

# PLANNING AND ZONING BOARD MEETING

## CITY OF LAKE CITY

July 14, 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 June 09, 2026

### OLD BUSINESS- None

### NEW BUSINESS

- [ii.](#) **RESOLUTION NO. PA/LPA CPA 26-07S-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY ELIZABETH STEELY, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY - COMMERCIAL TO CITY - COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

- iii. RESOLUTION NO. PZ/LPA Z 26-05S-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-05S, BY ELIZABETH STEELY, THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - COMMERCIAL, INTENSIVE (CI) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE

**WORKSHOP**

- iv. Presentation on Eliminating Parking Minimums.

**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.

**File Attachments for Item:**

i. Meeting Minutes June 09, 2026



# PLANNING & ZONING BOARD MEETING MINUTES

City: Lake City, Florida

Board: Planning and Zoning

Date: June 9, 2026

Time: 18:03

Location: City Hall, Council Chambers

## 1. CALL TO ORDER

The meeting was called to order at 18:03 by Mrs. Douglas.

## 2. ROLL CALL

- Mrs. Douglas
- Mrs. McKellum
- Mrs. Wilson – arrived at 18:46
- Mr. Carlucci
- Mr. Lydick
- City Attorney: Mr. Martin

Members Absent:

- Mrs. Jones
- Mrs. Johnson

Staff Present:

- Robert Angelo
- Graci Walker

Public Attendees:

None

## 3. APPROVAL OF PREVIOUS MEETING MINUTES

Approval of the minutes of May 12, 2026

Motion to approve: Mr. Carlucci

Second: Mr. Lydick

#### 4. EXPARTE COMMUNICATION

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

#### 5. PUBLIC HEARINGS / OLD BUSINESS

None.

#### 6. PUBLIC HEARINGS / NEW BUSINESS

##### 6.1 RESOLUTION PZ/LPA CPA 26-06S – COMPREHENSIVE PLAN AMENDMENT

Applicant: David Winsberg, the property owner.

Request: A request to change the future land use from Residential Medium to Residential High.

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA CPA 26-06S to Board. Staff moved application, staff reports, and staff presentation into the record.

##### PUBLIC COMMENT:

Mr. Al Nelson spoke against Resolution PZ/LPA CPA 26-06S.

Mr. Nelson asked staff to clarify the difference in units within residential medium and residential high.

Mr. Robert Angelo explained that the change in units would be 32. He further clarified that this would only be for one parcel of land that is being proposed and that the applicant has not yet provided a site plan listing how many buildings and dwellings he is proposing, and that this hearing was primarily to change the allowable density for the property.

Mr. Nelson spoke on behalf of New Day Spring Church, stating they are not in favor of the project.

Mrs. Douglas clarified that this hearing was just a proposal to rezone the property.

Mr. Sylvester Warren expressed his concerns about this project being heard before in the past, noting the wetlands, flood zones, and traffic study in the area.

Mr. Clay Martin clarified the items that are being heard in this meeting, and that they are being voted as recommendation to the City Council.

Mrs. Barbara Perry spoke against the rezoning, stating that the City does not have the emergency resources to provide for more housing.

Mr. Lydick asked staff if the board had heard this Resolution before in 2024 and what the final disposition was.

Mr. Angelo stated that this was heard in 2024 and that he did not recall what the Planning and Zoning Board's final recommendation was, however; this Resolution was heard at the City Council and did not move any further.

Mr. Lydick asked City Attorney, Clay Martin, if remediation of the wetlands would need to be completed prior to the rezoning of the property.

Mr. Martin clarified that this would have to be done as a part of the Site Plan Process and that all approvals are contingent upon successful permitting.

Mrs. Douglas clarified that this Resolution was heard in 2024 as a rezoning and it did pass at the Planning and Zoning Board level and did not move further after being heard at the City Council.

Mrs. Douglas asked Mr. Angelo exactly how much of the property is wetlands.

Mr. Angelo stated that he does not know the overall percentage, but from looking at Swanee River Water Management, it is a considerable portion. He clarified that according to the City of Lake City's Land Development Regulations; there is no building allowed in or within 35 feet of a wetland.

Mr. David Winesburg stated that he believes the wetland maps to be incorrect, as he feels there is little to no wetland area on the property. He stated that he will have all of the information regarding the wetland on his site plan.

Mr. Winesburg spoke to the statements presented by the public; stating that he has decreased the amount of density change since his proposal in 2024.

Mrs. Douglas asked Mr. Angelo to clarify the zoning differences between Residential Multiple Family 1 (RMF-1) and Residential Multiple Family 2 (RMF-2).

#### BOARD DISCUSSION:

Mr. Carlucci stated that he believes that there is an affordable housing shortage in Lake City and that he believes that affordable apartments could be beneficial. He also clarified that this vote is for rezoning only.

Motion: Motion to Approve, by Mr. Carlucci, seconded by Mrs. McKellum. Vote Passed.

#### Votes:

- Mrs. McKellum: Yes
- Mrs. Douglas: No
- Mr. Carlucci: Yes
- Mr. Lydick: Yes

## 6.2 RESOLUTION PZ/LPA Z 26-04A – REZONING

Applicant: David Winsberg, the property owner.

Request: Changing of the Zoning District from Residential, Single Family-3 (RSF-3) and Residential, Multiple Family-1 (RMF-1) to Residential Multiple Family-1 (RMF-1) and Residential Multiple Family-2 (RMF-2).

All parties sworn in by: Clay Martin

Staff Report Summary and Presentation by Robert Angelo: Robert presented Resolution PZ/LPA Z 26-04A to Board. Staff moved application, staff reports, and staff presentation into the record.

**PUBLIC COMMENT:**

Mr. Sylvester Warren spoke on his beliefs on affordable housing and single family homes.

Mr. Al Nelson restated his opposition against the rezoning and of Resolution PZ/LPA Z 26-04A.

Motion: Motion to Approve, by Mr. Carlucci, seconded by Mr. Lydick. Vote passed.

Votes:

- Mrs. McKellum: Yes
- Mrs. Douglas: No
- Mr. Carlucci: Yes
- Mr. Lydick: Yes

### **6.3 RESOLUTION PZ/LPA LDR 26-02 – LAND DEVELOPMENT REGULATION TEXT AMENDMENT**

Applicant: Growth Management Department of the City of Lake City

Request: Request to amend the text of the City of Lake City Land Development Regulations, to add provisions to allow accessory dwelling units withing the City of Lake City.

**PUBLIC COMEMNT:**

Mr. Sylvester Warren spoke on his opposition to Resolution PZ/LPA LDR 26-02, due to the homestead requirement listed in the Amendment.

Mr. Warren requested that the Board consider tabling Resolution PZ/LPA LDR 26-02, until more clarification is received on the Homestead requirement of Accessory Dwelling Units.

**BOARD DISCUSSION:**

Mrs. Douglas requested that the record reflect that Mrs. Wilson joined the meeting.

Mr. Lydick questioned staff about when the amendment of “tiny homes” will be brought before the Board.

Mr. Angelo clarified that currently, “tiny homes” are permitted in the City, as long as they are built to the Florida Building Code Standards. He explained that the City Building Official, Scott Thomason, adopted the section of the Florida Building Code that allows for “tiny homes”.

Mr. Lydick asked staff if there are any encumbrances on “tiny homes” such as the homestead requirement of Accessory Dwelling Units that is being brought before the Board.

Mr. Angelo clarified that “Tiny Homes” do not have to be homesteaded.

Mr. Scott Thomason clarified the adoption of the appendix of the Florida Building Code and the reason behind the homestead requirement with Accessory Dwelling Units.

Mr. Angelo further explained the reason behind the homestead requirement with Accessory Dwelling Units.

Mr. Clay Martin suggested that should the Board recommend this amendment to the City Council, it is recommended that the Council works with Staff and the City Attorney to provide clarity to the homestead requirement.

Motion: Motion to Approve with condition that the amendment is rewritten with Mr. Angelo and Mr. Martin, by Mr. Carlucci, seconded by Mrs. McKellum.

Votes:

- Mrs. McKellum: Yes
- Mrs. Wilson: Yes
- Mrs. Douglas: Yes
- Mr. Lydick: Yes
- Mr. Carlucci: Yes

## 7. WORKSHOP ITEMS

Robert presented a brief discussion on Eliminating Parking Minimums.

