

BOARD OF ADJUSTMENT

CITY OF LAKE CITY

May 12, 2026 at 6:00 PM

Venue: City Hall

AGENDA

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

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes April 14, 2026

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **BA V 26-01-** A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF LAKE CITY, FLORIDA, GRANTING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2 OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PROVIDING FOR A VARIANCE AS PROVIDED FOR IN SECTION 4.10.7 OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS TO REDUCE THE WEST SIDE YARD SETBACK REQUIREMENT FROM 20.00 FEET TO 5.00 FEET WITHIN A RESIDENTIAL/OFFICE (RO) ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

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

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

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



BOARD OF ADJUSTMENTS MEETING MINUTES

City: Lake City, Florida

Board: Board of Adjustments

Date: April 14, 2026

Time: 19:02

Location: City Hall, Council Chambers

1. CALL TO ORDER

The meeting was called to order at 19:02 by Mrs. Douglas.

2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson
- Mrs. Johnson
- Mr. Carlucci
- Mrs. Jones
- City Attorney: Mr. Martin

Members Absent:

- Mr. Lydick

Staff Present:

- Robert Angelo
- Ivy Franco

Public Attendees: None

3. EXPARTE COMMUNICATION

- Mrs. Douglas- None
- Mrs. McKellum- None
- Mrs. Wilson- None
- Mrs. Johnson- None
- Mr. Carlucci- None
- Mr. Lydick- None

- Mrs. Jones- None

4. APPROVAL OF MEETING AGENDA

None.

5. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of March 10, 2026

Motion to approve: Mr. Carlucci

Second: Mrs. Jones

6. PUBLIC HEARINGS / OLD BUSINESS

None.

7. PUBLIC HEARINGS / NEW BUSINESS

None.

8. WORKSHOP ITEMS

None.

9. ADJOURNMENT

Motion: Motion to adjourn by Mrs. McKellum, seconded by Mr. Carlucci.

The meeting adjourned at 19:03.

Recording Secretary: _____

Name: Ivy Franco

Title: Recording Secretary

Chair: _____

Name: Mrs. Douglas



GROWTH MANAGEMENT
 205 North Marion Ave
 Lake City, FL 32055
 Telephone: (386) 719-5754
 E-mail: growthmanagement@lcfla.com

FOR PLANNING USE ONLY Item ii.
 Application # _____
 Application Fee \$1,050.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: Gateway Prescription Center Inc. - Storage Building
2. Address of Subject Property: 742 SE Baya Drive Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13637-000
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 0.49
7. Existing Use of Property: Office Building
8. Proposed use of Property: Storage building beside office (metal building)
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Existing setbacks are 15'. Seeking setback to be changed to 5' on NW corner of property. As the property line runs at an angle, the new metal building size cannot be accommodated with the existing 15' setback.

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Carl Allison Title: Owner
 Company name (if applicable): Gateway Prescription Center Inc.
 Mailing Address: 780 SE Baya Drive
 City: Lake City State: Florida Zip: 32025
 Telephone: _____; (____) _____ Email: _____

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: (____) _____ Fax: (____) _____ Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Analysis of Section 11.3 of the Land Development Regulations (“LDRs”):
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
 - ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.
- 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.
 - m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.
 - vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).

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. Legal Description with Tax Parcel Number.
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 Variance Application is \$1050. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator will be invoice and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these 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 variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

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.

Two (2) copies of a site plan and documents and one (1) PDF copy on a CD must accompany an application for a Variance.

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 Growth Management 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.

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

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

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.

ACKNOWLEDGEMENT, SIGNATURES AND NOTARY ON FOLLOWING PAGE

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 ACKNOWLEDGES 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.

Carl Allison

Applicant/Agent Name (Type or Print)

Ingrid Geiger

Applicant/Agent Signature

4/7/26

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 9th day of April 26 by (name of person acknowledging) Carl Allison.

