

SPECIAL CALLED- PLANNING AND ZONING CITY OF LAKE CITY

May 18, 2021 at 5:30 PM

**Venue: CITY HALL 205 N MARION AVE, LAKE CITY, FL. 32055 2ND FLOOR
COUNCIL CHAMBERS**

Due to the COVID-19 social distancing requirements, the City of Lake City will hold the May 18, 2021 SPECIAL CALLED- PLANNING AND ZONING Meeting via telephonic and video conferencing communications media technology.

To participate: The SPECIAL CALLED- PLANNING AND ZONING Meeting instructions are located at the end of this agenda.

AGENDA

INVOCATION

ROLL CALL

MINUTES

- [i.](#) MINUTES FROM 04/06/21

NEW BUSINESS

- [ii.](#) Petition Z 21-03-Submitted by Nathaniel Steventon, agent, to request a zoning change for placement of a residential backyard shed, in a commercial general zoning district (CG), as described in section 4.12.1 of the Land Development Regulations on property described as Columbia County Parcel No. 07647-001 as lying within the City of Lake City, Florida, City Limits.
- [iii.](#) CPA – 21-01 Submitted by Nathaniel Steventon, agent, to request a comprehensive plan amendment for placement of a residential backyard shed, in a commercial general zoning district (CG), as described in section 4.12.1 of the Land Development Regulations on property described as Columbia County Parcel No. 07647-001 as lying within the City of Lake City, Florida, City Limits.
- [iv.](#) SPR- 21-03 Submitted by Nathaniel Steventon, agent, to request a site plan review for placement of a residential backyard shed, in a commercial general zoning district (CG), as described in section 4.12.1 of the Land Development Regulations on property described as Columbia County Parcel No. 07647-001 as lying within the City of Lake City, Florida, City Limits.

- v. SPR- 21-02 Submitted by Carol Chadwick, agent, to request a site plan review for new construction (700 sq. ft. building) in a commercial (CI) zoning district as described in section 4.13 of the Land Development Regulations on property described as Columbia County Parcel No. 02465-103 as lying within the City of Lake City, Florida, City Limits.
- vi. LDR 21-02, an application by the City Council to amend the text of the Land Development Regulations by amending Section 4.16.9 entitled Maximum Lot Coverage By All Buildings by changing the floor area ratio from 0.75 to 1.0 within the "ILW" Industrial, Light and Warehousing zoning district and by amending Section 4.17.9 entitled Maximum Lot Coverage By All Buildings by changing the floor area ratio from 0.50 to 1.0 within the "I" Industrial zoning district.
- vii. Z -21-04 Submitted by Marvin Slay, owner, to request a zoning change for salon rentals, in a residential zoning district (RSF-3), as described in section 4.5.1 of the Land Development Regulations on property described as Columbia County Parcel No. 12515-000 as lying within the City of Lake City, Florida, City Limits.

OLD BUSINESS

WORKSHOP

ADJOURNMENT

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

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

COMMUNICATIONS MEDIA TECHNOLOGY INSTRUCTIONS

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

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

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

SPECIAL CALLED- PLANNING AND ZONING Agenda
May 18, 2021

Webinar ID: 840 6702 7714#

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

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

Webinar ID: 840 6702 7714#

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

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

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

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

Enter access code 173 541 6832#

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

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



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

**MINUTES
PLANNING & ZONING BOARD
REGULAR SESSION- April 6, 2021-6:30 P.M.**

INVOCATION

ROLL CALL:

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

MINUTES: To approve the minutes of the March 2, 2021 Meeting.

Motion to approve: First -Mr. Douberly Second- Mr. Naylor Passed unanimously.

NEW BUSINESS:

A. SPR 21-01-submitted by City of Lake City-Dave Young, agent to request a site plan review for a park renovation, in a commercial intensive zoning district (CI), as described in Section 4.13.2 of the Land Development Regulations on property described as Columbia County Parcel No. 11479-000 as lying within the City of Lake City, Florida, City Limits.

Sworn in by: Ms. Georgalis Petitioner name: David Young, Agent

Address of record: _205 N. Marion Avenue Lake City, Florida

Discussion: Permanent structure improvements to Sallie Mae Jerry Park.

Motion to close the public Hearing: No public hearing.