## 8. ADJOURNMENT

Motion: Motion to adjourn by Mr. Carlucci, seconded by Mr. Lydick

Meeting adjourned at 19:06.

Recording Secretary: \_\_\_\_\_

Name: Graci Walker

Title: Recording Secretary

Chair: \_\_\_\_\_

Name: Mrs. Douglas

**File Attachments for Item:**

**ii. RESOLUTION NO. PA/LPA CPA 26-07S-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF 50 OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, BY ELIZABETH STEELY, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE LAND USE CLASSIFICATION FROM COUNTY - COMMERCIAL TO CITY - COMMERCIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



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

**R PLANNING USE ONLY**

Application # \_\_\_\_\_  
 Application Fee \$ 1750.00  
 Receipt No. \_\_\_\_\_  
 Filing Date 5/8/26  
 Completeness Date \_\_\_\_\_

**COMPREHENSIVE PLAN AMENDMENT**

Small Scale, less than or equal to fifty (50) acres; \$1,750  
 Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

**A. PROJECT INFORMATION**

1. Project Name: Patriot Mini Storage
2. Address of Subject Property: NW TURNER, Lake City, Fla
3. Parcel ID Number(s): 02440-003
4. Existing Future Land Use Map Designation: Commercial County
5. Proposed Future Land Use Map Designation: Commercial City
6. Zoning Designation: county commercial intensive
7. Acreage: 1 acre
8. Existing Use of Property: vacant lot
9. Proposed use of Property: mini storage

**B. APPLICANT INFORMATION**

1. Applicant Status  Owner  Agent
2. Name of Applicant(s): Elizabeth Stealy Title: OWNER  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 14445 139th Loop  
 City: Live Oak State: FL Zip: 32060  
 Telephone: [REDACTED] Fax: (\_\_\_\_) Email: [REDACTED]

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

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

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

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

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?

If yes, list the names of all parties involved:

If yes, is the contract/option contingent or absolute:     Contingent     Absolute

2. Has a previous application been made on all or part of the subject property?  Yes  No

Future Land Use Map Amendment:     Yes  No

Future Land Use Map Amendment Application No. \_\_\_\_\_

Site-Specific Amendment to the Official Zoning Atlas (Rezoning):  Yes  No

Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_

Variance:  Yes  No

Variance Application No. \_\_\_\_\_

Special Exception:     Yes  No

Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. ~~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. ~~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. 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 shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

**NOTICE TO APPLICANT**

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

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

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

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

Elizabeth Steedy

Applicant/Agent Name (Type or Print)

Elizabeth Steedy

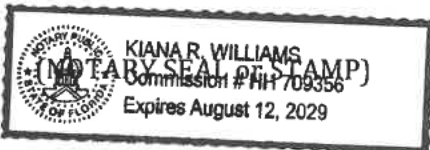
Applicant/Agent Signature

5/8/20

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 2020, by (name of person acknowledging) Elizabeth Steedy.



Kiana R. Williams  
Signature of Notary

Kiana Williams  
Printed Name of Notary

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

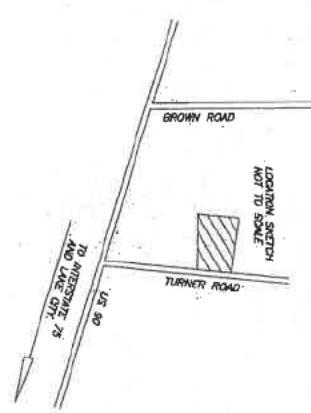
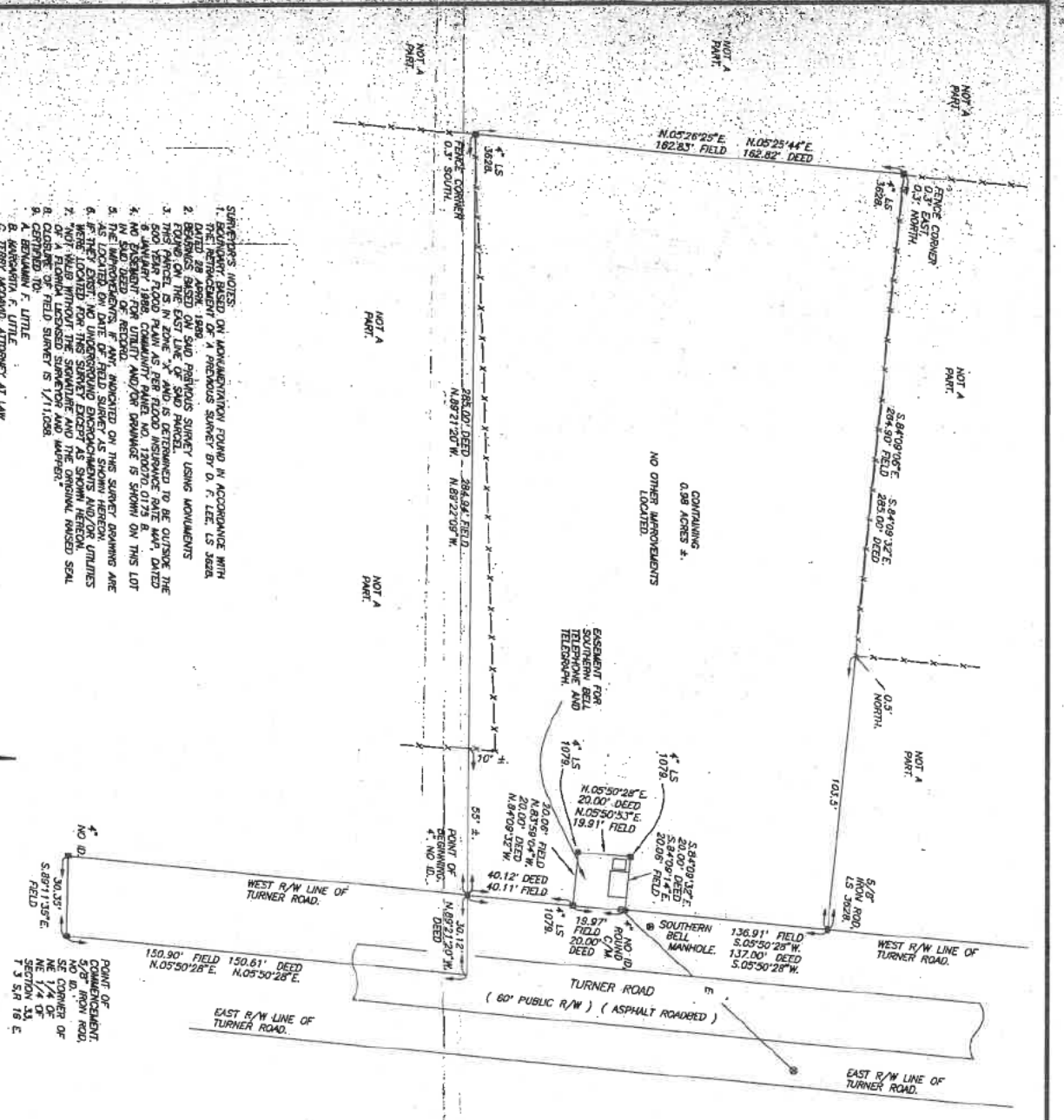
City of Lake City – Growth Management Department  
205 North Marion Ave, Lake City, FL 32055



BOUNDARY S  
IN SECTION 3  
TOWNSHIP 3 SOUTH  
RANGE 18 EAST  
COLUMBIA COUNTY  
FLORIDA

DESCRIPTION:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.05°02'28"E, ALONG THE EAST LINE OF SAID SECTION 33, BEING ALSO THE CENTERLINE OF TURNER ROAD 150.61 FEET; THENCE N.89°21'20"W, 30.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°21'20"W, 285.00 FEET; THENCE N.09°29'44"E, 162.82 FEET; THENCE S.84°09'12"E, 285.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.02°50'28"W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED SOUTHERN BELL TELEPHONE EASEMENT:  
A PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND RUN N.5°02'28"E, ALONG THE EAST LINE THEREOF 150.61 FEET; THENCE N.89°21'20"W, 30.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE N.5°02'28"E, ALONG SAID WEST RIGHT-OF-WAY LINE 44.12 FEET FOR A POINT OF BEGINNING; THENCE N.84°09'12"E, 20.00 FEET; THENCE N.5°02'28"E, 20.00 FEET; THENCE S.84°09'12"E, 20.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.5°02'28"W, ALONG SAID WEST RIGHT-OF-WAY LINE 20.00 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.