(NOTARY SEAL)



Ingrid Geiger
Signature of Notary
Ingrid Geiger
Printed Name of Notary

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

VARIANCE APPLICATION ATTACHMENT/SUBMITTAL

Gateway Prescription Center Inc.
742 SE Baya Drive
Lake City, FL 32025

Parcel Number: 00-00-00-13637-000

1. Analysis of Section 11.3 of the Land Development Regulation:

- a. Yes there are special conditions and circumstances peculiar to the lot we are seeking variance. The west property line is at an angle. This creates a shorter distance to the property line at the front of the metal building we are proposing to install on property.
 - b. No, the special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these LDRs to other lands, buildings, or structures in the same district.
 - d. Yes, with out the variance requested, the applicant would not be able to be able to install the desired size of metal building; therefore, limiting available storage space.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land and building.
 - f. The grant of the variance will be in harmony with the general intent and purpose of the LDRs and will not be injurious to the area involved or otherwise detrimental to the public welfare.
4. Stormwater Management Plan – This project is under the 9,000 sq. ft. impervious surface space; therefore no permit with SRWM is necessary.



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13637-000 (42185) | OFFICE BLD 1STY (1700) | 0.486 AC

S DIV: LOTS 1, 2, 3 & 4 BLOCK D SUNSHINE PARK S/D EX RD R/W & EX ADD'L RD R/W. 902-907, 384-69-70, 900-328, PB 1381-1279, PB 1414-805, WD 1414-1998,

GATEWAY PRESCRIPTION CENTER INC		2026 Working Values	
Owner: 780 SE BAYA DR		Mkt Lnd \$47,673	Appraised \$109,412
LAKE CITY, FL 32025		Ag Lnd \$0	Assessed \$109,412
Site: 742 SE BAYA DR, LAKE CITY		Bldg \$60,939	Exempt \$0
Sales 11/10/2020	\$100 1(U)	XFOB \$800	county:\$109,412
Info 7/7/2020	\$210,000 1(Q)	Just \$109,412	Total city:\$109,412
Info 6/26/2020	\$0 1(U)		Taxable other:\$0
			school:\$109,412

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/2/2026 and may not reflect the data currently on file at our office.

COLUMBIA COUNTY Property Appraiser

Parcel 00-00-00-13637-000 <https://search.ccpaf1.com/parcel/13637000000000>

742 SE BAYA DR

Owners

GATEWAY PRESCRIPTION CENTER INC
780 SE BAYA DR
LAKE CITY, FL 32025

Legal Description

S DIV: LOTS 1, 2, 3 & 4 BLOCK D SUNSHINE PARK
S/D EX RD R/W & EX ADD'L RD R/W.