Motion to approve COA 21-01 by Mr. Lydick and seconded by Mr. Adel. Passed unanimously.

OLD BUSINESS: NONE

WORKSHOP QUESTIONS: NONE

ADJOURNMENT: Motion made to adjourn meeting by Mr. Adel and seconded by Mr. Baughn Time: 6:48pm

Mavis Georgalis, Board Chairman

Date Approved

Tara M. Krieghauser
Secretary

Date Approved



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

April 09, 2021

Nathaniel Steventon
For Cooper Project
300 Colonial St SE
Live Oak FL 32060

RE: Rezoning and Comprehensive /Site Plan Review

This letter is to inform you that your request for a site plan, rezoning and comprehensive plan approval has been scheduled to be heard by the Planning and Zoning Board, on Tuesday, May 4, 2021 starting at 5:30 pm. You or your agent must be present (in person or virtually) to explain your petition to the board.

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology. Members of the public may attend the meeting online at: <https://us02web.zoom.us/j/84067027714> Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714# Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099 Webinar ID: 840 6702 7714 Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via:

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

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Enter access code 173 541 6832# Then it will ask for attendee ID number, just press #

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

If I can be of further service to you, please feel free to contact me at 386-719-5750 or via email: groMhmanagement@lcfla.com

Best Regards,

Tara M. Krieghauser

Tara M. Krieghauser City of Lake City, Department of Growth Management - 205 North Marion Avenue, Lake City, FL 32055



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

FOR PLANNING USE ONLY	Item ii.
Application # Z <u>21-03</u>	
Application Fee \$ <u>750.00</u>	
Receipt No. <u>2021-42710</u>	
Filing Date <u>4/21</u>	
Completeness Date <u>5/12/21</u>	

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

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

A. PROJECT INFORMATION

- Project Name: Cooper Project
- Address of Subject Property: Vacant Maitr Blvd Lake City FL 32025
- Parcel ID Number(s): 05-45-17-07647-001
- Future Land Use Map Designation: Commercial
- Existing Zoning Designation: Commercial general
- Proposed Zoning Designation: Residential Single Family 2
- Acreage: 0.517AC
- Existing Use of Property: Cg - vacant
- Proposed use of Property: Residential Backyard / shed

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Nathaniel Tyler Stevenon Title: President
 Company name (if applicable): King Stevenon Inc
 Mailing Address: 300 colonial St SE
 City: Live Oak State: FL Zip: 32064
 Telephone: (361) 654-5300 Fax: () Email: Nathan Stevenon@yahoo.com

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Greg Cooper
 Mailing Address: 1214 Castle Heights Terrace
 City: Lake City State: FL Zip: 32025
 Telephone: (904) 568-0501 Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. ✓ Boundary Sketch or Survey with bearings and dimensions.
2. ✓ Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. ✓ Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern. NA
 - 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. NA
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. NA
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary. yes - CPA required - CPA 21-02
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood. - Positive change
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. - residential
 - i. Whether the proposed change will create a drainage problem. - no drainage needed
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas. na

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

NOTICE TO APPLICANT

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

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

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

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

Nathaniel Sterenton

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

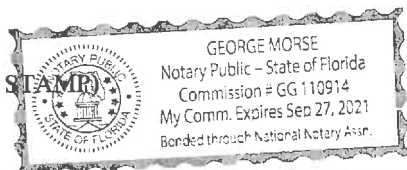
3/25/2021

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 25 day of March, 2021, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



[Signature]

Signature of Notary

George Morse

Printed Name of Notary

Personally Known _____ OR Produced Identification FDU
Type of Identification Produced



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

Item ii.

AGENT AUTHORIZATION FORM

I, Greg Cooper (owner name), owner of property parcel number 05-45-17-07649-001 (parcel number), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Nathaniel Sterenton</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

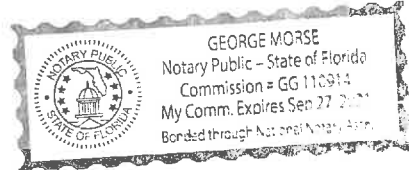
[Signature] _____ 3/28/21 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Greg Cooper, personally appeared before me and is known by me or has produced identification (type of I.D.) FLDL on this 28 day of March, 2021.