- SURVEYOR'S NOTES:
1. BEARING BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PREVIOUS SURVEY BY D. F. LEE, LS 3628, DATED 28 APRIL 1988.
  2. BEARINGS BASED ON OLD SURVEY MONUMENTS.
  3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 8 JANUARY 1988, COMMUNITY PANEL NO. 120070, 0175 B.
  4. NO SUBSIDY OF RECORD.
  5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
  6. THE CENTERLINE MONUMENTS ENCOUNTERED AND/OR COLLARS ARE NOT PLACED WITHIN THE SURVEY AND THE ORIGINAL INSEAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  7. A FLORIDA LICENSED SURVEYOR AND MAPPER.
  8. COLORADO FIELD SURVEY IS 1/11/1988.
  9. A. BROWN, L.S. 3628
  10. B. KASPERIA, F. LITTLE
  11. C. TERRY JACOB, ATTORNEY AT LAW
  12. D. ATTORNEY'S TITLE INSURANCE FUND, INC.

CERTIFICATION:  
THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH AND MAPPER IN CHAPTER 61017-6, F.S., FLORIDA STATUTES, CODE CONSISTANT TO SECTION 61017-6.



BY: *[Signature]*  
MARK D. DUREN, LS 4708

- CHECK LIST:
- 1. CONDUCT MONUMENT TOURS
  - 2. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 3. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 4. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 5. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 6. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 7. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 8. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 9. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 10. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 11. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 12. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 13. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 14. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 15. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 16. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 17. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 18. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 19. MONUMENTS FOUND AS SHOWN ON DRAWING
  - 20. MONUMENTS FOUND AS SHOWN ON DRAWING

MARK D. DUREN, P.S.M.  
LS 4708

RT. 18 BOX 555  
SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(904) 758-9831 OFFICE  
(904) 758-8010 FAX

FIELD SURVEY DATE: 18 OCTOBER 1987  
DATE DRAWN: 23 DECEMBER 1987  
FIELD BOOK: 33 PAGE: 82-83  
DRAWN BY: M.D.

MO# 503-10-97

# COLUMBIA COUNTY Property Appraiser

Parcel 33-3S-16-02440-003 <https://search.ccpafl.com/parcel/02440003163S33>

## Owners

STEELY ELIZABETH  
14445 139TH LOOP  
LIVE OAK, FL 32060

Use: 0000: VACANT

Subdivision: DIST 3

## Legal Description

COMM SE COR OF NE1/4 OF NE1/4, RUN N 150.61 FT,  
W 30.12 FT TO W R/W TURNER RD FOR POB, CONT  
W 285 FT, N 162.82 FT, E 285 FT, S 137 FT TO  
POB.

...



## CONCURRENCY AND COMP PLAN CONSISTENCY ANALYSIS

Parcel 02440-003 is currently zoned **Commercial Intensive (County)**. The applicant is requesting a rezoning to **Commercial Intensive (City)**. Because the existing and proposed zoning classifications allow for the same permitted uses, the zoning change is not expected to result in any additional impacts.

Elizabeth Stealy  
James T. Stealy

LEGAL DESCRIPTION FOR PARCEL 02440-003

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.05°50'28" E., ALONG THE EAST LINE OF SAID SECTION 33, BEING ALSO THE CENTERLINE OF TURNER ROAD 150.61 FEET; THENCE N.89°21'20" W. 30.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°21'20" E. 285.00 FEET; THENCE N05° N.05°25'44" E. 162.82 FEET; THENCE S.84°09'32" E. 285.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.05°50'28" W. ALONG SAID WESTLERY RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED SOUTHERN BELL TELEPHONE EASEMENT: A PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND RUN 05°50'28" E., ALONG THE EAST LINE THEREOF, 150.61 FEET; THENCE N.89°21'20" W., 30.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE N.5°50'28" E., ALONG SAID WEST RIGHT-OF-WAY LINE 40.12 FEET FOR A POINT OF BEGINNING; THENCE S.84°09'32" E., 20.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.5°50'28" W. ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2024-7632CW

Parcel Identification No 33-3S-16-02440-003

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 5th day of February, 2024 between Ernest Mario Little, a Married Man, Sharon Nan Friedman, a Married Woman, and Ray Maurice Little, a Married Man, whose post-office address is c/o 804 Plantation Way, Panama City, FL 32404, of the County of Bay, State of Florida, Grantors, to Elizabeth Steely, a Married Woman, whose post office address is 14445 139th Loop, Live Oak, FL 32060, of the County of Suwannee, State of Florida, Grantee:**

**Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:**

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, Florida and run North 05 degrees 50 minutes 28 seconds East along the East line of said Section 33, being also the centerline of Turner Road 150.61 feet; thence North 89 degrees 21 minutes 20 seconds West 30.12 feet to a point on the Westerly right of way line of said Turner Road and the Point of Beginning; thence continue North 89 degrees 21 minutes 20 seconds West 285.00 feet; thence North 05 degrees 25 minutes 44 seconds East 162.82 feet; thence South 84 degrees 09 minutes 32 seconds East 285.00 feet to a point on the Westerly right of way line of Turner Road; thence South 05 degrees 50 minutes 28 seconds West along said Westerly right of way line 137.00 feet to the Point of Beginning. Columbia County, Florida.

**Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 804 Plantation Way, Panama City, FL 32404 Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

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

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

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

Signed, sealed and delivered  
in our presence:

Destiny Whitmire

Witness: Destiny Whitmire  
Address: 1507 S Alexander St ste 102 Plant City FL 33563

Ray Maurice Little

Ray Maurice Little

Wendy Howard

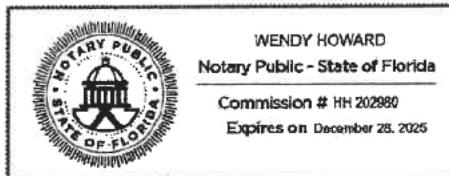
Witness: Wendy Howard  
Address: 1753 Loch Haven Court Trinity, FL 34655

STATE OF FLORIDA  
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization this 5th day of February, 2024, by Ray Maurice Little, who produced DRIVER LICENSE as identification.

Wendy Howard

Signature of Notary Public  
Wendy Howard



Notarized remotely online using communication technology via Proof.

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

Signed, sealed and delivered  
in our presence:

*Brandye Smith*

Witness: Brandye Smith

Address:

12220 Atlantic Blvd, Ste 130 Jacksonville, FL 32225

*Ernest Mario Little*

Ernest Mario Little

*Darrell Rodney Smith*

Witness: Darrell Rodney Smith

Address:

12220 Atlantic Blvd, Ste 130 Jacksonville FL 32225

STATE OF FLORIDA

COUNTY OF

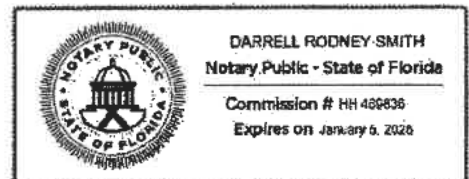
Duval

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization this 5<sup>th</sup> day of February, 2024, by Ernest Mario Little, who produced DRIVER LICENSE as identification.

*Darrell Rodney Smith*

Darrell Rodney Smith

Signature of Notary Public



Notarized remotely online using communication technology via Proof.

SIGNATURES ON FOLLOWING PAGES

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

Signed, sealed and delivered  
in our presence:

*Megan Elizabeth Burrus*  
Witness: Megan Elizabeth Burrus  
Address: 1507 S Alexander St ste 102 Plant City FL 33563

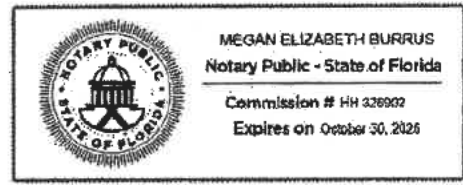
*Sharon Nan Friedman*  
Sharon Nan Friedman

*Destiny Whitmire*  
Witness: Destiny Whitmire  
Address: 1507 S Alexander St ste 102 Plant City FL 33563

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online  
notarization this 5<sup>th</sup> day of February, 2024, Sharon Nan Friedman, who produced  
DRIVER LICENSE as identification.

