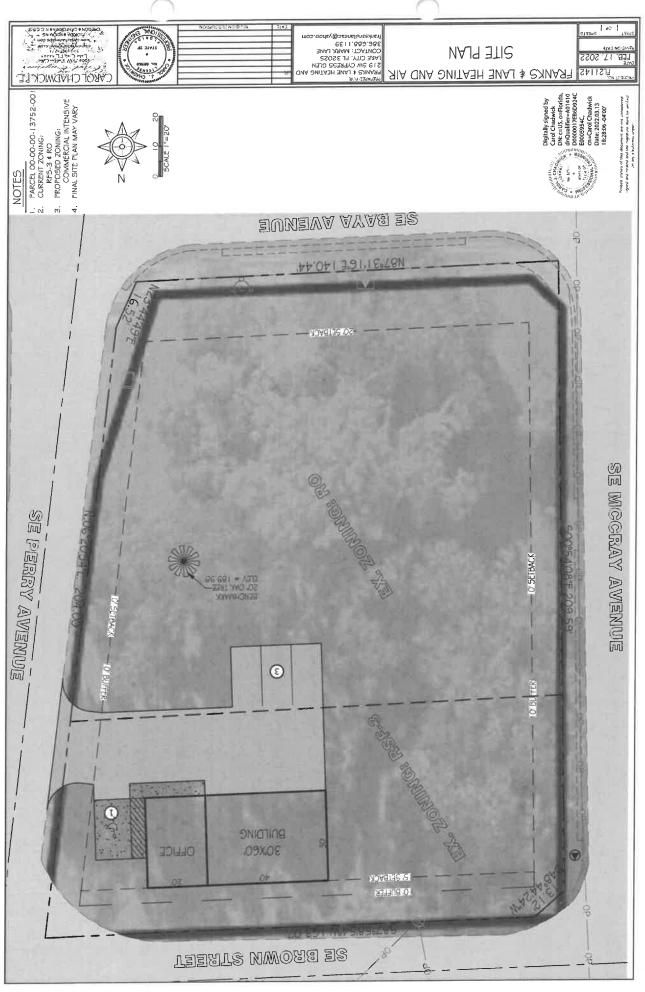


Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A0141 0D0000017EB6D9 24CE0005954C, cn=Carol Chadwick Date: 2022.03.13 18:28:17 -04'00'

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

Date





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 1, 2022

re: Franks & Lane Heating and Air Impact Analysis

The site is currently vacant. The proposed business will use City sewer and water, if available.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 110
- 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: 9.06 ADT \$ 1.26 Peak PM trips
- Potable Water: 45 gallons per day
- Potable Water: 45 gallons per day
- Solid Waste: 3.30 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=A0141 0D0000017EB6D92 4CE0005954C, cn=Carol Chadwick Date: 2022.03.13 18:27:53 -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 #FL21142

REVISED CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Employees	Total ADT	Total PM Peak
110	General Light Industrial	3.02	0.42	3.00	9.06	1.26

*Per employee

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	F.A.C. Gallons		Total (Gallons Per Day)				
Office Building	15.00	3.00	45.00				
* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can very 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							
Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)				

Office Building15.003.0045.00* Multiplier is based upon Ch. 64E.6008, F.A.C. and can very from square footage, number of
employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3EMPLOYEES)

Per Day (GPD)

Multiplier*

Solid Waste Analysis						
Use	Tons Per Dwelling Unit**	S.F.	Total (Tons Per Year)			
Office	1.00	1800.00	3.30			
**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

March 13, 2022

re: Franks & Lane Heating and Air Comprehensive Plan Consistency Analysis

The Franks & Lane Heating and Air proposed comprehensive plan amendment change is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

• Objective I.I 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 fronts SE Baya Drive. The area is trending towards commercial uses with residential uses farther from SE Baya Drive.

• 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 fronts SE Baya Drive which is and arterial road.

 Policy I. I. 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 properties fronting SE Baya are zoned RO. The FLU designation of residential medium density is not compatible with that zoning.

• Policy I.I.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 change in zoning and land use will allow the immediate opening of a new

CAROL CHADWICK, P.E. Page 2

business.

Policy I.I.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 1.1.5 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. I.G 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 along SE Baya Drive 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=A0141 0D000017EB6D92 4CE0005954C, cn=Carol Chadwick Date: 2022.03.13 18:27:33 -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 #FL21142

Jeff Hampton

Columbia County Property Appraiser

Parcel: 🥶 00-00-00-13752-001 (42306) 🍉

Owner & Pi	roperty Info					
Owner	FRANKS & LANE HEA 219 SW CYPRESS GLN LAKE CITY, FL 32025					
Site						
Description*	* S DIV: LOTS 47 THRU 52 BLOCK L CANOVA S/D. QC 1023-2744, I 1240-982, WD 1438-1998,					
Area	0.767 AC	S/T/R	32-3S-17			
Use Code**	VACANT (0000) Tax District 1					

*The <u>Description</u> above is not to be used as the tegal beschption for this parter in any regar an above 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

2021	Certified Values	2022	Working Values
Mkt Land	\$83,625	Mkt Land	\$83,625
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$83,625	Just	\$83,625
Class	\$0	Class	\$0
Appraised	\$83,625	Appraised	\$83,625
SOH Cap [?]	\$0.	SOH Cap [?]	\$0
Assessed	\$83,625	Assessed	\$83,625
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$83,625 city:\$83,625 other:\$0 school:\$83,625	Total Taxable	county:\$83,625 city:\$83,625 other:\$0 school:\$83,625



▼ Sales History

ales matory						1
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$85,000	1438/1998	WD	V	Q	01
8/18/2004	\$100	1023/2744	QC	V	U	06
5/15/1995	\$0	0808/0519	TD	V	U	03
8/1/1986	\$17,000	0600/0154	WD	I	U	01
11/1/1985	\$10,000	0578/0191	WD	I	Q	

Bldg Sketch Description*		Year Bit	Base SF	Actual SF		Bldg Value		
- Chi				NONE				
Extra F	atures & Out Bu	ildings (Code	3)	کے بالا بنا بنا بنا بنا				
Code Desc			Year Bit	Value Units		iits	Dims	
				NONE				
Land B	reakdown							
Code Desc			Units		Adjustments		Eff Rate	Land Value
0000			1.0000/1.0000 1.0000/ /		\$3 /SF	\$83,625		

Prepared by and return to:

Norris & Norris, P.A. 253 NW Main Blvd. Lake City, FL 32055 386-752-7240 File Number: J277

Inst: 202112010783 Date: 05/27/2021 Time: 4:45PM Page 1 of 1 B: 1438 P: 1998, James M Swisher Jr, Clerk of Court Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 595.00

Snace Above This Line For Recording Data

Warranty Deed

This Warranty Deed made this 27th day of May, 2021 between Leandra G. Johnson, a married person not residing on the property, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, whose post office address is P.O. Box 2812, Lake City, FL 32056, grantor, and Franks & Lane Heating and Air, LLC, a Florida limited liability company, whose post office address is 219 SW Cypress Glen, Lake City, FL 32025, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lots 47, 48, 49, 50, 51, and 52, Block L, CANOVA SUBDIVISION, Southern Division of the City of Lake City, Florida, according to map or plat thereof recorded in Plat Book A, page 21, public records, Columbia County, Florida.

LESS AND EXCEPT road rights-of-way.

The property is not the homestead of the Grantor, and is not now nor has it ever been the primary residence or homestead of the Grantor, or the Grantor's spouse or any dependent child of the Grantor.

Subject to: Convenants, reservations, restrictions and easements of record; easements shown by a plat of the property and visible easements.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in our presence:

1 Witness Na 12 Witness Name:

1-Q-(Seal) eandra G. Johnson

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ≯ physical presence or □ online notarization, this 27th day of May, 2021 by Leandra G. Johnson, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, who have produced a driver's license as identification.



(NOTARIAL SEAL)

Macha

DoubleTime

Detail by Entity Nai.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company FRANKS & LANE HEATING AND AIR, LLC

Filing Information

Document Number	L18000126940
FEI/EIN Number	83-0675430
Date Filed	05/21/2018
Effective Date	05/21/2018
State	FL
Status	ACTIVE

Principal Address

219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025

Mailing Address

219 SW CYPRESS WOOD GLEN LAKE CITY, FL 32025

Registered Agent Name & Address

LANE, MARK OWEN, Jr.

219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025

Name Changed: 02/09/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

FRANKS, ANTHONY 219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025

Title MGRM

LANE, MARK, JR. 219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025

Annual Reports
https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=FRANKSL...

12/3/21, 1:08 PM

Report Year	Filed Date
2019	02/15/2019
2020	03/10/2020
2021	02/09/2021

Document Images

02/09/2021 - ANNUAL REPORT	View image in PDF format
03/10/2020 ANNUAL REPORT	View image in PDF format
02/15/2019 - ANNUAL REPORT	View image in PDF format
05/21/2018 - Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Detail by Entity Nar.

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department 135 NE Hernando Avenue Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, l appoint ______ Carol Chadwick, PE

(Name of Person to Act as my Agent)

Carol Chadwick, PE

(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for Zoning and/or FLU applications

(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name:		
Applicant/Owner's Title:		
On Behalf of: (Company Name, if applic		
Telephone:	-	
Applicant/Owner's Signature: _	Hark Lane	
Print Name: M		
STATE OF ELORIDA		

COUNTY OF Columbia

The Foregoing insturment w	as ackno	beledged before	me this 2nd	day of
December , 20 21	by _M	ark Lane		,
whom is personally known by	me 🔡	OR produced	identification	<u> </u>
Type of Identification Produce	∍d			

teward

(Notary Signature)

(SEAL)



SUZANNE STEWART Commission # GG 932386 Expires November 17, 2023 Bonded Thru Budget Notary Services

Columbia County Tax Collector

generated on 12/3/2021 1:07:30 PM EST

Tax Record

Last Update: 12/3/2021 1:04:06 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Tax T	ype	Тах	Year
R13752-001		REAL ES	STATE	20	021
Mailing Address FRANKS & LANE HEATING AM LLC	ND AIR	Propert	y Address		
219 SW CYPRESS GLN		GEO Num	ber		
LAKE CITY FL 32025			13752-001		
Exempt Amount		Taxable	Value		
See Below		See Be	low	1	
Exemption Detail NO EXEMPTIONS	Millage 001			acrow Code	
Legal Description (click 00-00-00 0000/0000.77 Ad QC 1023-2744, DC 1240-98	eres S DIV: I	LOTS 47 T	HRU 52 BLOCH	(L CANOVA	S/D.
	Ad Valor	em Taxes			
Faxing Authority	Rate	Assessed Value	Exemption	Taxable Value	Taxe Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	83,625	0	\$83,625	\$653.53
CITY OF LAKE CITY COLUMBIA COUNTY SCHOOL BOARD	4.9000	83,625	0	\$83,625	\$409.76
DISCRETIONARY	0.7480	83,625	0	\$83,625	\$62.55
LOCAL	3,6430	83,625	0	\$83,625	\$304.65
CAPITAL OUTLAY	1.5000	83,625	0	\$83,625	\$125.44
SUWANNEE RIVER WATER MGT DIST	0.3615	83,625	0	\$83,625	\$30.23
AKE SHORE HOSPITAL AUTHORITY	0.0000	83,625	0	\$83,625	\$0.00
Total Millage	18.9675	T	otal Taxes	\$	1,586.16
No	on-Ad Valore	m Assess	ments		
Code Levying Autho	rity				Amount
XLCF CITY FIRE ASS	ESSMENT				\$50.40
	1	Tota	L Assessment	8	\$50.40
		Taxes	& Assessment	:s \$	1,636.56
	100	If Paid	By	Ame	ount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/17/2021	PAYMENT	6400763.0001	2021	\$1,571.10

Prior Years Payment History

	Prior Year Tax	es Due	1.1
NO DELINQUENT TAXES			

File Attachments for Item:

iii. Zoning Change - Z-22-02 - Frank and Lanes Heating and Air, LLC (Agent: Carol Chadwick)



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

OR PLANNING USE ONLY	
Application # Z 22-02	
Application Fee \$_750	
ReceiptNo	
Filing Date 2/17/22	
Completeness Date	

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

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

PROJECT INFORMATION Α.

Project Name: Franks & Lone Heating and 1.

- Address of Subject Property: TBD 2.
- Parcel ID Number(s): 00-00-00-13752-001 3.
- Future Land Use Map Designation: 721 Sident Al-M 4.
- Existing Zoning Designation: DSF-31 5.
- Proposed Zoning Designation: Commercial Intensive 6.
- Acreage: 0.767 7.
- Existing Use of Property:_ 8.
- Proposed use of Property: Commercia 9.

APPLICANT INFORMATION Β.

- Agent Owner (title holder) 1. Applicant Status
- Title: [Wil Grameer 2. Name of Applicant(s): Carol Chadwick PE
 - Company name (if applicable): antax Glen Mailing Address: 1208 SW Zip: 320 (14 State: City: Lakel

Email: CC De Lio e Telephone: B) 7 1680 1772Fax: (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): Franks & Lane Heating and Hil Lic Mailing Address: 219 Sw (upress Gun Zip: 32025 City: Lake Lity State: Telephone: 3849.688.1139 Fax: (Email: WWW ame)

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

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).
- V3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.