902-907, 384-69-70, 900-328, PB 1381-1279,
PB 1414-605, WD 1414-1998, WD 1423-2635

Use: 1700: OFFICE BLD 1STY

Subdivision: S DIV

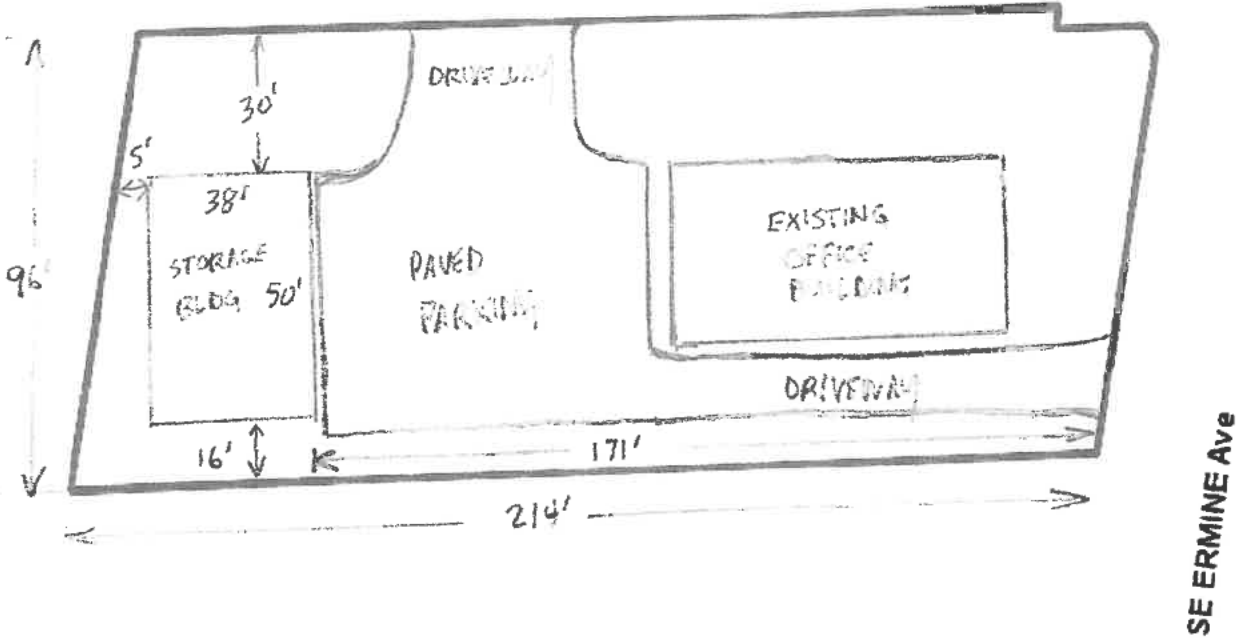


4-8-2026

Item ii.

SE BAYA Dr

↑ North



0 28 52 78 104 130 156 182 208 234 260 ft

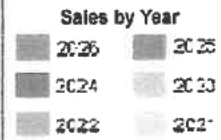
Columbia County Property Appraiser

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

PARCEL: 00-00-00-13637-000 (42185) | OFFICE BLD 1STY (1700) | 0.486 AC
 S DIV: LOTS 1, 2, 3 & 4 BLOCK D SUNSHINE PARK S/D EX RD R/W & EX ADD'L RD R/W 902-907, 384-69-70, 900-328.
 PB 1381-1279, PB 1414-605, WD 1414-1998.

NOTES:

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Info 6/26/2020	\$0 I (U)		other:\$0
			school:\$109,412



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GrizzlyLogic.com

SITE PLAN

Gateway Prescription Center Inc.
742 SE Baya Drive
Lake City, FL 32025

Parcel Number – 00-00-00-13637-000

Site Plan Information:

1. Zoning – Commercial
2. Utilities are on light poles that run east and west on SE Baya Drive
3. No landscaping
4. No existing waters or waterways
5. Trash receptacle- southwest corner of parking area

LEGAL DESCRIPTION

LOTS 1,2,3, AND 4, BLOCK D, SUNSHINE PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1. PAGE(S) 2, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LESS AND EXCEPT THAT PART DEEDED TO THE DEPARTMENT OF TRANSPORTATION AS SHOWN IN OFFICIAL RECORDS BOOK 359, PAGE 578 AND OFFICIAL RECORDS BOOK 902, PAGE 907, ALL OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

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

4-9722

Warranty Deed

Individual to Individual

THIS WARRANTY DEED made the 7 day of July, 2020, by Vance E. Cox and Kenneth L. Cox, hereinafter called the grantor, to Carl Allison whose address is: 3707 SW Salem Rd. Lake City, FL 32024 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.

The herein described property is vacant land and does not constitute the homestead property of the Grantor's.

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.

Item ii.

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:

Jessica M. Thomas
Witness:
Jessica M. Thomas
Printed Name:

Vance E. Cox
Vance E. Cox
Kenneth L. Cox
Kenneth L. Cox

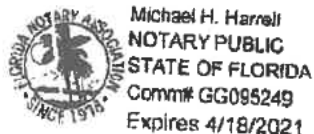
Witness:
Michael H. Harrell
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of July, 2020 by Vance E. Cox and Kenneth L. Cox personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Michael H. Harrell
Notary Public



ATT # 9722

Exhibit "A"

Lots 1, 2, 3, & 4, Block D, Sunshine Park Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 2, of the Public Records of Columbia County, Florida. Less and except that part deeded to the Department of Transportation as shown in Official Records Book 359, Page 578 and Official Records Book 902, Page 907, all of the Public Records of Columbia County, Florida.