*Megan Elizabeth Burrus*  
Signature of Notary Public



Notarized remotely online using communication technology via Proof.

SIGNATURES ON FOLLOWING PAGES

# Tax Bill Detail

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

**Property Tax Account: R02440-003**  
**STEELY ELIZABETH**

---

Year: 2025      Bill Number: 8571      Owner: STEELY ELIZABETH  
 Tax District: 2      Property Type: Real Estate

---

**MAILING ADDRESS:**      **PROPERTY ADDRESS:**  
 STEELY ELIZABETH      0  
 14445 139TH LOOP  
 LIVE OAK FL 32060

### Payment Options

This Bill:   
 All Bills:   
 Cart Amount:

Bill 8571 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

### Taxes & Fees Assessments Legal Description Payment History

#### Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$680.84	\$680.84	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$65.17	\$65.17	\$0.00
LOCAL	3.1010	\$270.16	\$270.16	\$0.00
CAPITAL OUTLAY	1.5000	\$130.68	\$130.68	\$0.00
<b>Subtotal</b>	<b>5.3490</b>	<b>\$466.01</b>	<b>\$466.01</b>	<b>\$0.00</b>
SUWANNEE RIVER WATER MGT DIST	0.2812	\$24.50	\$24.50	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
<b>TOTAL</b>	<b>13.4453</b>	<b>\$1,171.36</b>	<b>\$1,171.36</b>	<b>\$0.00</b>

#### Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.94	\$3.94	\$0.00
<b>TOTAL</b>	<b>\$3.94</b>	<b>\$3.94</b>	<b>\$0.00</b>

#### Fees

Authority/Fund	Charged	Paid	Due
ADVERTISING - REAL	\$28.75	\$28.75	\$0.00
INTERNET WEB FEE	\$12.00	\$12.00	\$0.00
Interest	\$35.26	\$35.26	\$0.00
<b>TOTAL</b>	<b>\$76.01</b>	<b>\$76.01</b>	<b>\$0.00</b>



© 2025 - Powered by Phenix.net

---

## Columbia County Tax Collector Payment Confirmation

---

**Payments@Bill2Pay.com** <Payments@bill2pay.com>  
To: <Beth25rita@gmail.com>

Wed, May 6 at 1:05 PM

This is to confirm your recent payment made to Columbia County Tax Collector for TaxWeb on May 06, 2026 01:05 PM EST.

Your confirmation number is 0107234138.

TaxWeb - R02440-003 \$1251.31  
2025  
8571

Convenience Fee: \$1.50  
Total Payment Amount: \$1252.81

For further information please send an email to [help@Bill2Pay.com](mailto:help@Bill2Pay.com), or call us at (877) 767-6148.

Thank you.



**STAFF ANALYSIS REPORT**

Project Information	
Project Name and Case No.	Elizabeth Steely Z 26-05S and CPA 26-07S
Applicant	Elizabeth Steely, owner
Owner	Elizabeth Steely
Requested Action	<ul style="list-style-type: none"> <li>• Change the FLU from Commercial County to Commercial City.</li> <li>• Change the Zoning from Commercial Intensive County to Commercial Intensive City.</li> </ul>
Hearing Date	TBD
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

Subject Property Information	
Size	+/- 1.02 Acres
Location	TBD
Parcel Number	02440-003
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial County	CI County	Commercial	
East	Residential Low County	RSF-2 County	Residential	
South	Commercial County	CG County	Office	
West	Residential Low County	RSF-2 County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-0, Rear-15	Front-20, Side-0, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	F.A.R. 1.0	F.A.R. 1.0
Minimum landscape requirements.	10 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	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



# EFFECTIVE FLOOD INFORMATION REPORT



## Location Information

County: **COLUMBIA**

Parcel: **333S1602440003**

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

## Flood and Wetland Map

### 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 |  | FIRM Panel Index |
|  | 1% Flood - Zone A (HighRisk)             |  | SFHA Increase              |  | FIRM Panel Index  |  | Parcels          |
|  | 1% Flood - Zone VE (HighRisk)            |  | Depressions                |  | Parcels           |  | River Marks      |
|  | 0.2% Flood-Shaded Zone X (Moderate Risk) |  | BaseFlood Elevations (BFE) |  | River Marks       |  |                  |

### Supplemental Information

Watershed: \_\_\_\_\_ Map Effective Date: 11/2/2018 Special Flood Hazard Area: No

FIRM Panel(s) 12023C0280D



[www.srwmdfloodreport.com](http://www.srwmdfloodreport.com)

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

## Summary of Staff Analysis

### **Parking**

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

### **Setbacks**

#### **Current Zoning**

The Commercial Intensive County zoning district requires the following setbacks, front- 20 feet, side- 0, and rear 15 feet.

#### **Proposed Zoning**

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 0 feet, and rear 15 feet.

### **Signage**

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

### **Landscaping**

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

### **Land Use**

The property to the west and the east Residential Low County and on the north and the south by Commercial County.

### **Lot Coverage of All Building**

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

### **Wetland and Flood Zone**

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.

**File Attachments for Item:**

**iii. RESOLUTION NO. PZ/LPA Z 26-05S-** A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-05S, BY ELIZABETH STEELY, THE PROPERTY OWNER OF SAID ACREAGE; RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN APPLICATION TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS BY CHANGING THE ZONING DISTRICT FROM COUNTY - COMMERCIAL, INTENSIVE (CI) TO CITY - COMMERCIAL, INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE



**GROWTH MANAGEMENT**  
 205 North Marion Ave  
 Lake City, Florida 32055  
 Telephone (386) 719-5754  
 growthmanagement@lcfla.com

**FOR PLANNING USE ONLY**  
 Application # Z \_\_\_\_\_  
 Application Fee \$ 1850.00  
 Receipt No. \_\_\_\_\_  
 Filing Date 5/09/26  
 Completeness Date \_\_\_\_\_

Less Than or Equal to 10 Acres: \$1,850  
 Greater Than 50 Acres: \$4,800 or actual cost

**\*All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

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

## A. PROJECT INFORMATION

1. Project Name: Patriot Mini Storage
2. Address of Subject Property: NW TURNER, Lake City, FL
3. Parcel ID Number(s): 02440-003
4. Future Land Use Map Designation: Commercial
5. Existing Zoning Designation: COUNTY COMMERCIAL INTENSIVE
6. Proposed Zoning Designation: CITY COMMERCIAL INTENSIVE
7. Acreage: 1 acre
8. Existing Use of Property: VACANT LOT
9. Proposed use of Property: MINI STORAGE

## B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name of Applicant(s): Elizabeth Steady Title: OWNER  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 14445 139th Loop  
 City: Live Oak State: FL Zip: 32060  
 Telephone: [REDACTED] Fax: ( ) Email: [REDACTED]

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

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

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

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

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

- k. Whether the proposed change will adversely affect property values in the adjacent area.
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
  - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
  - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
  - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
    - i. The need and justification for the change.
    - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
  6. Proof of Ownership (i.e. deed).
  7. Agent Authorization Form (signed and notarized).
  8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
  9. Fee. 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 shall be paid before any meetings will be scheduled.
  10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.  
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

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

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

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

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

Elizabeth Steely

Applicant/Agent Name (Type or Print)

Elizabeth Steely

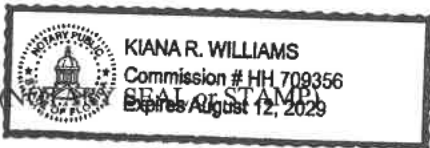
Applicant/Agent Signature

5/8/26

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of May, 2026, by (name of person acknowledging) Elizabeth