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

- a. Whether the proposed change would be in conformance with the city's comprehensive plan or would have an adverse effect on the city'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.
- I. 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.
- S. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- V. Agent Authorization Form (signed and notarized).
- **v8**. 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.

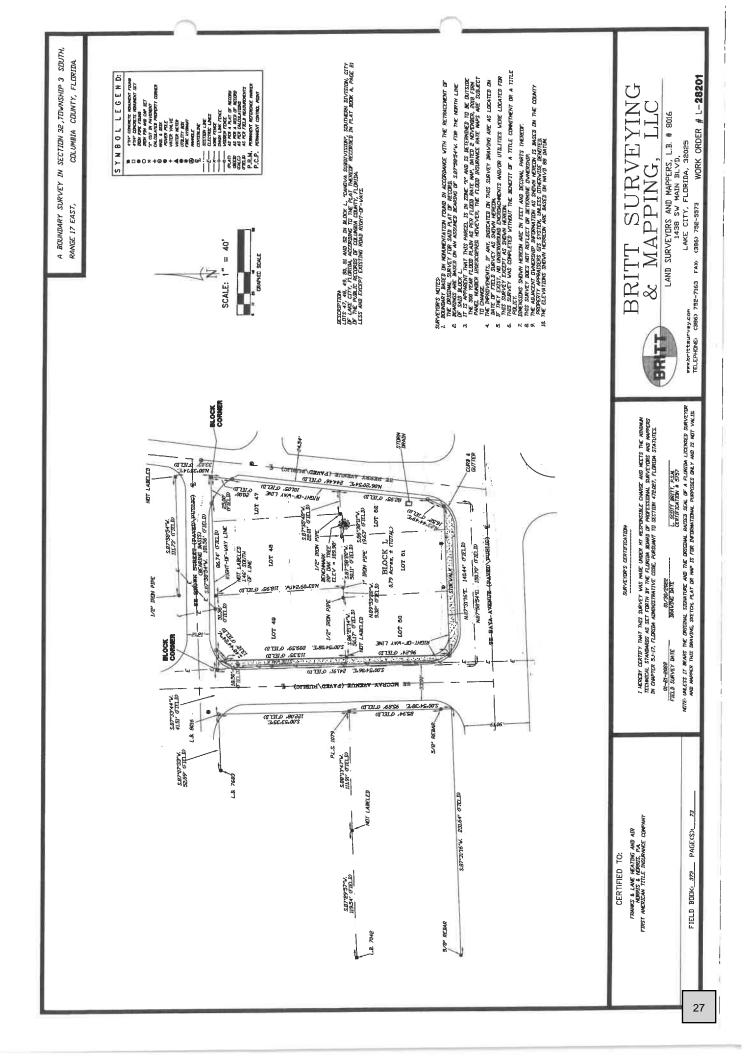
A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

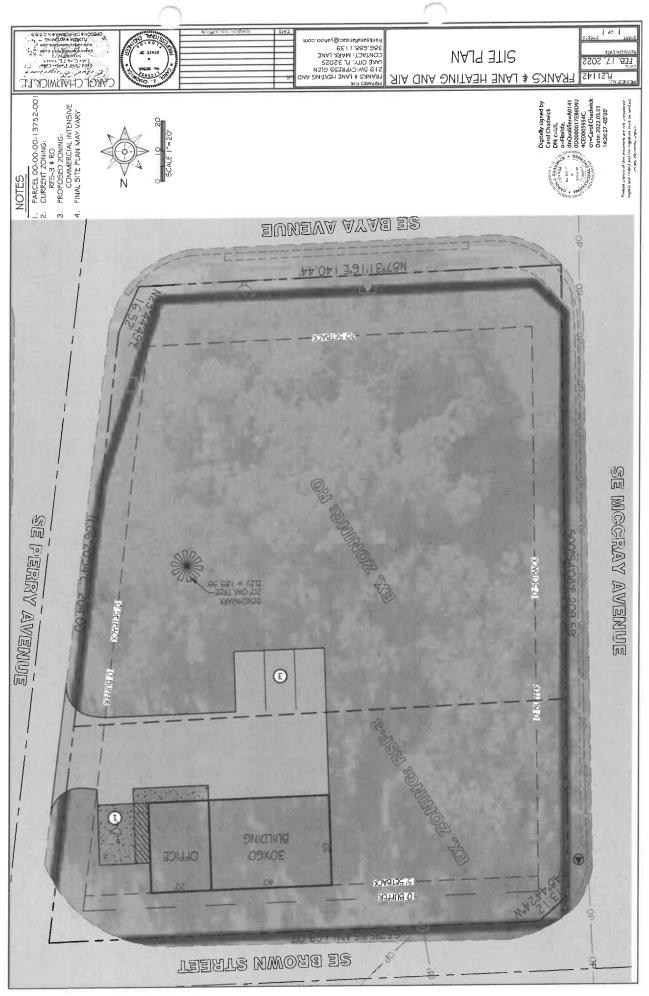
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORETHE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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)	J. CHAD	Digitally signed by Carol Chadwick DN: c=US, o=Florida,	
	No. 82560	dnQualifier=A014 10D0000017EB6D	
	THE STATE OF	924CE0005954C,	Data
Applicant/Agent Signature	SIONAL ENTITI	cn=Carol	Date
		Chadwick	
		Date: 2022.03.01	
STATE OF FLORIDA		14:26:45 -05'00'	
COUNTY OF COLUMNIA	re me this 3 day o	March 22 by (nam	e of person acknowledging).
The foregoing instrument was acknowledged befor	re me this day 0		
ANN MARIE JONES MY COMMISSION # HH 0 EXPIRES: September 23.	003705	Signature of Notary	Mare Dres
(NOTARY SEAL OF STANLEY Public Und	derwriters	Printed Name of Notary	Marie Jones

Personally Known _____ OR Produced Identification _____ Type of Identification Produced





CAROL CHADWICK, P.E.

Ciuil Engineer 1208 S.W. Fairfax Glen Lake City, FL 32025 307.680.1772 ccpewyo@gmail.com www.carolchadwickpe.com

March 1, 2022

re: Franks & Lane Heating and Air Impact Analysis

The site is currently vacant. The proposed business will use City sewer and water, if available.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 110
- 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

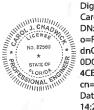
Summary of analyses:

- Trip generation: 9.06 ADT \$ 1.26 Peak PM trips
- Potable Water: 45 gallons per day
- Potable Water: 45 gallons per day
- Solid Waste: 3.30 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=A0141 0D000017EB6D92 4CE0005954C, cn=Carol Chadwick Date: 2022.03.01 14:26:10 -05'00'

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 #FL2 | | 42

REVISED CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Employees	Total ADT	Total PM Peak
110	General Light Industrial	3.02	0.42	3.00	9.06	1.26

*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)
Office Building	15.00 Cb 64F 6008 Flor	3.00 da Administrative (45.00 Code and can very from square
footage, number of emplo multiplier. (3 EMPLOYEE	yees, number of se	ats, or etc. See Ch. 64	E-6.008, F.A.C. to determine
	Sanita	ry 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)
Office Building	15.00	3.00	45.00
* Multiplier is based upor employees, number of sea EMPLOYEES)	n Ch. 64E.6008, F.A. ats, or etc. See Ch. 6	C. and can very from 4E-6.008, F.A.C. to de	square footage, number of etermine multiplier. (3
	Solid	Waste Analysis	

	50114	Traste many bio	
Use	Tons Per Dwelling Unit**	S.F.	Total (Tons Per Year)
Office	1.00	1800.00	3.30
**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

March 1, 2022

re: Franks # Lane Heating and Air meet of the Requirements of Article 12 of the Land Development Regulations

The Michigan Place 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 many other commercial uses with direct access to SE Baya Drive.

b) The existing land use pattern.

Analysis: The subject property has is located in an area that is trending towards commercial uses due to its proximity to SE Baya Drive.

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 trending towards commercial uses due to its proximity to SE Baya Drive.

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. No additional students in schools will result from the change. 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: In the past, the zoning was changed to cut through the site resulting in a portion being RO and the remainder being RSF-3. Most properties fronting SE Bay Drive are predominantly commercial with residential uses being further removed from SE Baya Drive.

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

Analysis: Most properties fronting SE Bay Drive are predominantly commercial with residential uses being further removed from SE Baya Drive.

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 and traffic from the site will mostly use SE Baya Drive.

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

Analysis: Increase in traffic will be negligible.

1) 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.

 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 many commercial sites.

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.

 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 commercial 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

CAROL CHADWICK, P.E. Page 3

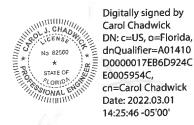
development regulations. The Planning and Zoning Board shall consider and study:

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

Analysis: The properties adjacent to SE Baya are trending to commercial and less for residential uses due to the traffic on SE Baya.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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 #FL21142

		roperty	Appraiser					2022	Working Va updated: 12
eff Hampton Parcel: <<>	00-00-00-13	752-001 (42	2306) ⋗		A	erial Viewer	Pictometery Google Maps		
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Owner	-	RESS GLN	NG AND AIR LL	с	4	+		SE CAMP	S1 jā
Site						- 6 1		and the	SH
Description*	S DIV: LOTS 4 1240-982, WD		LOCK L CANOVA	S/D. QC 1023-2744	4, DC	SEI	AP AND LA		MAR
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Use Code**	VACANT (000	00)	Tax Distri			CRA	and the faith of the	AT & WE PAR	
*The <u>Description</u> **The <u>Use Code</u> i Appraiser's office information.	above is not to be is a FL Dept. of Re Please contact yo	used as the Leg evenue (DOR) co our city or county	al Description for this de and is not maintai / Planning & Zoning o	parcel in any legal tran ned by the Property ffice for specific zoning	isaction.	COVA	ave -		New
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Class		\$0	Class		\$0	ALL	AL AND		and the
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Prepared by and return to:

Norris & Norris, P.A. 253 NW Main Blvd. Lake City, FL 32055 386-752-7240 File Number: J277

Inst: 202112010783 Date: 05/27/2021 Time: 4:45PM Page 1 of 1 B: 1438 P: 1998, James M Swisher Jr, Clerk of Court Columbia, County, By: VC Departy ClerkiDo: Stamp-Deed: 595.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of May, 2021 between Leandra G. Johnson, a married person not residing on the property, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, whose post office address is P.O. Box 2812, Lake City, FL 32056, grantor, and Franks & Lane Heating and Air, LLC, a Florida limited liability company, whose post office address is 219 SW Cypress Glen, Lake City, FL 32025, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lots 47, 48, 49, 50, 51, and 52, Block L, CANOVA SUBDIVISION, Southern Division of the City of Lake City, Florida, according to map or plat thereof recorded in Plat Book A, page 21, public records, Columbia County, Florida.

LESS AND EXCEPT road rights-of-way.

The property is not the homestead of the Grantor, and is not now nor has it ever been the primary residence or homestead of the Grantor, or the Grantor's spouse or any dependent child of the Grantor.

Subject to: Convenants, reservations, restrictions and easements of record; easements shown by a plat of the property and visible easements.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

12 Witness Witness Name: Lea

candra G. Johnson (Seal)

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ⊅physical presence or □ online notarization, this 27th day of May, 2021 by Leandra G. Johnson, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, who have produced a driver's license as identification.



(NOTARIAL SEAL)

Vacha

Notary Public - State of Florid

DoubleTime[®]



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name Florida Limited Liability Company FRANKS & LANE HEATING AND AIR, LLC **Filing Information Document Number** L18000126940 **FEI/EIN Number** 83-0675430 05/21/2018 **Date Filed** 05/21/2018 **Effective Date** FL. State ACTIVE Status Principal Address 219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025 Mailing Address 219 SW CYPRESS WOOD GLEN LAKE CITY, FL 32025 Registered Agent Name & Address LANE, MARK OWEN, Jr. 219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025 Name Changed: 02/09/2021 Authorized Person(s) Detail Name & Address Title MGRM FRANKS, ANTHONY 219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025 **Title MGRM** LANE, MARK, JR. 219 SW CYPRESSWOOD GLEN LAKE CITY, FL 32025

Annual Reports https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=FRANKSL...

12/3/21, 1:08 PM

Report Year	Filed Date
2019	02/15/2019
2020	03/10/2020
2021	02/09/2021

Document Images

02/09/2021 - ANNUAL REPORT	View image in PDF format
03/10/2020 ANNUAL REPORT	View image in PDF format
02/15/2019 ANNUAL REPORT	View image in PDF format
05/21/2018 - Florida Limited Liability	View image in PDF format

Detail by Entity Name

https://search.sunbiz.org/Inquiry/CorporationSearch/SearchResultDetail?inquirytype=EntityName&directionType=Initial&searchNameOrder=FRANKSL...