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# H13682

Entity Name: GATEWAY PRESCRIPTION CENTER, INC.

Current Principal Place of Business:

BAYA PHARMACY EAST
780 SE BAYA DR
LAKE CITY, FL 32025

Current Mailing Address:

BAYA PHARMACY EAST
780 SE BAYA DR
LAKE CITY, FL 32025 US

FEI Number: 59-2435745

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GREEN, BONNIE S
1241 S. MARION AVE
LAKE CITY, FL 32025 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: BONNIE S GREEN

03/30/2026

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DP
Name ALLISON, CARL L
Address 3707 SW SALEM RD
City-State-Zip: LAKE CITY FL 32024

Title DS
Name ALLISON, JOAN
Address 3707 SW SALEM RD
City-State-Zip: LAKE CITY FL 32024

Title AS
Name ALLISON, MICHELE
Address 275 NW RIDGE GLEN
City-State-Zip: WELLBORN FL 32094

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOAN ALLISON

DS

03/30/2026

Electronic Signature of Signing Officer/Director Detail

Date

Item ii.

Tax Bill Detail

Payment Options

Property Tax Account: R13637-000
GATEWAY PRESCRIPTION CENTER INC

This Bill: \$0.00
All Bills: \$0.00
Cart Amount: \$0.00

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Year: 2025 **Bill Number:** **Owner:** GATEWAY
Tax District: 36764 **PRESCRIPTION**
 1 **Property Type:** CENTER INC
 Real Estate

Bill 36764 -- No Amount Due

MAILING ADDRESS: **PROPERTY ADDRESS:**
 GATEWAY 742 BAYA
 PRESCRIPTION LAKE CITY 32025
 CENTER INC
 780 SE BAYA DR
 LAKE CITY FL 32025

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Tax Year	Folio	Receipt Number	Paid By	Payment Date	Paid
2025	36764	2025-8547	Baya Pharmacy	11/10/2025	\$2,370.49
2024	36579	2024-14387	BAYA PHARMACY	11/21/2024	\$2,236.00
2023	36584	2023-2302569	BAYA PHARMACY TAXES	11/14/2023	\$2,216.24
2022	34770	2022-1400618	BAYA PHARMACY	11/17/2022	\$2,076.95
2021	34331	2021-2701632	BAYA PROP TAXES	11/22/2021	\$2,115.03
2020	4271	2020-1500597	BAYA PHARMACY	11/17/2020	\$2,067.78
2019	4269	2019-9924348	KENNETH COX	05/22/2020	\$2,347.72
2018	4287	2018-1411795	KEN COX	05/30/2019	\$2,371.08
2017	4298	2017-9922608	KENNETH COX	03/29/2018	\$2,252.30
2016	4318	2016-9920607	KENNETH COX	11/28/2016	\$2,146.67
2015	4322	2015-2300938	KENNETH L COX JR.	11/20/2015	\$2,093.03

2014	4325	2014- 3501036	KEN COX	11/19/2014	\$2,096.77
2013	4330	2013- 3000403	ken cox	11/14/2013	\$2,114.09
2012	4327	2012- 1000654	COX KENNETH L JR	11/06/2012	\$2,125.18
2011	4338	2011- 2200873	LERETA	11/16/2011	\$2,111.70
2010	135277	2010- 2301735	COX KENNETH L JR	12/29/2010	\$2,240.43
2009	135275	2009- 3300449	KEN COX JR INSURANCE AGENCY	11/04/2009	\$2,430.28
2008	135036	2008- 3500528	CAPITOL CITY BANK	12/02/2008	\$2,553.55
2007	134360	2007- 9970878	LANDAMERICA TAX AND FLOOD SERV	11/12/2007	\$2,346.61
2006	133723	2006- 9973772	LANDAMERICA TAX AND FLOOD SERV	12/02/2006	\$2,501.36
2005	133049	2005- 9970207	LANDAMERICA TAX AND FLOOD SERV	11/24/2005	\$2,270.58
2004	132186	2004- 1000148	CAPITAL CITY BANK	11/04/2004	\$1,940.19
2003	131648	2003- 1200011	LERETA/CAPITAL CITY BK	12/02/2003	\$1,926.84
2002	131192	2002- 9971377	TRANSAMERICA REAL ESTATE TAX	11/24/2002	\$1,677.12
2001	130560	2001- 9971167	TRANSAMERICA REAL ESTATE TAX	11/25/2001	\$1,657.95
2000	129943	2000- 9971227	TRANSAMERICA REAL ESTATE TAX	11/26/2000	\$1,659.78
1999	129465	1999- 9970130	TRANSAMERICA REAL ESTATE TAX	11/29/1999	\$1,678.07
1998	129033	1998- 5100205	CAPITOL CITY BANK	12/03/1998	\$1,699.94
1997	128394	1997- 9971155	CAPITOL CITY BANK	12/02/1997	\$1,712.22
1996	127665	1996- 9970988	FIRST FEDERAL SAVINGS OF PERRY	12/02/1996	\$1,625.26
1995	127140	1995- 9970946	FIRST FEDERAL SAVINGS OF PERRY	11/30/1995	\$1,639.89
1994	126889	1994- 9970798	FIRST FEDERAL SAVINGS OF PERRY	11/30/1994	\$1,624.00