Kiana R. Williams

Signature of Notary

Kiana Williams

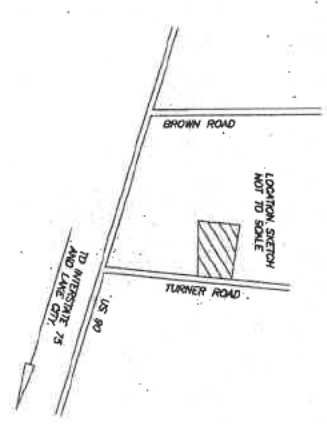
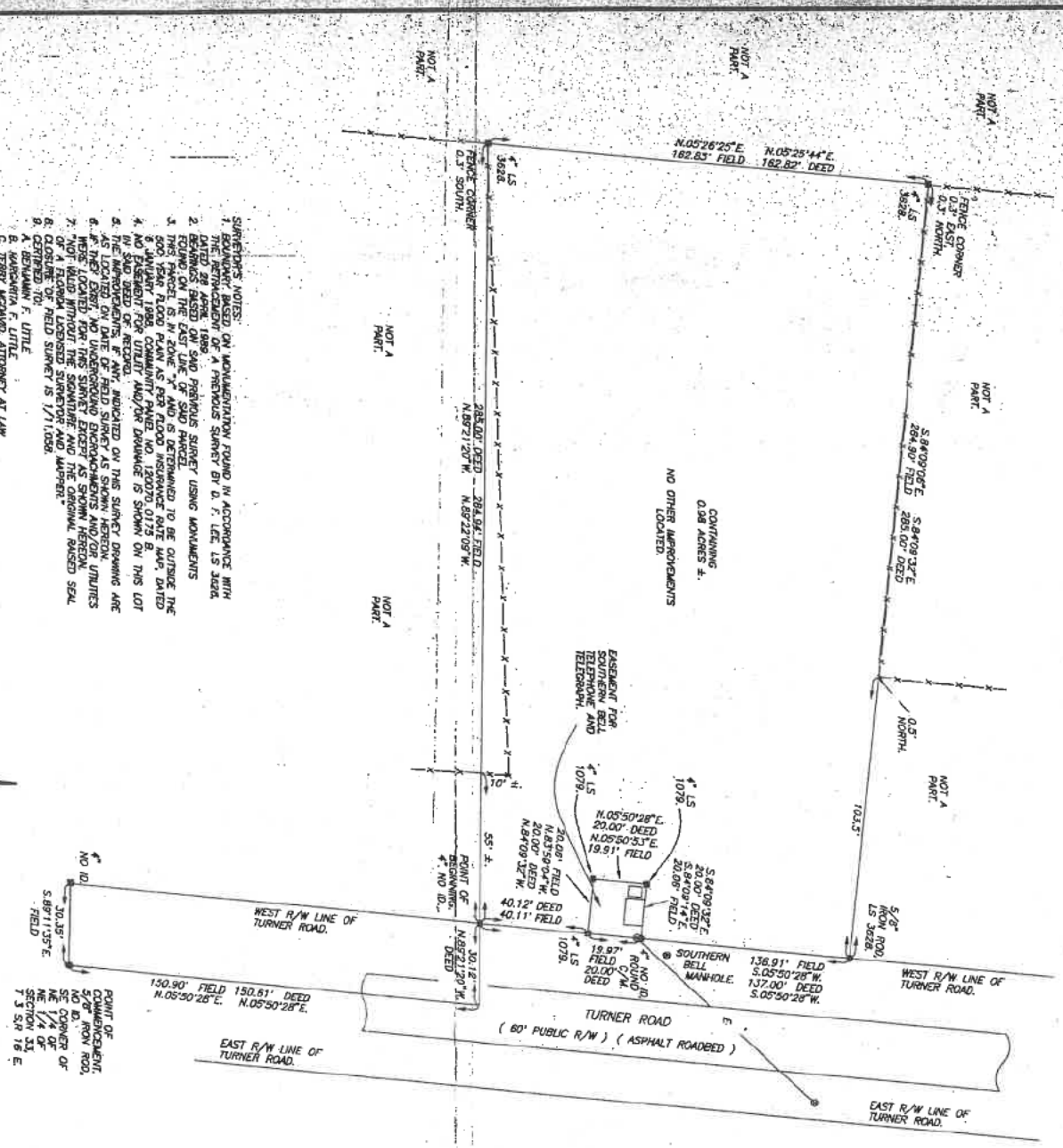
Printed Name of Notary

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

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

DESCRIPTION:  
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA  
COUNTY, FLORIDA AND RUN N.05°50'28"E, ALONG THE EAST LINE OF SAID  
SECTION 33, BEING ALSO THE CENTERLINE OF TURNER ROAD, 150.61 FEET;  
THENCE N.89°21'20"W, 30.12 FEET TO A POINT ON THE WESTERN RIGHT-OF-  
WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE  
CONTINUE N.89°21'20"W, 285.00 FEET; THENCE N.05°29'44"E, 182.82 FEET;  
THENCE S.84°09'32"E, 285.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-  
WAY LINE OF TURNER ROAD; THENCE S.05°50'28"W, ALONG SAID WESTERN  
RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING, COLUMBIA  
COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED SOUTHERN BELL TELEPHONE  
EASEMENT:  
A PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH,  
RANGE 16 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT  
THE S.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND RUN N.5°50'28"E,  
ALONG THE EAST LINE THEREOF, 150.61 FEET; THENCE N.89°21'20"W, 30.12  
FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE  
N.5°50'28"E, ALONG SAID WEST RIGHT-OF-WAY LINE 48.12 FEET FOR A POINT  
OF BEGINNING; THENCE N.84°09'32"E, 20.00 FEET; THENCE N.5°50'28"E,  
20.00 FEET; THENCE S.84°09'32"E, 20.00 FEET TO THE SAID WEST RIGHT-OF-  
WAY LINE OF TURNER ROAD; THENCE S.5°50'28"W, ALONG SAID WEST  
RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING,  
COLUMBIA COUNTY, FLORIDA.



- SUPPLEMENTARY NOTES:
1. REQUIREMENT BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE REQUIREMENT OF A PREVIOUS SURVEY BY D. F. LEE, L.S. 3424, DATED 28 APRIL 1989.
  2. BEGINNING, FIELD AND PERMANENT SURVEY USING MONUMENTS
  3. THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 8 JANUARY 1988, COMMUNITY FLOOD NO. 12007D-0179 B.
  4. IN SAID ZONE OF RECORD, AND/OR DRAINAGE IS SHOWN ON THIS LOT
  5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON UNLESS OTHERWISE NOTED.
  6. THESE EASEMENTS ARE UNDERSTANDING EASEMENTS AND/OR LIMITS OF A FLORIDA LICENSED SURVEYOR AND THE ORIGINAL BASED SEAL.
  7. "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MASTER."
  8. CLOSURE OF FIELD SURVEY IS 1/11/1998.
  9. CERTIFIED BY: LITTLE
  10. BY: KAROLYN F. LITTLE
  11. C. TERRY MCARD, ATTORNEY AT LAW
  12. D. ATTORNEYS TITLE ASSURANCE FUND, INC.



CERTIFICATION:  
I, CERTIFY THAT THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MASTERS IN CHAPTER 61017-6, F.S., FLORIDA STATUTES.

BY: *[Signature]*  
MARK D. DUREN, L.S. 4708

MARK D. DUREN, P.S.M.  
L.S. 4708

RT. 18, BOX 555,  
SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(904) 758-9831 OFFICE  
(904) 758-8010 FAX

FIELD SURVEY DATE: 12 OCTOBER 1987  
DRAWN BY: BILL RICHIE  
DATE DRAWN: 18 OCTOBER 1987  
FIELD BOOK: 38 PAGE: 22-23  
EPMW BY: 27