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department 135 NE Hernando Avenue Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint ______Carol Chadwick, PE

(Name of Person to Act as my Agent)

Carol Chadwick, PE

(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for Zoning and/or FLU applications

(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name:
Applicant/Owner's Title:
On Behalf of:
Telephone: Date:
Applicant/Owner's Signature: Hark Lane
Print Name: Mark Lane
STATE OF FLORIDA COUNTY OF Columbia
The Foregoing insturment was acknoeledged before me this <u>2nd</u> day of <u>December</u> , 20 <u>21</u> by <u>Mark Lane</u> , whom is personally known by me <u>IX</u> OR produced identification <u>I</u> . Type of Identification Produced
(Notary Signature) (SEAL)

SUZANNE STEWART Commission # GG 932386 Expires November 17, 2023 Bonded Thru Budget Notary Services

Columbia County Tax Collector

Tax Record

Last Update: 12/3/2021 1:04:06 PM EST

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number		Tax T	уре	Тах	Year	
R13752-001		REAL E	STATE	2	2021	
ing Address KS & LANE HEATING A	AND AIR	Propert	y Address			
SW CYPRESS GLN		GEO Num	her			
CITY FL 32025			13752-001			
Exempt Amount		Taxable	Value	1		
See Below	¢.	See Be				
ption Detail	Mill: 001	age Code	E	scrow Code	2	
XEMPTIONS 1 Description (clic		descriptio	(n)			
0-00 0000/0000.77 2 023-2744, DC 1240-9	Acres S DIV	: LOTS 47 T	HRU 52 BLOC	K L CANOVA	A S/D.	
		orem Taxes	5			
		Assessed	Exemption	Taxable	Taxe	
Authority	Rate	Value	Amount	Value	Levied	
COUNTY COMMISSIONERS	7.8150	83,625	0	\$83,625	\$653.53	
LAKE CITY	4.9000	83,625	0	\$83,625	\$409.76	
COUNTY SCHOOL BOARD				400 605	\$62.55	
ONARY	0.7480	83,625	0	\$83,625 \$83,625	\$62.55	
	3.6430	83,625 83,625	0	\$83,625	\$125.44	
OUTLAY	1.5000	83,625	0	\$83,625	\$30.23	
RIVER WATER MGT DIST	0.3615	83,625	0	\$83,625	\$0.00	
RE HOSPITAL AUTHORITY	0.0000	03,025	Ū	403,023	40100	
Total Millage	18.967	75 T	otal Taxes	\$	1,586.16	
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le Levying Auth	ority				Amount	
CF CITY FIRE AS	-				\$50.40	
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	n Rec	If Pai			Am	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/17/2021	PAYMENT	6400763.0001	2021	\$1,571.10
1				

Prior Years Payment History

	Prior Year Taxes Due
NO DELINQUENT TAXES	

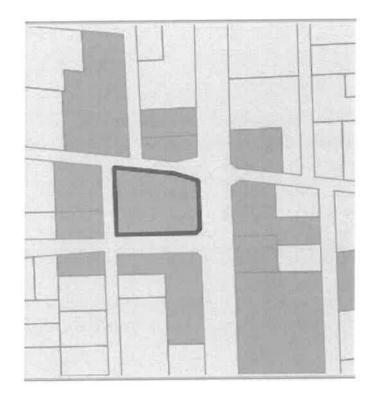
PARCEL: 00-00-00-13752-001

DESCRIPTION:

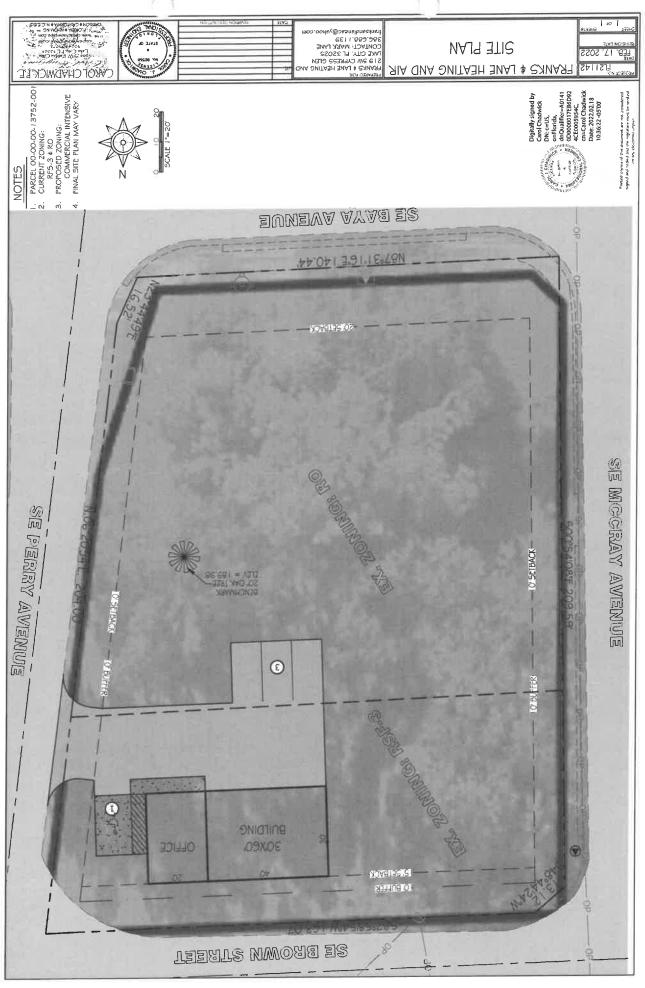
LOTS 47, 48, 49, 50, 51 AND 52 IN BLOCK L, "CANOVA SUBDIVISION", SOUTHERN DIVISION, CITY OF LAKE CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 21 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT EXISTING ROAD RIGHT-OF-WAYS.

CONTIGUOUS OWNERSHIP TO FRANKS AND LANE HEATING AND AIR LLC February 17, 2022						
Name Address City State ZIP ZO						
FRANKS & LANE HEATING AND AIR LLC	2 I 9 SW CYPRESS GLN	LAKE CITY	FL	32025	RSF-3 ≰ RO	
CHARRON MARIA C	449 SE BAYA DR	LAKE CITY	FL	32025	RSF-3 ∉ RO	
SOUTHSIDE BAPTIST CHURCH OF LAKE CITY INC	388 SE BAYA DRIVE	LAKE CITY	FL	32025	RO	
SOUTHSIDE BAPTIST CHURCH	388 SE BAYA DR	LAKE CITY	FL	32025	RSF-2 ∉ RO	
PARKER BENNIE B	3546 SW STATE ROAD 247	LAKE CITY	FL	32024	RO	
GREAT SOUTH TIMBER & LUMBER LLC	P O BOX 2249	LAKE CITY	FL	32056	RO	
GREAT SOUTH TIMBER COMPANY	P O BOX 2249	LAKE CITY	FL	32056	RO	
HEBISON NATALIE	501 SE BROWN ST	LAKE CITY	FL	32025	RSF-3	
EDGE STEVEN D	555 SE BROWN ST	LAKE CITY	FL	32025	RSF-3	
MESA PETER JR	475 SE BROWN ST	LAKE CITY	FL	32025	RSF-3	
WHITE SHANNON LAMARR	454 SE MCCRAY AVE	LAKE CITY	FL	32025	RSF-3	

CONTIGUOUS OWNERSHIP TO FRANKS AND LANE HEATING AND AIR LLC							
February 17, 2022 Name Address City State ZIP ZONIN							
Name	Address	City	State	211	ZONNO		
FRANKS & LANE HEATING AND AIR LLC	219 SW CYPRESS GLN	LAKE CITY	FL	32025	RSF-3 & RO		
CHARRON MARIA C	449 SE BAYA DR	LAKE CITY	FL	32025	RSF-3 & RO		
SOUTHSIDE BAPTIST CHURCH OF LAKE CITY INC	388 SE BAYA DRIVE	LAKE CITY	FL	32025	RO		
SOUTHSIDE BAPTIST CHURCH	388 SE BAYA DR	LAKE CITY	FL	32025	RSF-2 & RO		
PARKER BENNIE B	3546 SW STATE ROAD 247	LAKE CITY	FL	32024	RO		
GREAT SOUTH TIMBER & LUMBER LLC	P O BOX 2249	LAKE CITY	FL	32056	RO		
GREAT SOUTH TIMBER COMPANY	P O BOX 2249	LAKE CITY	FL	32056	RO		
HEBISON NATALIE	501 SE BROWN ST	LAKE CITY	FL	32025	RSF-3		
EDGE STEVEN D	555 SE BROWN ST	LAKE CITY	FL	32025	RSF-3		
MESA PETER JR	475 SE BROWN ST	LAKE CITY	FL	32025	RSF-3		
WHITE SHANNON LAMARR	454 SE MCCRAY AVE	LAKE CITY	FL	32025	RSF-3		







Angelo, Robert

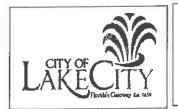
From: Sent: To: Subject: Robert Angelo <robertangelo03@gmail.com> Thursday, April 21, 2022 2:50 PM Angelo, Robert Pictures



Sent from my iPhone

File Attachments for Item:

iv. Special Exception - SE-22-02 - Avis Budget Car Rental, LLC (Agent: Peter Piracci)



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

FOR PLANNING USE ONLY	
Application #SE22-02	
Application Fee \$200.00	
Receipt No	_
Filing Date 3/17/2022	_
Completeness Date	_

SPECIAL EXCEPTION

PROJECT INFORMATION Project Name: AVIS BUDGET CAR REATHL, LLC Address of Subject Property: 2941 W US HWY. 90, SUITE 105, LAKE CITY Parcel ID Number(s): 35-35-16-02585-006 Α. 1. 2. 3. Future Land Use Map Designation: Commercial Co 4. CG 5. Zoning Designation: 2.509AC Acreage:____ 6. Existing Use of Property: RETAKC Commancac 7. Proposed use of Property: SHORT TRAM CAR PENDAC 8. Section of the Land Development Regulations ("LDRs") for which a Special Exception is 9. APPLICANT INFORMATION B. Agent \Box Owner (title holder) 1. Applicant Status Name of Applicant(s): <u>PETER PRACE</u> Title: ADM Company name (if applicable): <u>AVIS BUDGET</u> CAN PENTAL 2. Name of Applicant(s): DETER PRACCE Mailing Address: 1855 GRIFFIN RD State: PL City: DANIA Telephone (954) 924-1304 Fax: (954) 921-1373 Email: PETER PIRACCIE AUS BUDGET. G 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): VILLAGE SQUALE SC, LLC Mailing Address: 625 STATE RA 100 City: PACATEA State: Fe Zip: 32177 Telephone: (386) 329- 4000 Fax: (386) 329- 4001 Email: JAMIE & STEWAT. TEAM 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:
2.	Has a previous application been made on all or part of the subject property? □Yes 🕅 No
	Future Land Use Map Amendment: UYes
	Future Land Use Map Amendment Application No
	Deconing Amondment: DYes / CANO
	Reconing Amendment Application No.
	Site Specific Amendment to the Official Zoning Atlas (Rezoning).
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. <u>NA</u>
	Variance: Ves
	Variance Application No.
	Special Exception: TYes DNo
	Special Exception Application No.

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of
 - adjacent property in accord with existing regulations.k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

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

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

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- 7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- 8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 9. Proof of Ownership (i.e. deed).
- 10. Agent Authorization Form (signed and notarized).
- 11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 12. Fee. The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

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

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

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

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

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

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

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

PETER PIRACCI

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

3/2/22

Date

STATE OF FLORIDA COUNTY OF Stronger The foregoing instrument was acknowledged before me this 7	day of, 2022, by (name of person acknowledging).
The foregoing instrument was acknowledged before the time	
CHERYLANCTIL COMMISSION # GG 205780 EXPIRES: May 30, 2022 Sended Thru Tudeny Music Underestions	Signature of Notary Printed Name of Notary
Personally Known OR Produced Identification Type of Identification Produced	

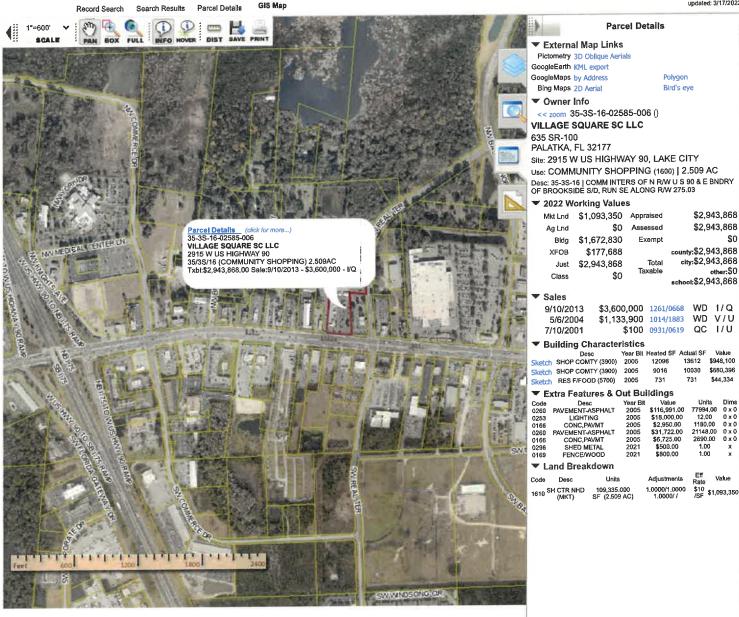
Lake City – Growth Management Department 205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