[Signature]
 NOTARY'S SIGNATURE

(Seal/Stamp)



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

Date: 03/26/2021
Receipt: 2021-00042708
Description: Re-Zoning, site Plan
Cashier: Desiree Waller
Received From: Sterenton,
Nathaniel

MR
Re-Zoning, site Plan
07647-001
Receipt Total 950.00
Total Charge 950.00
Total Remitted 950.00
Total Received 950.00

Zoning / Site Plan

City of Lake City Utilities
Customer Copy

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

Date: 03/26/2021
Receipt: 2021-00042710
Description: Comp Plan
Cashier: Desiree Waller
Received From: Sterenton,
Nathaniel

ZF
Comp Plan
07647-001
Receipt Total 750.00
Total Charge 750.00
Total Remitted 750.00
Total Received 750.00

*Zoning
CPA*

City of Lake City Utilities
Customer Copy

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2017-2194

Parcel Identification No 00-00-00-14293-000

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 19th day of December, 2017 between W. David Crosby, a Single Man, individually and as Trustee of W. David Crosby Revocable Trust dated 4/14/09, whose post office address is 67 Ocean Shore Boulevard, Ormond Beach, FL 32176, of the County of Volusia, State of Florida, Grantors, to Gregory Cooper and Shawna L. Cooper, Husband and Wife, whose post office address is 1214 SW Castle Heights Terrace, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

The point of beginning is an iron pipe at the intersection of the South right of way line of Grandview Avenue and the East line of the SW 1/4 of NW 1/4 of said Section 5, this point also being the NW corner of Lot 2, Castle Hill Subdivision, run thence South 0 degree 29'30" East along said East line of the SW 1/4 of NW 1/4 of said Section 5, 139.42 feet, run thence South 89 degrees 30'30" West 133.40 feet to a concrete monument on the East right of way line of US 41 (SR 25), run thence North 09 degrees 53'30" East, 140.82 feet along said right of way line to a concrete monument, run thence North 89 degrees 02'00" East 108.12 feet to the point of beginning.

And

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the Southerly right of way line of Grandview Avenue with the Easterly right of way line of State Road 25 (US 41) (a 200 foot right of way); thence South 09 degrees 53'30" West along said right of way line of State Road 25, a distance of 140.82 feet, thence South 89 degrees 18'30" West 40.69 feet; thence North 09 degrees 53'30" East 140.82 feet to the South right of way line of Grandview Avenue; thence North 89 degrees 18'30" East along said right of way line 40.69 feet to the point of beginning.



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

PARCEL: 05-4S-17-07647-001 (28603) | VACANT (0000) | 0.517 AC
 BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD

COOPER GREGORY & SHAWNA L

Owner: **COOPER SHAWNA L**
 1214 SW CASTLE HEIGHTS TER
 LAKE CITY, FL 32025

Site:
 Sales 12/19/2017 \$100 I(U)
 Info 4/14/2009 \$100 I(U)
 6/23/2004 \$500,000 I(Q)

2021 Working Values			
Mkt Lnd	\$60,858	Appraised	\$60,858
Ag Lnd	\$0	Assessed	\$60,858
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$60,858
Just	\$60,858	Total	city:\$60,858
		Taxable	other:\$0
			school:\$60,858

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

Legal Desc.

Item ii.

Last Update: 4/5/2021 10:35:35 AM

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R07647-001	REAL ESTATE	2020
<p>Legal Description (click for full description)</p> <p>BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,</p>		

Item ii.

ix Record

Last Update: 4/5/2021 10:34:09 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R07647-001	Tax Type REAL ESTATE	Tax Year 2020
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Mailing Address COOPER GREGORY & SHAWNA L 1214 SW CASTLE HEIGHTS TER LAKE CITY FL 32025	Property Address GEO Number 054S17-07647-001
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Exempt Amount See Below	Taxable Value See Below
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Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 05-4S-17 0000/0000.52 Acres BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,		