W0# 503-10-97

STANDARD LEGEND:  
1. CONCRETE MONUMENT FOUND  
2. IRON PIN OR IRON PIPE FOUND  
3. IRON PIPE FOUND SET IN CONCRETE  
4. IRON PIPE FOUND SET IN CONCRETE  
5. IRON PIPE FOUND SET IN CONCRETE  
6. IRON PIPE FOUND SET IN CONCRETE  
7. IRON PIPE FOUND SET IN CONCRETE  
8. IRON PIPE FOUND SET IN CONCRETE  
9. IRON PIPE FOUND SET IN CONCRETE  
10. IRON PIPE FOUND SET IN CONCRETE  
11. IRON PIPE FOUND SET IN CONCRETE  
12. IRON PIPE FOUND SET IN CONCRETE  
13. IRON PIPE FOUND SET IN CONCRETE  
14. IRON PIPE FOUND SET IN CONCRETE  
15. IRON PIPE FOUND SET IN CONCRETE  
16. IRON PIPE FOUND SET IN CONCRETE  
17. IRON PIPE FOUND SET IN CONCRETE  
18. IRON PIPE FOUND SET IN CONCRETE  
19. IRON PIPE FOUND SET IN CONCRETE  
20. IRON PIPE FOUND SET IN CONCRETE  
21. IRON PIPE FOUND SET IN CONCRETE  
22. IRON PIPE FOUND SET IN CONCRETE  
23. IRON PIPE FOUND SET IN CONCRETE  
24. IRON PIPE FOUND SET IN CONCRETE  
25. IRON PIPE FOUND SET IN CONCRETE  
26. IRON PIPE FOUND SET IN CONCRETE  
27. IRON PIPE FOUND SET IN CONCRETE  
28. IRON PIPE FOUND SET IN CONCRETE  
29. IRON PIPE FOUND SET IN CONCRETE  
30. IRON PIPE FOUND SET IN CONCRETE  
31. IRON PIPE FOUND SET IN CONCRETE  
32. IRON PIPE FOUND SET IN CONCRETE  
33. IRON PIPE FOUND SET IN CONCRETE  
34. IRON PIPE FOUND SET IN CONCRETE  
35. IRON PIPE FOUND SET IN CONCRETE  
36. IRON PIPE FOUND SET IN CONCRETE  
37. IRON PIPE FOUND SET IN CONCRETE  
38. IRON PIPE FOUND SET IN CONCRETE  
39. IRON PIPE FOUND SET IN CONCRETE  
40. IRON PIPE FOUND SET IN CONCRETE  
41. IRON PIPE FOUND SET IN CONCRETE  
42. IRON PIPE FOUND SET IN CONCRETE  
43. IRON PIPE FOUND SET IN CONCRETE  
44. IRON PIPE FOUND SET IN CONCRETE  
45. IRON PIPE FOUND SET IN CONCRETE  
46. IRON PIPE FOUND SET IN CONCRETE  
47. IRON PIPE FOUND SET IN CONCRETE  
48. IRON PIPE FOUND SET IN CONCRETE  
49. IRON PIPE FOUND SET IN CONCRETE  
50. IRON PIPE FOUND SET IN CONCRETE  
51. IRON PIPE FOUND SET IN CONCRETE  
52. IRON PIPE FOUND SET IN CONCRETE  
53. IRON PIPE FOUND SET IN CONCRETE  
54. IRON PIPE FOUND SET IN CONCRETE  
55. IRON PIPE FOUND SET IN CONCRETE  
56. IRON PIPE FOUND SET IN CONCRETE  
57. IRON PIPE FOUND SET IN CONCRETE  
58. IRON PIPE FOUND SET IN CONCRETE  
59. IRON PIPE FOUND SET IN CONCRETE  
60. IRON PIPE FOUND SET IN CONCRETE  
61. IRON PIPE FOUND SET IN CONCRETE  
62. IRON PIPE FOUND SET IN CONCRETE  
63. IRON PIPE FOUND SET IN CONCRETE  
64. IRON PIPE FOUND SET IN CONCRETE  
65. IRON PIPE FOUND SET IN CONCRETE  
66. IRON PIPE FOUND SET IN CONCRETE  
67. IRON PIPE FOUND SET IN CONCRETE  
68. IRON PIPE FOUND SET IN CONCRETE  
69. IRON PIPE FOUND SET IN CONCRETE  
70. IRON PIPE FOUND SET IN CONCRETE  
71. IRON PIPE FOUND SET IN CONCRETE  
72. IRON PIPE FOUND SET IN CONCRETE  
73. IRON PIPE FOUND SET IN CONCRETE  
74. IRON PIPE FOUND SET IN CONCRETE  
75. IRON PIPE FOUND SET IN CONCRETE  
76. IRON PIPE FOUND SET IN CONCRETE  
77. IRON PIPE FOUND SET IN CONCRETE  
78. IRON PIPE FOUND SET IN CONCRETE  
79. IRON PIPE FOUND SET IN CONCRETE  
80. IRON PIPE FOUND SET IN CONCRETE  
81. IRON PIPE FOUND SET IN CONCRETE  
82. IRON PIPE FOUND SET IN CONCRETE  
83. IRON PIPE FOUND SET IN CONCRETE  
84. IRON PIPE FOUND SET IN CONCRETE  
85. IRON PIPE FOUND SET IN CONCRETE  
86. IRON PIPE FOUND SET IN CONCRETE  
87. IRON PIPE FOUND SET IN CONCRETE  
88. IRON PIPE FOUND SET IN CONCRETE  
89. IRON PIPE FOUND SET IN CONCRETE  
90. IRON PIPE FOUND SET IN CONCRETE  
91. IRON PIPE FOUND SET IN CONCRETE  
92. IRON PIPE FOUND SET IN CONCRETE  
93. IRON PIPE FOUND SET IN CONCRETE  
94. IRON PIPE FOUND SET IN CONCRETE  
95. IRON PIPE FOUND SET IN CONCRETE  
96. IRON PIPE FOUND SET IN CONCRETE  
97. IRON PIPE FOUND SET IN CONCRETE  
98. IRON PIPE FOUND SET IN CONCRETE  
99. IRON PIPE FOUND SET IN CONCRETE  
100. IRON PIPE FOUND SET IN CONCRETE

# COLUMBIA COUNTY Property Appraiser

Parcel 33-3S-16-02440-003 <https://search.ccpaf1.com/parcel/02440003163S33>

## Owners

STEELY ELIZABETH  
14445 139TH LOOP  
LIVE OAK, FL 32060

**Use:** 0000: VACANT

**Subdivision:** DIST 3

## Legal Description

COMM SE COR OF NE1/4 OF NE1/4, RUN N 150.61 FT,  
W 30.12 FT TO W R/W TURNER RD FOR POB, CONT  
W 285 FT, N 162.82 FT, E 285 FT, S 137 FT TO  
POB.

...



## CONCURRENCY AND COMP PLAN CONSISTENCY ANALYSIS

Parcel 02440-003 is currently zoned **Commercial Intensive (County)**. The applicant is requesting a rezoning to **Commercial Intensive (City)**. Because the existing and proposed zoning classifications allow for the same permitted uses, the zoning change is not expected to result in any additional impacts.

Elizabeth Stealy  
James T. Stealy

## Analysis of Section 15.2

- Whether the proposed change would be in conformance with the city's comprehensive plan and would have an adverse effect on the city's comprehensive plan.  
The change would be consistent with the city's comprehensive plan.
- The existing land use pattern.  
Would be consistent.
- Possible creation of an isolated district unrelated to adjacent and nearby districts.  
No.
- The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.  
No.
- Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.  
No.
- Whether changed or changing conditions make the passage of the proposed amendment necessary.  
Change is necessary to change zoning from county to city after annexation.
- Whether the proposed change will adversely influence living conditions in the neighborhood.  
No.
- Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.  
No.
- Whether the proposed change will create a drainage problem.  
No.
- Whether the proposed change will seriously reduce light and air to adjacent areas.  
No.
- Whether the proposed change will adversely affect property values in the adjacent area.  
No.
- Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.  
No.
- Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.  
No.
- Whether there are substantial reasons why the property cannot be used in accord with existing zoning.  
Property has a county zoning and needs to be rezoned to city zoning
- Whether the change suggested is out of scale with the needs of the neighborhood or the City.  
No.

LEGAL DESCRIPTION FOR PARCEL 02440-003

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.05°50'28" E., ALONG THE EAST LINE OF SAID SECTION 33, BEING ALSO THE CENTERLINE OF TURNER ROAD 150.61 FEET; THENCE N.89°21'20" W. 30.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°21'20" E. 285.00 FEET; THENCE N05° N.05°25'44" E. 162.82 FEET; THENCE S.84°09'32" E. 285.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.05°50'28" W. ALONG SAID WESTLERY RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED SOUTHERN BELL TELEPHONE EASEMENT: A PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND RUN 05°50'28" E., ALONG THE EAST LINE THEREOF, 150.61 FEET; THENCE N.89°21'20" W., 30.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE N.5°50'28" E., ALONG SAID WEST RIGHT-OF-WAY LINE 40.12 FEET FOR A POINT OF BEGINNING: THENCE S.84°09'32" E., 20.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.5°50'28" W. ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:

Robert Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2024-7632CW

Parcel Identification No 33-3S-16-02440-003

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 5th day of February, 2024 between Ernest Mario Little, a Married Man, Sharon Nan Friedman, a Married Woman, and Ray Maurice Little, a Married Man, whose post-office address is c/o 804 Plantation Way, Panama City, FL 32404, of the County of Bay, State of Florida, Grantors, to Elizabeth Steely, a Married Woman, whose post office address is 14445 139th Loop, Live Oak, FL 32060, of the County of Suwannee, State of Florida, Grantee:**

**Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:**

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, Florida and run North 05 degrees 50 minutes 28 seconds East along the East line of said Section 33, being also the centerline of Turner Road 150.61 feet; thence North 89 degrees 21 minutes 20 seconds West 30.12 feet to a point on the Westerly right of way line of said Turner Road and the Point of Beginning; thence continue North 89 degrees 21 minutes 20 seconds West 285.00 feet; thence North 05 degrees 25 minutes 44 seconds East 162.82 feet; thence South 84 degrees 09 minutes 32 seconds East 285.00 feet to a point on the Westerly right of way line of Turner Road; thence South 05 degrees 50 minutes 28 seconds West along said Westerly right of way line 137.00 feet to the Point of Beginning. Columbia County, Florida.

**Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 804 Plantation Way, Panama City, FL 32404 Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

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

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

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

Signed, sealed and delivered  
in our presence:

Destiny Whitmire

Witness: Destiny Whitmire  
Address: 1507 S Alexander St ste 102 Plant City FL 33563

Ray Maurice Little

Ray Maurice Little

Wendy Howard

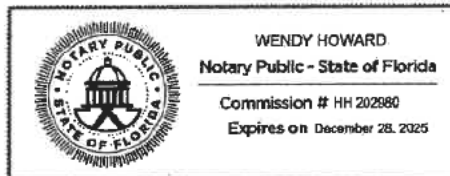
Witness: Wendy Howard  
Address: 1753 Loch Haven Court Trinity, FL 34655

STATE OF FLORIDA  
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization this 5th day of February, 2024, by Ray Maurice Little, who produced DRIVER LICENSE as identification.

Wendy Howard

Signature of Notary Public  
Wendy Howard



Notarized remotely online using communication technology via Proof.

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

*Signed, sealed and delivered  
in our presence:*

*Brandye Smith*

Witness: Brandye Smith

Address:

12220 Atlantic Blvd, Ste 130 Jacksonville, FL 32225

*Ernest Mario Little*

Ernest Mario Little

*Darrell Rodney Smith*

Witness: Darrell Rodney Smith

Address:

12220 Atlantic Blvd, Ste 130 Jacksonville FL 32225

STATE OF FLORIDA

COUNTY OF

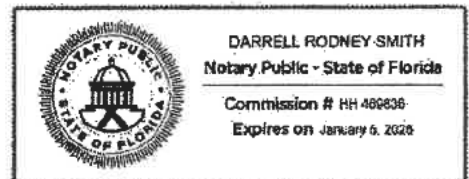
Duval

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization this <sup>5th</sup> day of February, 2024, by Ernest Mario Little, who produced DRIVER LICENSE as identification.

*Darrell Rodney Smith*

Darrell Rodney Smith

Signature of Notary Public



Notarized remotely online using communication technology via Proof.

**SIGNATURES ON FOLLOWING PAGES**

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

Signed, sealed and delivered  
in our presence:

*Megan Elizabeth Burrus*  
\_\_\_\_\_  
Witness: Megan Elizabeth Burrus  
Address: 1507 S Alexander St ste 102 Plant City FL 33563  
\_\_\_\_\_

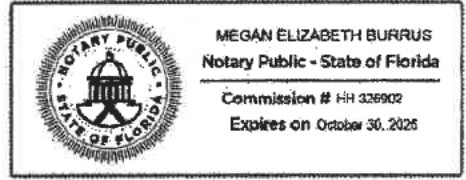
*Sharon Nan Friedman*  
\_\_\_\_\_  
Sharon Nan Friedman

*Destiny Whitmire*  
\_\_\_\_\_  
Witness: Destiny Whitmire  
Address: 1507 S Alexander St ste 102 Plant City FL 33563  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online  
notarization this 5<sup>th</sup> day of February, 2024, Sharon Nan Friedman, who produced  
DRIVER LICENSE as identification.

*Megan Elizabeth Burrus*  
\_\_\_\_\_  
Signature of Notary Public



Notarized remotely online using communication technology via Proof.

SIGNATURES ON FOLLOWING PAGES

# Tax Bill Detail

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

**Property Tax Account: R02440-003**  
**STEELY ELIZABETH**

---

Year: 2025      Bill Number: 8571      Owner: STEELY ELIZABETH  
 Tax District: 2      Property Type: Real Estate

---

**MAILING ADDRESS:**      **PROPERTY ADDRESS:**  
 STEELY ELIZABETH      0  
 14445 139TH LOOP  
 LIVE OAK FL 32060

### Payment Options

This Bill:   
 All Bills:   
 Cart Amount:

Bill 8571 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

### Taxes & Fees Assessments Legal Description Payment History

#### Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$680.84	\$680.84	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$65.17	\$65.17	\$0.00
LOCAL	3.1010	\$270.16	\$270.16	\$0.00
CAPITAL OUTLAY	1.5000	\$130.68	\$130.68	\$0.00
<b>Subtotal</b>	<b>5.3490</b>	<b>\$466.01</b>	<b>\$466.01</b>	<b>\$0.00</b>
SUWANNEE RIVER WATER MGT DIST	0.2812	\$24.50	\$24.50	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
<b>TOTAL</b>	<b>13.4453</b>	<b>\$1,171.36</b>	<b>\$1,171.36</b>	<b>\$0.00</b>

#### Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.94	\$3.94	\$0.00
<b>TOTAL</b>	<b>\$3.94</b>	<b>\$3.94</b>	<b>\$0.00</b>

#### Fees

Authority/Fund	Charged	Paid	Due
ADVERTISING - REAL	\$28.75	\$28.75	\$0.00
INTERNET WEB FEE	\$12.00	\$12.00	\$0.00
Interest	\$35.26	\$35.26	\$0.00
<b>TOTAL</b>	<b>\$76.01</b>	<b>\$76.01</b>	<b>\$0.00</b>

---

## Columbia County Tax Collector Payment Confirmation

---

**Payments@Bill2Pay.com** <Payments@bill2pay.com>  
To: <Beth25rita@gmail.com>

Wed, May 6 at 1:05 PM

This is to confirm your recent payment made to Columbia County Tax Collector for TaxWeb on May 06, 2026 01:05 PM EST.

Your confirmation number is 0107234138.

TaxWeb - R02440-003 \$1251.31  
2025  
8571

Convenience Fee: \$1.50  
Total Payment Amount: \$1252.81

For further information please send an email to [help@Bill2Pay.com](mailto:help@Bill2Pay.com), or call us at (877) 767-6148.

Thank you.