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INVOICE NUMBER	INVOICE DATE	INVOICE DESCRIPTION		GROSS AMOUNT	NET AMOUR
03102022	10-Mar-2022			200.00	200.0
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300 Centre Pointe	Drive, Virginia H	seach, VA 25462			
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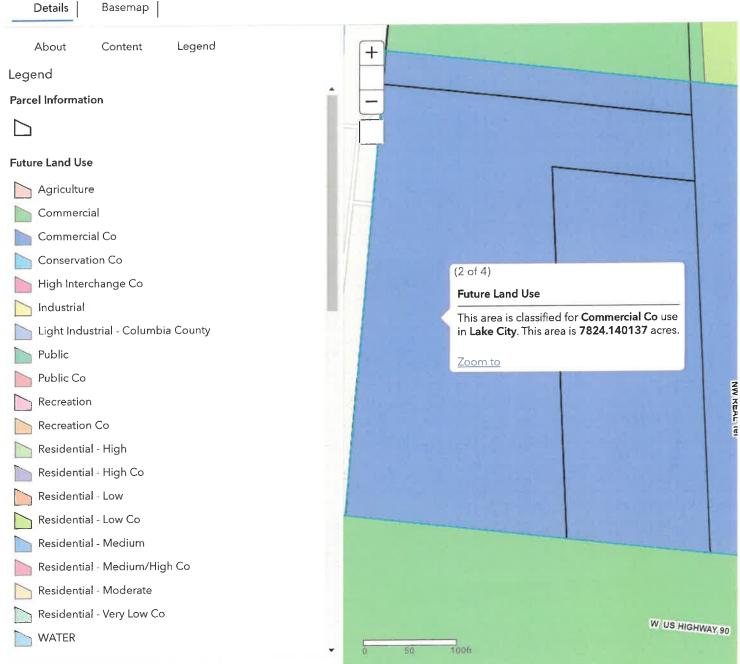
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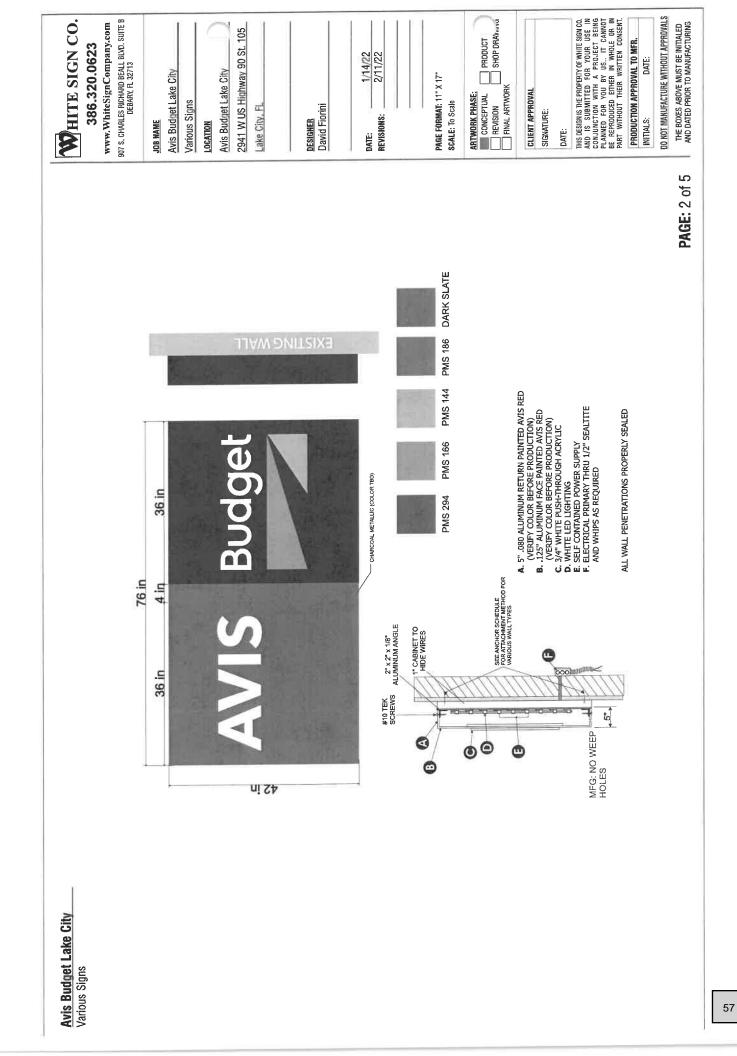
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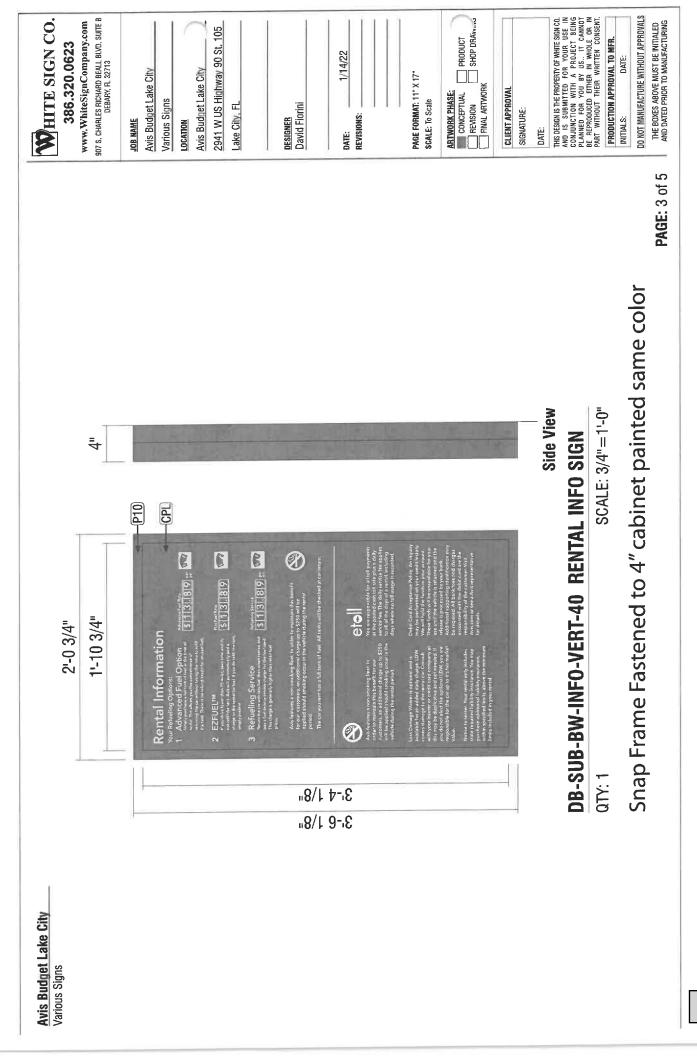
Home - *Lake City Planning & Zoning Parcel Map

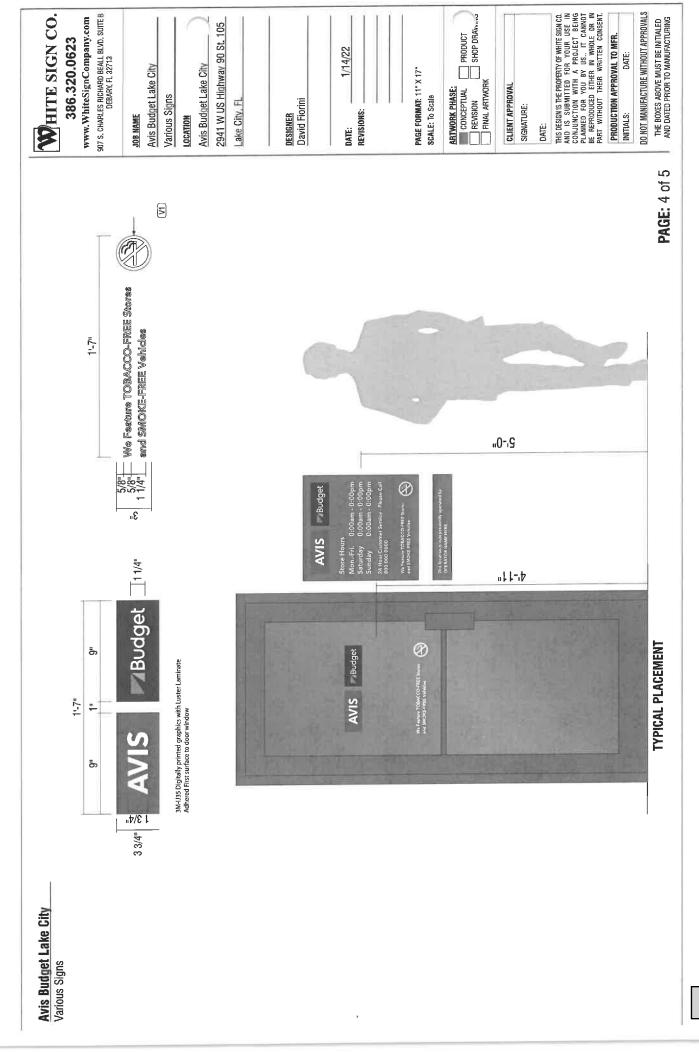


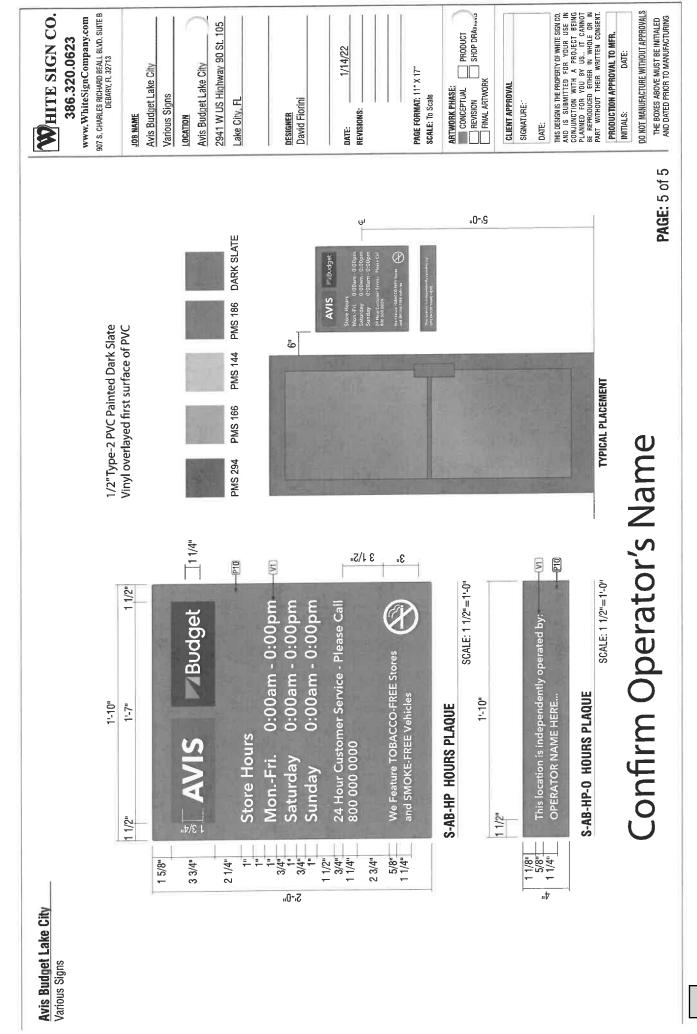
Contact Us

WHITE SIGN CO. 386.320.0623 www.WhiteSignCompany.com 907 S. CHARLES RICHARD BEALL BLVD. SUITE B 0FBARY, FL. 32713 907 S. CHARLES RICHARD BEALL BLVD. SUITE B DEBARY, FL. 32713 JOB NAME AVIS BUDGET Lake City Various Signs LOCATION Avis Buddet Lake City 2941 W US Highway 90 St. 105	DESIGNER DEVICI FIORINI DATE: 1/14/22 REVISIONS: 1/14/22 REVISIONS: 1/14/22 REVISIONS: 1/14/22 REVISIONS: 1/14/22 REVISIONS: 1/14/22 REVISION 1/1 4/22 REVISION 1/1 4/22 REVIS
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Avis Budget Lake City	WHITE SIGN CO.
	386.320.0623 www.WhiteSignCompany.com
	907 S. CHARLES RICHARD BEALL BLVD. SUITE B DEBARY, FL 32713
	JOB NAME
	Avis Budget Lake City
	Various Signs
	Avis Budget Lake City
	2941 W US Highway 90 St. 105 Lake City, FL
	DESIGNER
	David Fiorini
ι	DATE: 1/14/22 Revisions:
	PAGE FORMAT: 11" X 17" SCALE: To Scale
	ARTWORK PHASE: CONCEPTIAL
][]*
	CLIENT APPROVAL
	SIGNATURE:
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	AND IS SUBMITTED FOR YOUR USE AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY US., IT CANNOT
	BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.
	PRODUCTION APPROVAL TO MFR, Initials: Date:
	DO NOT MANUFACTURE WITHOUT APPROVALS
PAGE: 5 of 5	THE BUAES ABOVE MUST BE INTITALED AND DATED PRIOR TO MANUFACTURING

CITY OF LAKE CITY

SPECIAL EXCEPTION SITE PLAN REVIEW

Date: April 7, 2022

Application No.: SE 22-00 (Village Square, LLC)

According to Section 11.2.1 of the Land Development Regulations, the following are required to be submitted along with the Petition for a Special Exception to address the required findings of the Planning and Zoning Board, serving as the Board of Adjustment.