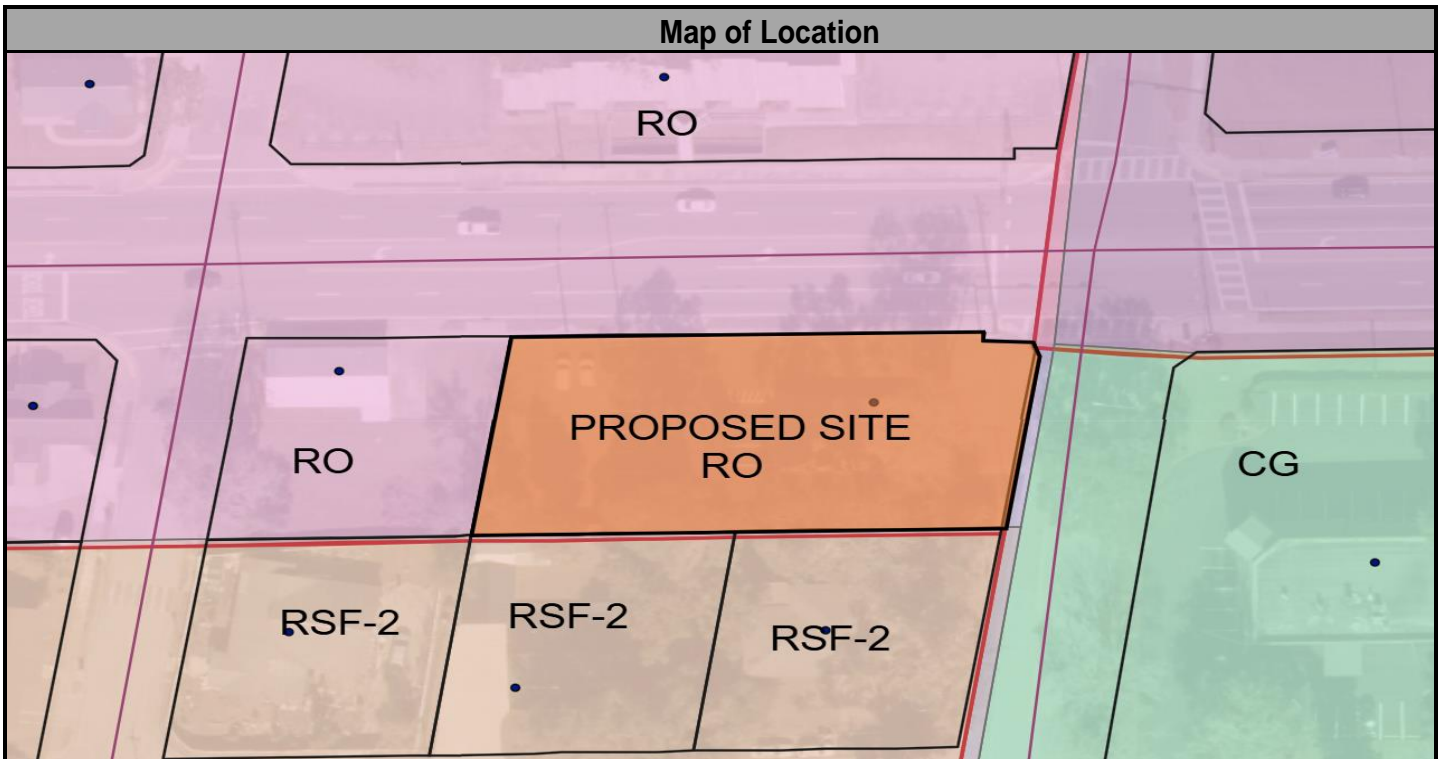
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Variance for Gateway Prescription Center, V 26-01
Applicant	Carl Allison, agent
Owner	Gateway Prescription Center INC.
Requested Action	The applicant is looking to get approval to the setback provision requiring a 20' setback.
Hearing Date	May 12, 2026
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