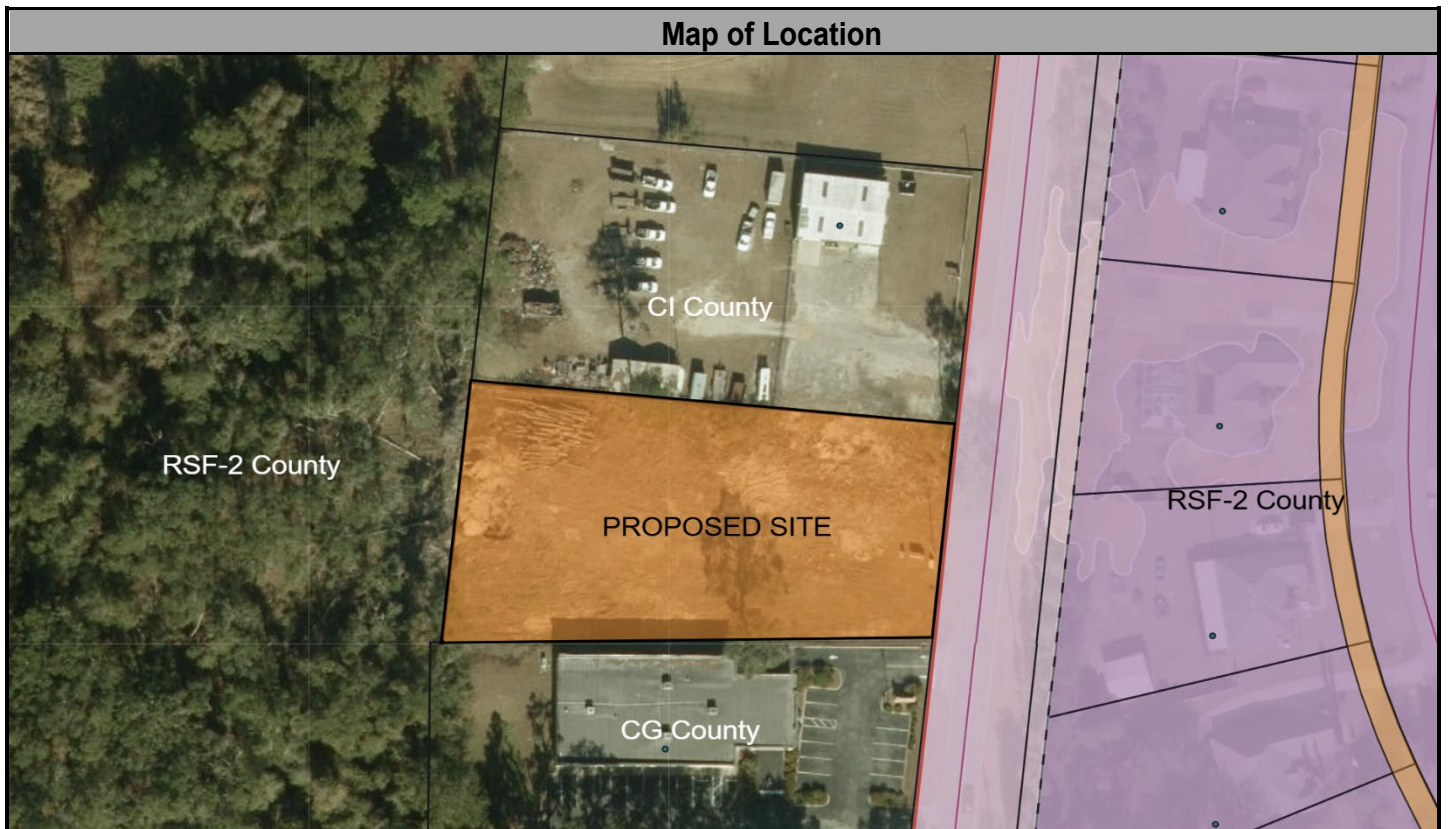
**STAFF ANALYSIS REPORT**

<b>Project Information</b>	
Project Name and Case No.	Elizabeth Steely Z 26-05S and CPA 26-07S
Applicant	Elizabeth Steely, owner
Owner	Elizabeth Steely
Requested Action	<ul style="list-style-type: none"> <li>• Change the FLU from Commercial County to Commercial City.</li> <li>• Change the Zoning from Commercial Intensive County to Commercial Intensive City.</li> </ul>
Hearing Date	TBD
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo, Planner II

<b>Subject Property Information</b>	
Size	+/- 1.02 Acres
Location	TBD
Parcel Number	02440-003
Future Land Use	Commercial County
Proposed Future Land Use	Commercial City
Current Zoning District	Commercial Intensive County
Proposed Zoning	Commercial Intensive City
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

<b>Land Use Table</b>				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial County	CI County	Commercial	
East	Residential Low County	RSF-2 County	Residential	
South	Commercial County	CG County	Office	
West	Residential Low County	RSF-2 County	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	Front-20, Side-0, Rear-15	Front-20, Side-0, Rear-15.
Are any structure within 35 feet of a wetland?	35-foot buffer to wetland	35-foot buffer to wetland.
Max height of signs.	35-foot	35-foot
Max square footage of signs.	1.5 times lot frontage.	1.5 times lot frontage.
Lot coverage of all buildings.	F.A.R. 1.0	F.A.R. 1.0
Minimum landscape requirements.	10 foot if abutting a residential district or none if not.	10 foot if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	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.



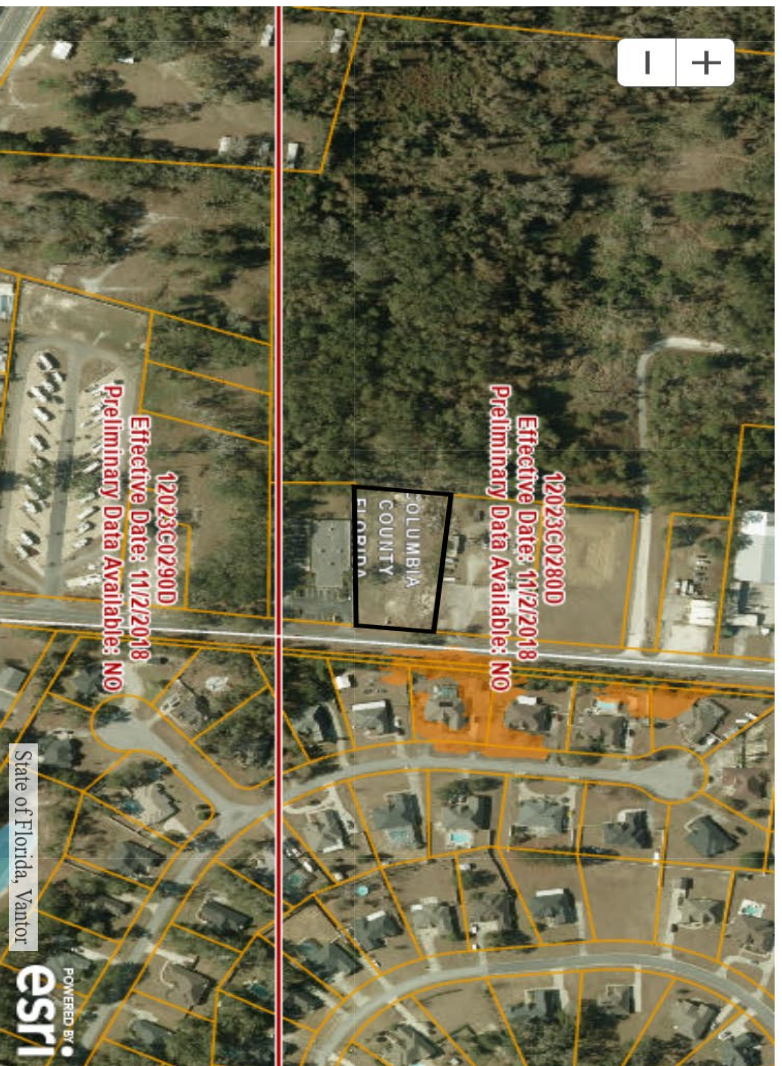
# EFFECTIVE FLOOD INFORMATION REPORT

## Location Information

County: **COLUMBIA**  
 Parcel: **333S1602440003**  
 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              | FIRMs Panel Index |          |
| 1% Flood - Zone VE (HighRisk)            | Depressions                | Parcels           |          |
| 0.2% Flood-Shaded Zone X (Moderate Risk) | BaseFlood Elevations (BFE) | River Marks       |          |

## Supplemental Information

Watershed \_\_\_\_\_ Map Effective Date **11/2/2018** Special Flood Hazard Area **No**

FIRM Panel(s) **12023C0280D**



[www.srwmfdloodreport.com](http://www.srwmfdloodreport.com)

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

## Flood and Wetland Map

## Summary of Staff Analysis

### **Parking**

Rezoning is too conceptual to determine parking requirements. Parking requirements will be reviewed at time of site plan review.

### **Setbacks**

#### **Current Zoning**

The Commercial Intensive County zoning district requires the following setbacks, front- 20 feet, side- 0, and rear 15 feet.

#### **Proposed Zoning**

The Commercial Intensive City zoning district requires the following setbacks, front- 20 feet, side- 0 feet, and rear 15 feet.

### **Signage**

Rezoning is too conceptual to determine signage requirements. Signage requirements will be reviewed at time of site plan review.

### **Landscaping**

Rezoning is too conceptual to determine landscape requirements. Landscape requirements will be reviewed at time of site plan review.

### **Land Use**

The property to the west and the east Residential Low County and on the north and the south by Commercial County.

### **Lot Coverage of All Building**

Rezoning is too conceptual to determine lot coverage requirements. Lot coverage requirements will be reviewed at time of site plan review.

### **Wetland and Flood Zone**

There are no known wetlands for this site per Suwannee River Water Management Flood Mapping. The site is in flood zone X per Suwannee River Water Management Flood Mapping.