SETS PLAN

Site plan at an appropriate scale showing proposed placement of structures on the property, and provisions for:

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan drawn at an appropriate scale showing the structure for the proposed use.

NO CEE PLAN

Ingress and egress

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the ingress and egress.

¥<u>NO</u> SEE PLAN

Off-street parking (establish a specific area for off-street parking; fully dimension parking spaces including handicapped parking spaces; indicate type of wearing surface proposed for off-street parking area);

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the offstreet parking requirements for the requested use.

RAVIS WILL NOT HAVE ANY DECIFIES OF ANY KIND.

Off-street loading areas;

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the offstreet loading area for the requested use.

Page 1 of 2

NO_NO SGE PLAN

Refuse and service areas;

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the location of the refuse area.

Other open spaces; N/A

SEG PLAN Proposed locations for utility hook-ups;

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the location of the utility hook-ups.

- Plans for screening and buffering with reference as to type, dimensions <u>N/A</u>_____ and character;
- Proposed landscaping (at a minimum landscaping for area within the off-street <u>N/A</u> parking area);

Proposed signs and lighting, including type, dimensions and character;

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the location of the type, dimensions and character of the proposed signs and lighting. If none are proposed then so state on the site plan.

Dimensions of all buildings and structures;

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the dimensions of all buildings and structures located on the site.

NO_NO

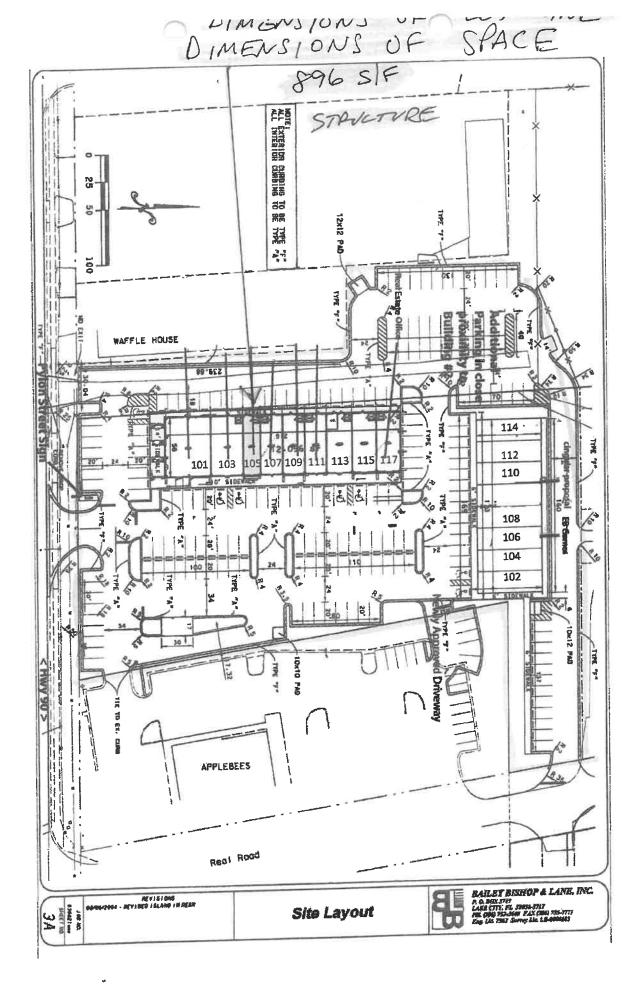
Dimensions of lot lines.

The petitioner submitted a special exception petition for a car rental service in an existing shopping center, however, a site plan was not included with the petition. According to Section 11.2.1 of the Land Development Regulations, a special exception petition needs to include a site and development plan showing the dimensions of the lot lines.

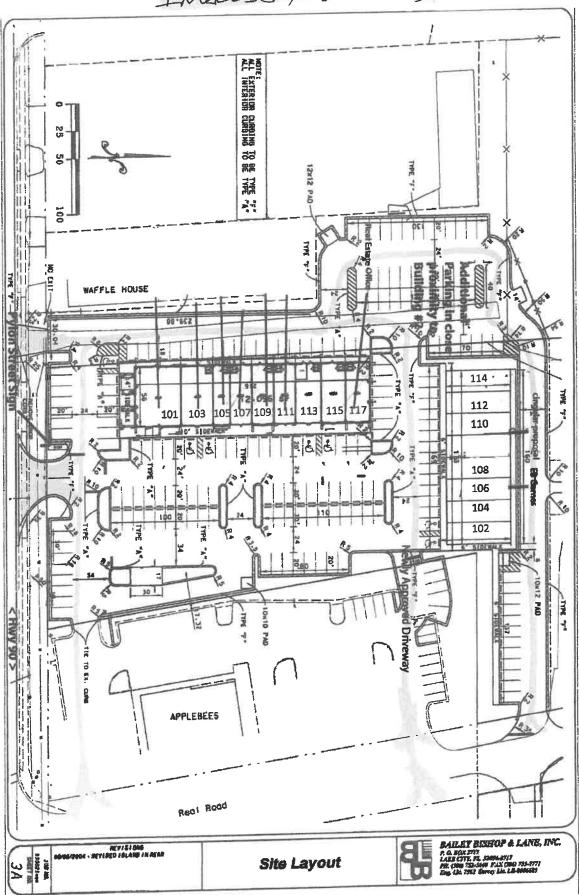
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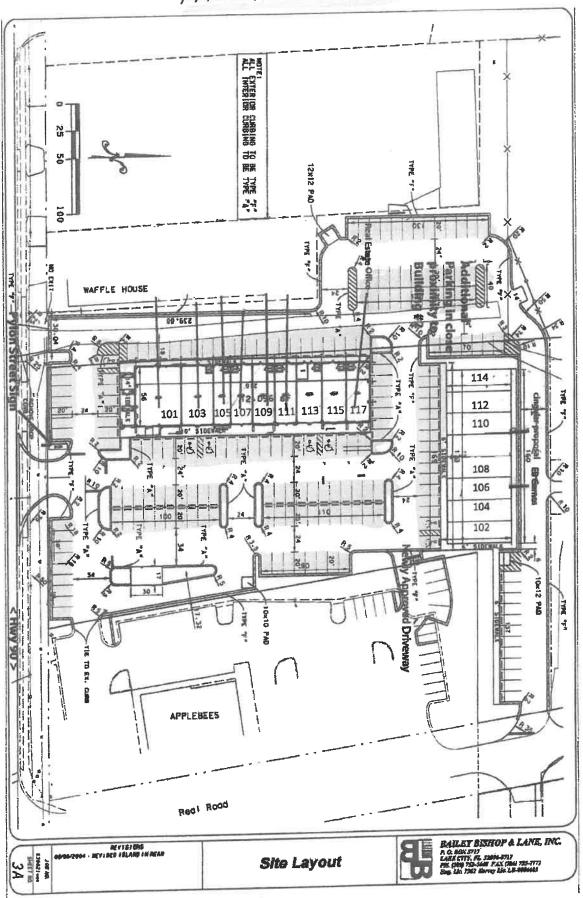
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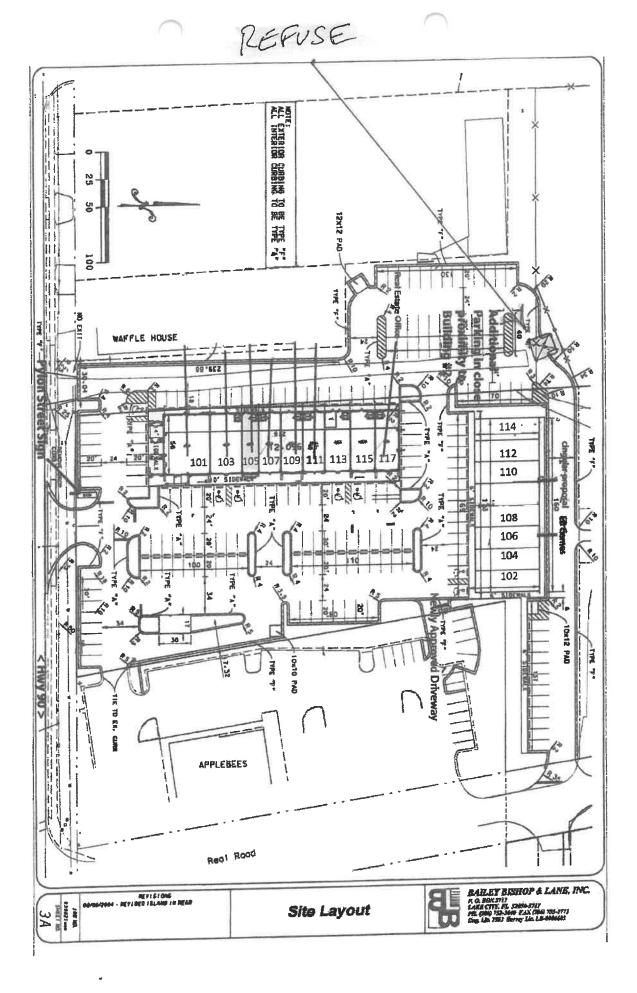


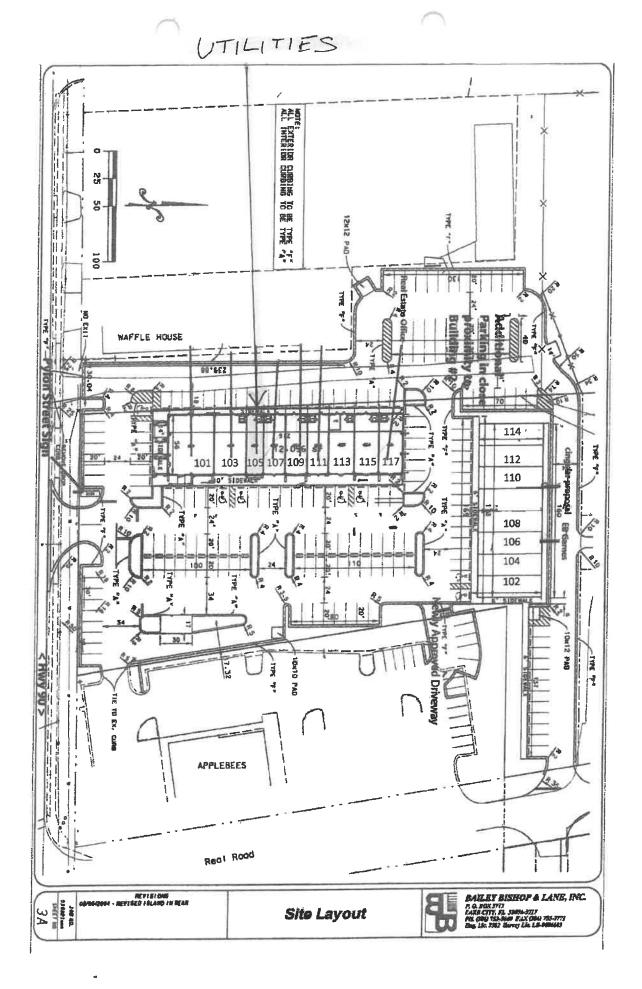
INGRESS/ EGRESS



PARICING SPACE







File Attachments for Item:

v. Site Plan Review - SPR-22-11 - North Florida Primary Care, LLC (Agent: Carol Chadwick)



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

	NNING USE ONLY	
Applicat	on # <u>57R 22-11</u>	
Applicat	on Fee \$200.00	
Receipt	0	
Filing Da	te <u>4/11/2022</u>	
a	eness Date	

Site Plan Application

PROJECT INFORMATION A.

- Primary Project Name: NFL 1.
- Address of Subject Property: 4243 ridge Glen, Lake 2. 5-104 \$107
- Parcel ID Number(s):34-35-14-0240 3.
- connercial Future Land Use Map Designation:____ 4.
- CI Zoning Designation: 5.
- Acreage: 1.0 6.
- Existing Use of Property: Vacunt 7.
- office Proposed use of Property: wedical 8.
- Type of Development (Check All That Apply): 9.
 - Increase of floor area to an existing structure: Total increase of square footage____
 - 7600 SF New construction: Total square footage
 - square footage Relocation of an existing structure: Tc

APPLICANT INFORMATION B.

- Agent □ Owner (title holder) 1. Applicant Status Calial Pradwit Title:__ 2. Name of Applicant(s):_
- Company name (if applicable): Mailing Address: 1208 Zip:_320 Lale State: City: marl. Com Email: CLDEWNOC Telephone: DT) 680 4172 Fax:(

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): North nor da Mailing Address: 697 NW Countra Lare Litu Zip: Citv: State: Email: drmcukam Comail Com Telephone: BX bl 97.497 Bax:(

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

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:
Has a previous application been made on all or part of the subject property? 🗆 Yes 🕅 🕺
Future Land Use Map Amendment:
Future Land Use Map Amendment Application No.
Site Specific Amendment to the Official Zoning Atlas (Rezoning): □YesŴo
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No.
Variance: 🛛 Yes
Variance Application No.
Special Exception:
Special Exception Application No.

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- Vicinity Map Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 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.

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

- 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.
- 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.
- 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).
- **B**. Proof of Ownership (i.e. deed).
- 19. 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.