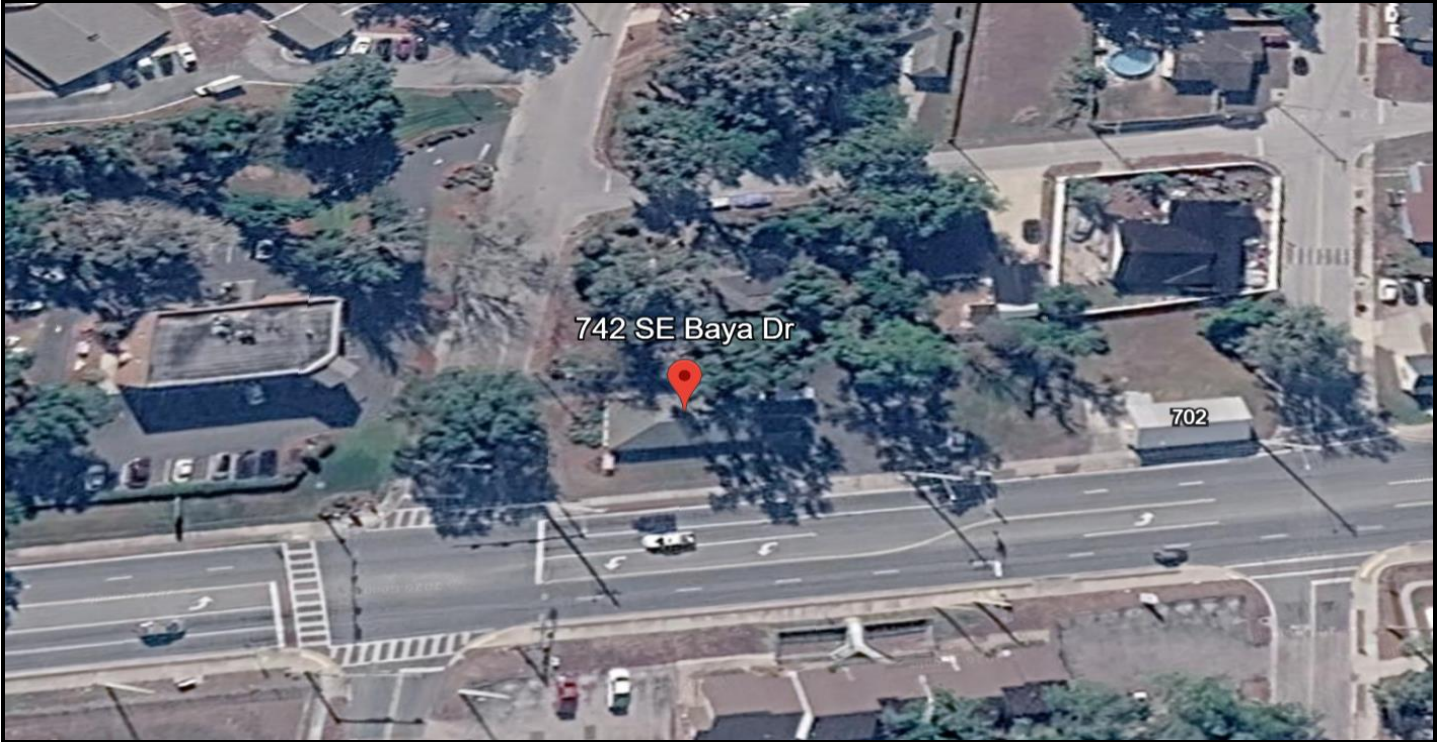
Subject Property Information		
Size	+/- 0.49 Acres	
Location	742 SE Baya Drive, Lake City, FL	
Parcel Number	13637-000	
Future Land Use	Residential Medium	
Proposed Future Land Use	Residential Medium	
Current Zoning District	Residential Office	
Proposed Zoning	Residential Office	
Flood Zone-BFE	Flood Zone X	Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium	RO	Office	
E	Commercial	CG	Retail	
S	Residential Moderate	RSF-2	Residential	
W	Residential Medium	RO	Residential	