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

NOTICE TO APPLICANT

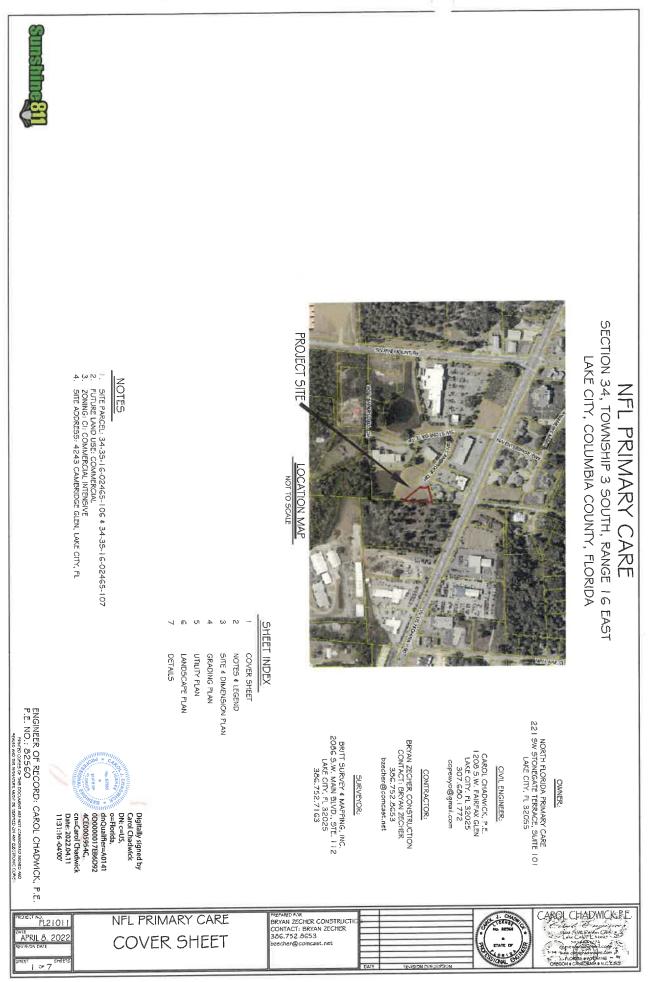
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If 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 BEFORETHE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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

Applicant/Agent Name (Type or Print)	Digitally signed Carol Chadwick DN: c=US,	by
Applicant/Agent Signature	o=Florida, dnQualifier=A01 0D0000017EB6 924CE0005954C	D Date
Applicant/Agent Name (Type or Print)	cn=Carol Chadwick Date: 2022.04.11 11:31:36 -04'00'_	
Applicant/Agent Signature		Date
STATE OF FLORIDA COUNTY OF The foregoing instrument was acknowledged before	e me this day of, 20	, by (name of person acknowledging).
(NOTARY SEAL or STAMP)	Signature of No Printed Name of	
Personally Known OR Produced Identification Type of Identification Produced		
City of Lake Cit 205 North Mar	y – Growth Management Departm ion Ave, Lake City, FL 32055 ♦ (3	ent 86) 719-5750



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CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE FROM TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE FURMS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRACY TO THOSE SHOWN ON THE FLAMS. THE CONTRACTOR SHALL NOTIFY THE ENGINEED FS AND DIFFERENCES INMEDIATELY AND FROM TO PROCEEDING WITH THE WORK.
 ALL DISTUREED AREAS SHALL BE APPLIED AT A MINIMUM RATE OF TO POUNDS FER ACRE. THE SHORT-TERM VEGETATION THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF TO POUNDS FER ACRE. THE SHORT-TERM VEGETATION VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF ZO POUNDS FER ACRE. AND SHALL CONSIST OF WINTER RYF FROM SEPTEMBER THROUGH MARCH OR MILLINGTING FROM ALCUST.
 THE FRAMTEE/CONTRACTOR SHALL INSTITUTE NECESSARY VEGETATION AND SHALL CONSIST OF WINTEE RECSION, SEPTEMBER THEND, AND SHALL INSTITUTE NECESSARY VEGETATION AND IN THE RECEIVING WATER. TUREDITY, NUTFENT LOADING, AND SEPTIMENTATION TO ADJACE THIN AGUES DURING CONSTRUCTION OF MINIMZ EROSION, TUREDITY, MURTENT LOADING, AND SEPTIMENTATION TO ADJACE THE JAM IN THE RECEIVING WATER. A ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (5) INCHES AS LONG AS THE FLOW OF WATER IS NOT A MALE GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT

4. ALL GR

WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE. THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FED.
 THE CONTRACTOR SHALL DEE A MINIMUM LENGTH OF 100 FED.
 THE CONTRACTOR SHALL ADHERE TO THE ECOSION AND SEDIMENTATION CONTROL FLAN PRIOR TO THE COMMENCEMENT
 THE CONTRACTOR SHALL DEE A MINIMUM LENGTH SHALL DEE PRIOR TO BID AND CONSTRUCTION.
 NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEERIS, TOPSOIL

AND OTHER DELETERIOUS MATERIAL.

JNAUTHORIZED CHANGES AND USES CAUTION:

USES OF THESE PLANS. THESE PLANS. THE ENGINEER FREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR SEE OF THESE FLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF

THE FRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREFANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE FLANS FOR APPROVAL BY THE GOVERNING AGENCIES

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. HESHE WILL BE REQUIRED TO AGSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL FEBONS AND PROFERTY. THIS TEQUIREMENT SHALL APPLY CONTINUOSLY AND NOT BE UNTED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK, ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

EROSION CONTROL NOTES

- . Ņ EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUALY AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL" THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, CITY OF LAKE CITY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND
- ω SEDIMENT CONTROL REGULATIONS. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND

CAROL CHADWICK PL

- 4 n
- 00.10 UNTL A FERMANENT GROUND COVER HAS BEEN ESTABLISHED. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAF SHALL BE FLACED AS REQUIRED TO CONTROL EROSION. SILT FENCES SHALL BE LOCATED ON SITE TO FREVENT SEDIMENT FROM LEAVING PROJECT LIMITS. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER
- WETLANDS.

J. CHU CEENJ NO 02560

- ġ DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS
- -0
- 2 AND EXCESS SEDIMENT. ALL GRADED AGEAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FILMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCERTE WILL BE ACCEPTED. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY
- BALES OR SODDING.
- 3 ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNIPROTECTED FOR MORE THAN SEVEN DAYS. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
- 4

- 100 LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS EXCESS DIRT SHALL BE REMOVED DAILY.
- THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS
- BALES

ē				0	
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.	INCHES OR GREATER.	STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25	THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY	18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALE	

PREPARED FOR BRYAN ZECHER CONSTRUCTI CONTACT: BRYAN ZECHER 386,752,8653 bzecher@comcast.net

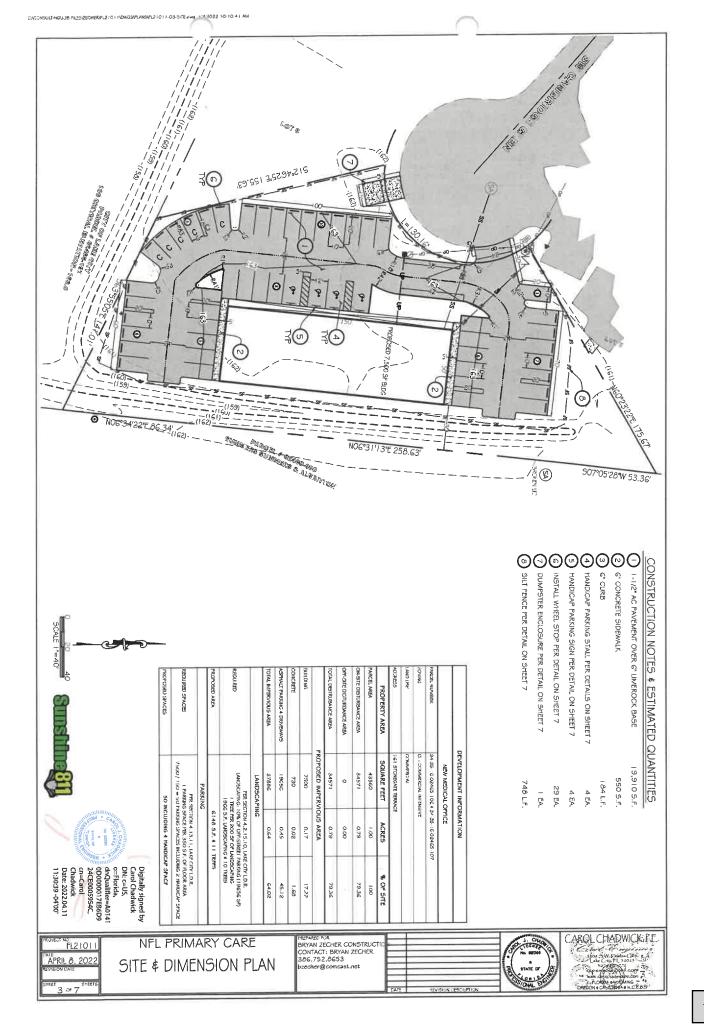
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				TRAPPIC SIGNAL		BOREHOLE		HEDGEVINEE LINE	RUSH	DECIDUOUS TREE	CONFERQUS TREE		GALE VALVE	FRE HYDRANI	W WATER METER PIT		CABLE TV RISER	ELE REFERENCE MONUMENT	BENCHMARK	O ROOF ERAN	EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS
	S IRRISATION CONTROL	SPRINGLER HEAD	I HER OFTIC VAULT	FIBER OFFIC PELISTAL	(E) ELECTRICAL METER		TRANSI ORMER 3 PHASE	TRANSFORMER SINGLE PHASE	S ELECTRIC MARKER	GAS MARKER	Q PUWER FOLE	CRAY WORE ANOMOR	C STREET LIGHT	C GAS METER	(G) GAS VALVE	S CLEAN OUT	SANITARY SEWER MANHLYLE	STORM INLET	GRATED STORM INLET	SW STORM SEWER MANHOLE	ATCH PATTERNS
PROPUSED ASPHALI	A STATISTICS FROM SED CONCRETE		PROFOSED STRUCTURE	SILT VENCE	SIDEWALK	EASEMENT LINE	EVILOWICS SETBACK LINE		9 ••	PROPERTY LINE	CABLE TV	PO FIDER OFFIC	T PHONE UNE	GAS UNE	UNDERGROUND POWER	OP OVERHEAD POWER	STORM SEVER	WATER SERVICE	SANITARY SEWER SERVICE	SANITARY SEWER MAIN	PROPOSED LINETY
PROPOSED GRAVEL SURFACE	GRACE				U POLE SIGN	D REDUCER	D TEE	DEHLECTION COUPLER	O CRUSS	COUPLER	CAP (PND OF LINE PLUG)	45° BÉND	22 1/2* BEND	CI III (AP BEND		CATE VALVE	A LINE MORANT	WATER METER PIT	T TELEPHONE FISER	CABLE VY RIFER	PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS
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NFL PRIMARY CARE

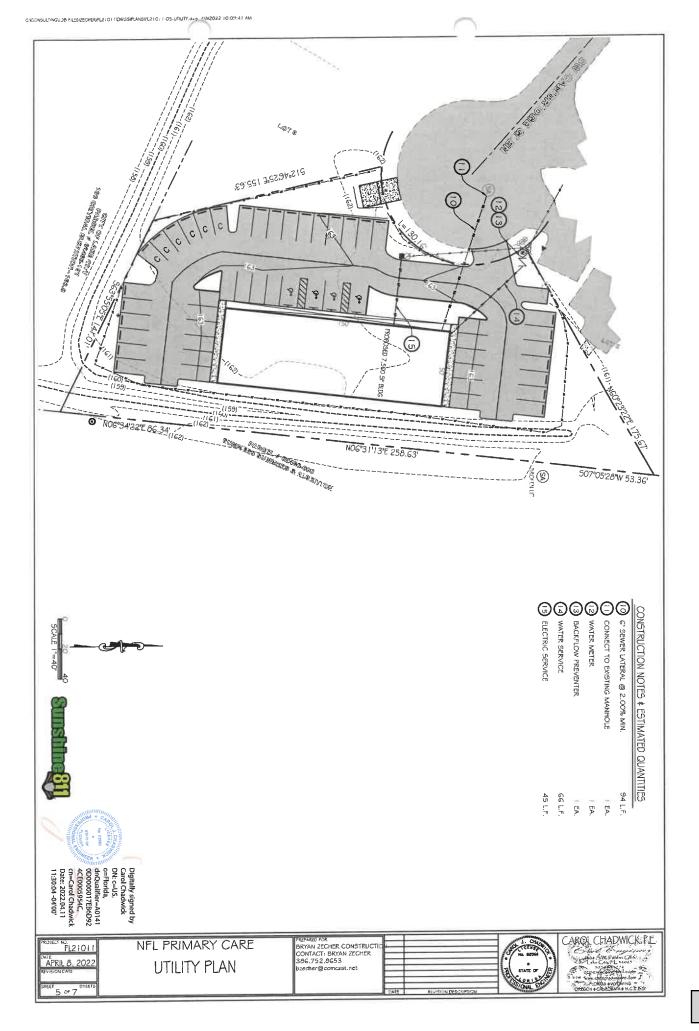
NOTES & LEGEND

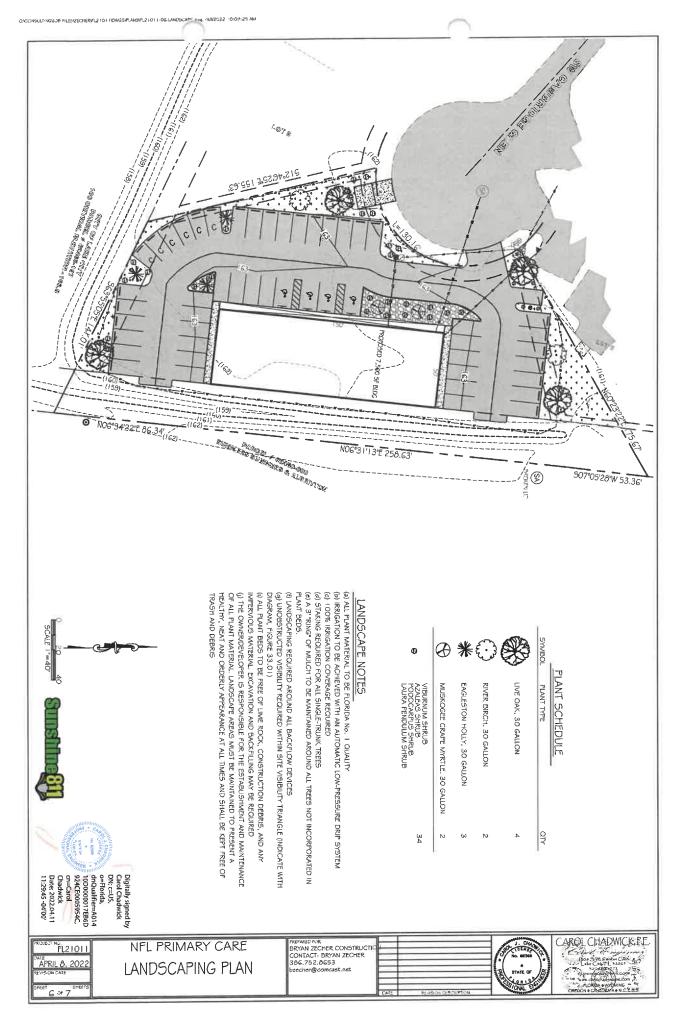
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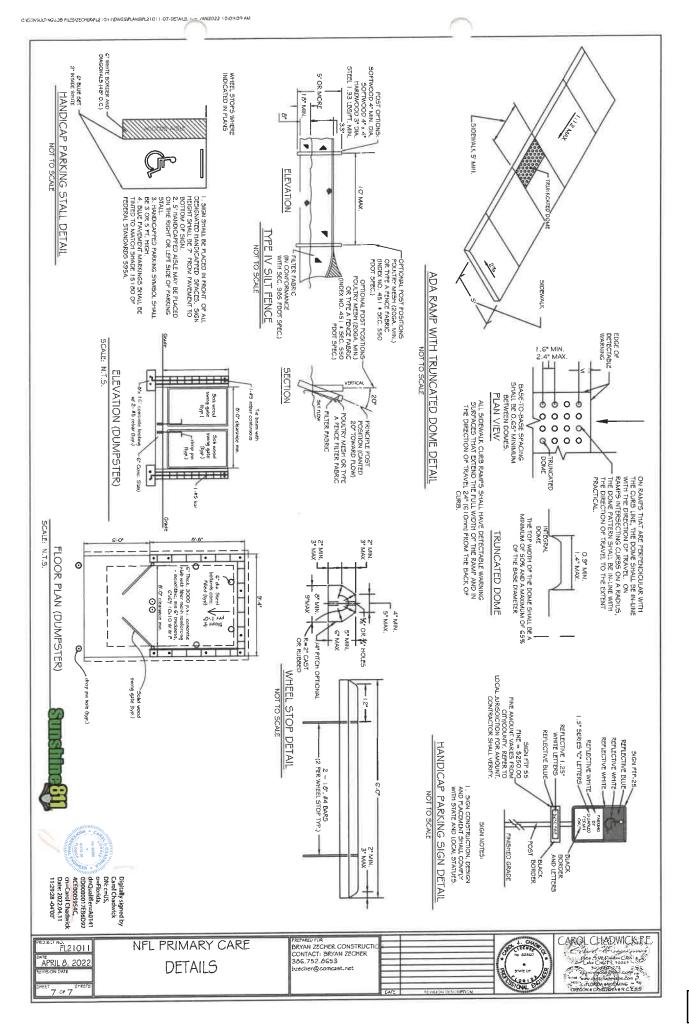
2 OF 7











CAROL CHADWICK, P.E.

April 8, 2022

81

re: NFL Primary Care Drainage Memo

Per ERP00-0028 previously permitted by SRWMD, this site is part of a master drainage plan.

Please contact me at 307.680.1772 if you have any guestions.

Respectfully,



Carol Chadwick, P.E.

CC Job #FL21011 Printed copies of this document are not considered signed and sealed and the signature must be ventiled on any electronic copies.

CAROL CHADWICK, P.E.

Civil Engineer 1208 S.W. Fairfax Glen Lake City, FL 32025 307.680.1772 ccpewyo@gmail.com www.carolchadwickpe.com

April 11, 2022

re: NFL Primary Care Fire Flow Report

ISO: NFF = (C) (O) $[1 + (X + P)] = 1500*0.85[1 + (0+0)] = 1275 \rightarrow 1500 \text{ gpm}$

Where:

NFF = Needed Fire Flow (C) = Construction factor, including effective area: C=1500 (O) = Occupancy factor: C-2=0.85 (X + P) = Exposures and communication (openings) factor: O C = $18F\sqrt{A} = 18*0.8\sqrt{7500} = 1247 \rightarrow 1500$

Where: F = the coefficient related to the construction type = 0.8 A = the effective building area = 7500 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 1569 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

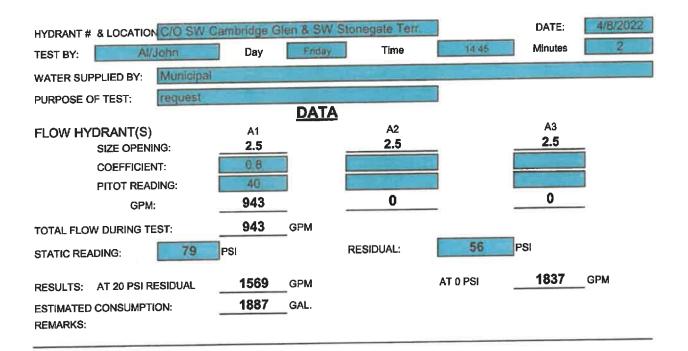
Respectfully,

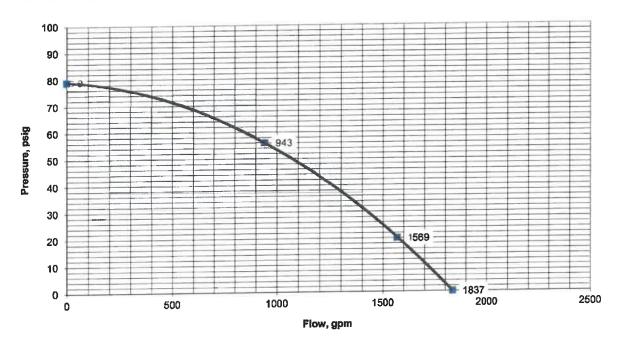


Carol Chadwick, P.E.

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City of Lake City Water flow report





CAROL CHADWICK, P.E.

Giuil Engineer 1208 S.W. Fairfax Glen Lake City, FL 32025 307.680.1772 ccpewyo@gmail.com www.carolchadwickpe.com

April 8, 2022

re: NFL Primary Care Concurrency Impact Analysis

The site is currently vacant. The proposed business will use City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 630
- 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: 236 ADT # 39 Peak PM trips
- Potable Water: 250 gallons per day
- Potable Water: 250 gallons per day
- Solid Waste: 292.50 c.y. per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

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REVISED CONCURRENCY WORKSHEET

NFL Primary Care April 8, 2022

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
630	Clinic	31.45	5.18	7.50	235.88	38.85

*KSF

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)
Clinic	250.00	1.00	250.00
			Code and can very from square

footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (1 PRACTITIONER)

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)
Clinic	250.00	1.00	250.00
* Multiplier is based upor employees, number of se PRACTITIONER)	n Ch. 64E.6008, F.A. ats, or etc. See Ch. 6	C. and can very from 4E-6.008, F.A.C. to d	a square footage, number of etermine multiplier. (1

Solid Waste Analysis

Use	lbs per 100 s.f.	S.F.	Total (CY Per Year)
Medical Office	1.50	7500.00	292.50

CAROL CHADWICK, P.E.

Ciuil Engineer 1208 S.W. Fairfax Glen Lake City, FL 32025 307.680.1772 ccpewyo@gmail.com www.carolchadwickpe.com

April 8, 2022

re: NFL Primary Care Comprehensive Plan Consistency Analysis

The NFL Primary Care proposed comprehensive plan amendment change is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

• Objective I. I 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 in a Commercial Intensive zoning district.

• Policy I.I.I 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 in an area serviced by Lake City sewer and water. The area is commercial.

 Policy I. I.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is in an area that is commercial.

 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 site construction will be completed by 2023.

CAROL CHADWICK, P.E. Page 2

Policy I.I.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 1.1.5 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 the development of the site.

 Policy I. I.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 commercial 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,



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 #FL21011

Columbia County Property Appraiser Jeff Hampton

2022 Working Values updated: 3/24/2022

Parcel: < 34-38-16-02465-106 (10279) 🕗

Owner & Pr	operty Info		
Owner	NORTH FLORIDA PRIMARY CA 697 NW COUNTRY LAKE DR LAKE CITY, FL 32055	ARE PLLC	
Site	4243 SW CAMBRIDGE GIn, LAM	KE CITY	
Description*	LOT 6 STONEGATE PARK S/D 104	3-2615, WD 14	438-2389,
Area	0.5 AC	S/T/R	34-35-1
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1
longl transaction	above is not to be used as the Legal Descr is a FL Dept. of Revenue (DOR) code and i		

Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Cert	ified Values	2022 Wor	king Values
Mkt Land	\$65,340	Mkt Land	\$65,340
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$65,340	Just	\$65,340
Class	\$0	Class	\$0
Appraised	\$65,340	Appraised	\$65,340
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$65,340	Assessed	\$65,340
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$65,340 city:\$65,340 other:\$0 school:\$65,340	Total Taxable	county:\$65,340 city:\$65,340 other:\$0 school:\$65,340



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/28/2021	\$55,000	1438/2389	WD	V	Q	05 (Multi-Parcel Sale) - show

Building Characteristics

Blo	dg Sketch	Description*	Year Bit	Base	SF Actual SF		Bidg Value	
		1	NONE					
Extra	Features & Ou	t Buildings (Codes)						
C	ode	Desc	Year Bit	Va	alue	Units		Dims
			NONE					
Land	Breakdown							
Code	D)esc	Units		Adj	ustments	Eff Rate	Land Value
1000	VACANT COM	IMERCIAL (MKT)	21,780.000 SF (0.50	0 AC)	1.0000/1	.0000 1.0000/ /	\$3 /SF	\$65,340

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

Columbia County Property Appraiser Jeff Hampton

2022	Working	Values
	undated	3/24/2022

Parcel: 🕙 34-35-16-02465-107 (10280) 🕗

Owner & Pr	operty Info		
Owner	NORTH FLORIDA PRIMARY C/ 697 NW COUNTRY LAKE DR LAKE CITY, FL 32055	ARE PLLC	
Site	4248 SW CAMBRIDGE GIn, LAKE CITY		
Description*	LOT 7 STONEGATE PARK S/D WD QC 1045-608, WD 1438-2394,	1018-930 & 1	043-2615,
Area	0.5 AC	S/T/R	34-35-16
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1

*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction. *The <u>Use Code</u> 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

2021 Cert	ified Values	2022 Wor	king Values
Mkt Land	\$65,340	Mkt Land	\$65,340
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$65,340	Just	\$65,340
Class	\$0	Class	\$0
Appraised	\$65,340	Appraised	\$65,340
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$65,340	Assessed	\$65,340
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$65,340 city:\$65,340 other:\$0 school:\$65,340	Total Taxable	county:\$65,340 city:\$65,340 other:\$0 school:\$65,340



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/28/2021	\$115,000	1438/2394	WD	V	Q	01
6/15/2004	\$287.700	1018/0930	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bidg Value
		NON	E		
▼ Extra Features &	Out Buildings (Codes)				

rear	BIL		_		
		N	0	Ν	Ε

Land	Breakdown				
Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	21,780.000 SF (0.500 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$65,340

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

Prepared by: Michael H. Harrell Abstract Trust Title, LLC 283 NW Cole Terrace Lake City, FL 32055

4-10379

Inst: 202112010927 Date: 05/28/2021 Time: 3:56PM Page 1 of 3 B: 1438 P: 2389, James M Swisher Jr, Clerk of Coart Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 385.00

Warranty Deed

Trust to Individual or Corporation or LLC or Trust

THIS WARRANTY DEED made this 28 day of May, 2021, by Howard E. Van Arsdall, Jr. Individually and as Trustee under Trust Agreement dated December 1, 1999 and known as Little Pond Farm Land Trust hereinafter called the grantor, to North Florida Primary Care, P.L.L.C., a Florida Limited Liability Company whose address is: 697 NW Country Lake Drive, Lake City, FL 32055 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:

See Exhibit "A" Attached Hereto and By This Reference Made A Part Thereof.