Zoning Review		
Zoning Requirements	Required/Section of LDR	Actual
Minimum lot requirements.	None/ 4.10	0.49 ac
Minimum yard requirements (setbacks) Front-Each Side-Rear.	4.10.7.4 Front 30' Side 20' Rear 20'	Does not meet standards.
Are any structure within 35 feet of a wetland?	35-foot buffer/ art. 4.12.7	No wetland
Max height of signs.	35-foot/ 4.2.20.7.3	NA
Max square footage of signs.	1.5 times lot frontage/ art. 4.2.22.7.8	NA
Lot coverage of all buildings.	35 %/ art. 4.10.9	Meets standards
Minimum landscape requirements.	None/ art. 4.10.10	Meets requirements.
Minimum number of parking spaces.	NA/ art. 4.2.15.16	NA
Minimum number of ADA parking spaces.	NA	NA
Parking space size requirement.	10' x 20'	10' x 20
'ADA parking space size.	12'x20' with 5'x20' access aisle.	12'x20' with 5'x20' access aisle.



Map of Location



Flood and Wetland Map

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County:	COLUMBIA
Parcel:	00000013637000
Flood Zone:	X
Flood Risk:	LOW

1% Annual Chance Base Flood Elev*	Not Available
10% Annual Chance Flood Elev*	Not Available
50% Annual Chance Flood Elev*	Not Available

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

1% Flood -Floodway (High Risk)	Area Not Included	CrossSections	Wetlands
1% Flood - Zone AE (High Risk)	SFHA Decrease	County Boundaries	
1% Flood - Zone A (HighRisk)	SFHA Increase	FIRM Panel Index	
1% Flood - Zone VE (HighRisk)	Depressions	Parcels	
0.2% Flood-Shaded Zone X (Moderate Risk)	BaseFlood Elevations (BFE)	River Marks	

Anywhere it can rain, it can flood
Know your risk.



www.srwmdfloodreport.com

Supplemental Information

Watershed	Map Effective Date	11/2/2018	Special Flood Hazard Area	No
FIRM Panel(s)	12023C0292D			

The information herein represents the best available data as of the effective date shown. Reliance on the Information is done solely at your own risk. The District makes no warranty, representation or guaranty as to the content, accuracy, timeliness or completeness of the Information. Users of the data should refer to the [District's full Disclaimer](#).

The Federal Emergency Management Agency, (FEMA) Flood Map Service Center maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during community review periods, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at www.floodsmart.com

Summary of Staff Analysis**Parking**

NA

Setbacks

The Commercial General zoning district requires the following setbacks, front- 20 feet, side- none, and rear 15 feet.

Signage

NA

Landscaping

NA

Land Use

The property to the north and west is Residential Medium. The property to the south is Residential Moderate. The property to the east is Commercial.

Lot Coverage of All Building

The Residential Office zoning district has a maximum lot coverage of 35 %. The proposed site plan shows that the lot coverage of all buildings will not exceed 35%.

Wetland and Flood Zone

There is no wetland on the property. The site is in flood zone X per Suwannee River Water Management Flood Mapping.