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

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:

Witnes

Howard E. Van Arsdall, Jr. Individually and

Printed Name:

Witness

as Trustee under Trust Agreement dated December 1st, 1999 and known as Little Pond Farm Land Trust

Printed Name:

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of Mphysical presence or Donline notarization, this 28 day of May, 2021 by Howard E. Van Arsdall, Jr. Individually and as Trustee under Trust Agreement dated December 1, 1999 and known as Little Pond Farm Land DL Trust who is personally known to me or who has produced aś identification.



Jordan A. Hallock **Notary Public** State of Florida Comm# HH123233 Expires 4/27/2025

Notary Public

10379

Exhibit "A"

Lot 6, Stonegate Park, according to map or plat thereof as recorded in Plat Book 7, Pages 61 and 62 of the public records of Columbia County, Florida.

Also:

ĩ

Part of Lot 5, Stonegate Park, according to map or plat thereof as recorded in Plat Book 7, Page 61 and 62, of the public records of Columbia County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 5 and run North 80 degrees 14 minutes 03 seconds East, a distance of 175.41 feet to a point on the East line of said Lot 5; thence South 06 degrees 27 minutes 53 seconds West, along said east line a distance of 53.24 feet to the Southeast corner of said Lot 5; thence South 76 degrees 50 minutes 47 seconds West along the South line of said Lot 5, a distance of 150.22 feet to the point of beginning.

This Instrument Prepared By: Michael H. Harrell Abstract Trust Title, LLC 283 NW Cole Ter Lake City, FL 32055

ATT# 4-10380

Inst: 202112010929 Date: 05/28/2021 Time: 3:56PM Page 1 of 3 B: 1438 P: 2394, James M Swisher Jr, Clerk of Court Columbia, County, By: VC Deputy ClerkDoc Stamp-Deed: 805.00

Warranty Deed

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 20 May, 2021, by Sevan Real Estate, L.L.C., a Florida Limited Liability Company, hereinafter called the grantor, to North Florida Primary Care, P.L.L.C a Florida Limited Liability Company whose post office address is: 697 NW Country Lake Drive, Lake City, FL 32055 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:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

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

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:

WITNESS - 0 PRINTED NAME

WIT PRIN

Berge Marcarian as Manager of Sevan Real Estate,

L.L.C., a Florida Limited Liability Company

STATE OF FLORIDA COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this K day of May, 2021 by Berge Marcarian as Manager of Sevan Real Estate, L.L.C., a Florida Limited Liability Company on behalf of the company, who is personally known to me or has produced_ _as identification.

VERALISAHICKS Y COMMISSION # GG 236506 EXPIRES: August 23, 2022 Bonded Thru Notary Public Underwriters

NOTARY PUBLIC

My Commission Expires:

ATT: 10380

Exhibit "A"

Lot 7, Stonegate Park, according to map or plat thereof as recorded in Plat Book 7, Pages 61 and 62 of the public records of Columbia County, Florida.

Together with that portion of land that lies within the boundaries of Lot 7 of Stonegate Park, as recorded in Plat Book 7, Pages 61 and 62, being described as follows:

COMMENCE at the Northeast corner of said Lot 6 and run South 76°50'47" West along the North line of said Lot 6 a distance of 26.54 feet to the POINT OF BEGINNING; thence South 06°27'53" West a distance of 311.41 feet; thence North 64°10'29" West along the Northerly line of a 15 foot utility easement a distance of 24.02 feet; thence North 07°47'51" East a distance of 218.53 feet; thence North 12°24'10" East a distance of 82.18 feet to a point on the North line of Lot 6; thence North 76°50'47" East along said North line of Lot 6 a distance of 4.33 feet; thence North 06°27'53" East a distance of 18.40 feet; thence North 66°38'43" East along the Southerly line of a 5-foot utility easement a distance of 5.76 feet; thence South 06°27'53" West a distance of 19.48 feet to the POINT OF BEGINNING. Said lands being part of a Utility and Drainage Easement as shown on plat of said STONEGATE PARK.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name Florida Limited Liability Company NORTH FLORIDA PRIMARY CARE, P.L.L.C. **Filing Information** Document Number L20000170592 85-2025312 FEI/EIN Number Date Filed 06/19/2020 FL State ACTIVE Status Principal Address 221 SW Stonegate Terrace Suite 101 LAKE CITY, FL 32055 Changed: 02/02/2021 Mailing Address 221 SW Stonegate Terrace Suite 101 LAKE CITY, FL 32055 Changed: 02/02/2021 Registered Agent Name & Address UKAEGBU, MICHAEL C, MD 697 NW COUNTRY LAKE DRIVE LAKE CITY, FL 32055 Authorized Person(s) Detail Name & Address Title AMBR UKAEGBU, MICHAEL C, MD 697 NW COUNTRY LAKE DRIVE LAKE CITY, FL 32055 Annual Reports **Report Year Filed Date** 2021 02/02/2021 2022 01/13/2022 2022 01/20/2022 Document Images 01/20/2022 -- AMENDED ANNUAL REPORT View image in PDF format View Image in PDF format 01/13/2022 - ANNUAL REPORT View image in PDF format 02/02/2021 -- ANNUAL REPORT View image in PDF format 06/19/2020 -- Florida Limited Liability

Florida Department of State. Division of Corporations

APPLICATION AGENT AUTHORIZATION FORM

TO: City of Lake City TO: Columbia County Zoning Department 135 NE Hemando Avenue Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint _	Carol	Chadwide,	PE
Off higher working		(trent in Act on my Arent)	

(Name of Person to Act as my Agent)

for Name for the Agent, if applicable) (Company

to act as my/our agent in the preparation and submittal of this application

for Site Plan

(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: MICHAEL C. UKAEGEL, MD
Applicant/Owner's Title: DUNER MANJGING MBN
On Behalf of: Non 14 Amilt Primony Cone, RUC
(Company Name, if applicable)
Telephone: 386-292-7744 Date: 482022
Applicant/Owner's Signature: NB MANN
Print Name: MICHAEL C. UKAEGBU

STATE OF FLORIDA

The Foregoing instument was acknoeledged before me this IHm day of Type of Identification Produced

(SEAL)

some Attenant

(Notary Signature)

SUZANNE STEWART Commission # GG 932386 Expires November 17, 2023 ded Thru Budget Notary Services

Columbia County Tax Collector

Tax Record

Last Update: 3/30/2022 2:28:37 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		Тах Туре	8	Tax '	Year
R02465-106		REAL ESTA	TE	20	21
Mailing Address NORTH FLORIDA PRIMARY (PLLC	CARE	Property A 4243 CAMB	Address RIDGE LAKE	CITY	
697 NW COUNTRY LAKE DR		GEO Number	c		
LAKE CITY FL 32055		343816-024	465-106		
Exempt Amount		Taxable Va	lue		
See Below		See Belo	W		
Exemption Detail NO EXEMPTIONS <u>Legal Description (clic</u> 34-35-16 1000/1000.50 A 2389,	001 k for full	description) STONEGATE PA		crow Code 3-2615, W	D 1438-
	Ad Val	orem Taxes			
Sector Butherity	Rate	Assessed Ex		Taxable	Taxe
Taxing Authority			Amount	Value	Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	65,340	0	\$65,340 \$65,340	\$510.63 \$320.17
CITY OF LAKE CITY	4.9000	65,340	U	\$65,340	\$320.17
COLUMBIA COUNTY SCHOOL BOARD	0.7480	65,340	0	\$65,340	\$48.87
DISCRETIONARY	3.6430	65,340	0	\$65,340	\$238.03
CAPITAL OUTLAY	1.5000	65,340	õ	\$65,340	\$98.01
SUWANNEE RIVER WATER MGT DIST	0.3615	65,340	0	\$65,340	\$23.62
LAKE SHORE HOSPITAL AUTHORITY	0.0000	65,340	0	\$65,340	\$0.00
Total Millage	18.967	75 Tot a	al Taxes	\$1	,239.33
N	ion-Ad Valo	rem Assessme	ents		
Code Levying Auth	ority				Amount
XLCF CITY FIRE AS					\$50.40
			Assessments		\$50.40
		Taxes &	Assessment	s Ş	1,289.73
			Assessment	s Ş	

Date Paid	Transaction	Receipt	Item	Amount Paid
2/28/2022	PAYMENT	2102416.0003	2021	\$1,276.83

Prior Years Payment History

Prior Year Taxes Due				
NO DELINQUENT TAXES				

Columbia County Tax Collector

Tax Record

Last Update: 3/30/2022 2:29:20 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.

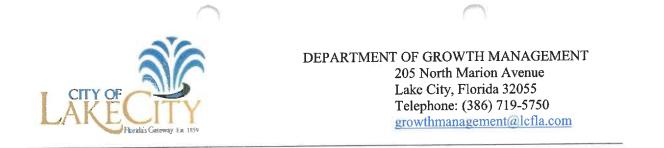
Account Number	Тах Туре		Tax Year		
R02465-107		REAL ES	TATE	20	21
Mailing Address NORTH FLORIDA PRIMARY C PLLC 697 NW COUNTRY LAKE DR LAKE CITY FL 32055	ARE	4248 CAN	Address BRIDGE LAKE er 2465-107	CITY	
Exempt Amount		Taxable \	/alue		
See Below		See Be	low		
Exemption Detail NO EXEMPTIONS Legal Description (clic)	001	e Code lescription		scrow Code	
34-3S-16 1000/1000.50 A 2615, QC 1045-608, WD 1	cres LOT 7 S	TONEGATE 1	PARK S/D WD	1018-930	& 1043-
	Ad Valo	rem Taxes			
axing Authority	Rate	Assessed Value	Exemption	Taxable Value	Taxes
OARD OF COUNTY COMMISSIONERS	7.8150 4.9000	65,340 65,340	0	\$65,340 \$65,340	\$510.63 \$320.17
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY LOCAL	0.7480 3.6430	65,340 65,340	0 0	\$65,340 \$65,340	\$48.87 \$238.03
CAFITAL OUTLAY SUWANNEE RIVER WATER MGT DIST JAKE SHORE HOSPITAL AUTHORITY	1.5000 0.3615 0.0000	65,340 65,340 65,340	0 0 0	\$65,340 \$65,340 \$65,340	\$98.01 \$23.62 \$0.00
Total Millage	18.9675	To	tal Taxes	\$1	L,239.33
N	on-Ad Valore	em Assessi	nents		
Code Levying Author XLCF CITY FIRE ASS					Amount \$50.40
		Total	Assessment	8	\$50.40
		Taxes	Assessment	ts \$	1,289.73
		If Paid	By	Ame	ount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
2/28/2022	PAYMENT	2102416.0001	2021	\$1,276.83

Prior Years Payment History

	Prior Year Taxes Due	
NO DELINQUENT TAXES		

CASH	CC CC CC
For Growth Management USE ONLY Project ID# 59R 22 -11	Parcel ID: 34-35-16-02465-1064107 PAYMENT AMOUNTS 200.00
 ZF:	LAST NAME: D'FL Primer Lace LLC FIRST NAME: STREET ADDRESS: 4243 Cambridge Glan PHONE NUMBER: 386-752-8653



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:
Request Type: Site Plan Review (SPR) 🔽 Special Exception (SE) 🗌 Variances (V)
Comprehensive Plan Amendment/Zoning (CPA/Z) Certificate of Appropriateness (COA)
Project Number: SPR22-11
Project Name: NFL Primary Care
Project Address: 4243 Cambridge Glen
Project Parcel Number: 34-35-16-02465-106 and 107
Owner Name: North Florida Primary Care LLC
Owner: Address: 697 NW Country Lake Drive
Owner Contact Information: telephone number 386-697-4973 e-mail drmcukamd@gmail.com
Owner Agent Name: Carol Chadwick
Owner Agent Address: 1208 SE Fairfax Glen
Owner Agent Contact Information: telephonee-maile-mail

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: Approved Disapproved Reviewed by:
Comments:
Planning and Zoning: Approve Disapprove Reviewed by: Comments:
Business License: Approve Disapprove Reviewed by:
Code Enforcement: Approve Disapprove Reviewed by:
Comments:
Permitting: Approve Disapprove Reviewed by:
Comments:

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service
Water Department: Approved Disapproved Reviewed by: Comments:
Sewer Department: Approved Disapproved Reviewed by:
Gas Department: Approved Disapproved Reviewed by:
Comments:
WaterDistribution/Collection:Approved Disapproved Reviewed by
Customer Service: Approved Disapproved Reviewed by:

Public Safety – Public Works, Fire Department, Police Department
Public Works: Approved Disapproved Reviewed by:
Comments:
Fire Department: Approve Disapprove Reviewed by:
Comments:
Police Department: Approve Disapprove Reviewed by
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.