Ad Valorem Taxes

Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	60,858	0	\$60,858	\$298.20
BOARD OF COUNTY COMMISSIONERS	8.0150	60,858	0	\$60,858	\$487.78
LUMBERIA COUNTY SCHOOL BOARD					
SECRETIONARY	0.7480	60,858	0	\$60,858	\$45.52
CAL	3.7810	60,858	0	\$60,858	\$230.10
PITAL OUTLAY	1.5000	60,858	0	\$60,858	\$91.29
WANNEE RIVER WATER MGT DIST	0.3696	60,858	0	\$60,858	\$22.49
LAKE SHORE HOSPITAL AUTHORITY	0.0001	60,858	0	\$60,858	\$0.01

Total Millage	19.3137	Total Taxes	\$1,175.39
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Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40

Total Assessments	\$50.40
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Taxes & Assessments \$1,225.79

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
4/7/2021	PAYMENT	2703141.0002	2020	\$1,201.27

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

CITY OF LAKE CITY NOTICE LAND USE ACTION

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z 21-03, an application by Gregory Cooper and Shawna L. Cooper, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL, GENERAL (CG) to RESIDENTIAL, SINGLE FAMILY (RSF-2) on property described, as follows:

Parcel No. 05-4S-17-07647-001

A parcel of land lying in Section 5, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the intersection of the South right-of-way line of Southwest Happiness Lane with the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 5, also being the Northwest corner of Lot 2 of the Castle Hill Subdivision, as recorded in the Public Records of Columbia County, Florida; thence South 00°29'30" East, along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 5, a distance of 139.42 feet; thence South 89°30'30" West 133.40 feet to the East right-of-way line of U.S. Highway 41 (State Road 25/47); thence North 09°53'30" East 140.82 feet, along the East right-of-way line of said U.S. Highway 41 (State Road 25/47); thence North 89°02'00" East 108.12 feet to the Point of Beginning.

AND

A parcel of land lying in Section 5, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the intersection of the Southerly right-of-way line of Southwest Happiness Lane with the Easterly right-of-way line of U.S. Highway 41 (State Road 25/47); thence South 09°53'30" West, along the Easterly right-of-way line of said U.S. Highway 41 (State Road 25/47), a distance of 140.82 feet; thence South 89°18'30" West 40.69 feet; thence North 09°53'30" East 140.82 feet to the South right-of-way line of Southwest Happiness Lane; thence North 89°18'30" East, along the South right-of-way line of said Southwest Happiness Lane, 40.69 feet to the Point of Beginning.

Containing 0.52 acre, more or less.

WHEN: May 4, 2021
5:30 p.m.

WHERE: City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology. Please visit the City website: <https://www.lcfla.com/meetings> for more information.

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by telephoning 386.719.5746.

At the aforementioned public hearing, all interested parties may be heard with respect to the amendment.

**FOR MORE INFORMATION CONTACT
DAVID YOUNG
GROWTH MANAGEMENT DIRECTOR
AT 386.719.5752**



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

Item ii.

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 12, 2021

Mr. David C. Young
Growth Management Director
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 21-03 (Cooper)

Sign
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Dave:

Please find enclosed the above referenced sign.

The sign must be posted on the subject property at least ten days prior to the public hearing.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Joseph Helfenberger, City Manager
Tara Kriehauser, Planning Technician

I:\2021\lakecity\z_21-03_cooper\z_21-03_vp_sign_.docx

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item ii.

Project Information	
Project Name and Case No.	Z 21-03
Applicant	Nathaniel Steventon - Agent
Owner	Greg and Shawna Cooper
Requested Action	Re-zone property to RSF-2 for placement of a backyard residential shed.
Hearing Date	May 4, 2021
Staff Analysis/Determination	The City of Lake City has no issues.
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.517 AC
Location	1214 SW CASTLE HEIGHTS TER LAKE CITY, FL 32025
Parcel Number	05-4S-17-07647-001 (28603)
Future Land Use	Commercial General
Current Zoning District	Commercial
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial General	(CG)	Commercial General (CG)	N/A
South	Commercial General	(CG)	Commercial General (CG)	N/A
East	Commercial General	CG		N/A
West	Commercial General	(CG)	Commercial General (CG)	N/A

Summary of Request

The owner would like to re-zone the said parcel from commercial to RSF-2. This property abuts to the owner's residence w/ the owner's existing home.

Staff Analysis.

The City of Lake City has no issues.



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

Item iii.

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

April 12, 2021

Mr. David C. Young
Growth Management Director
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. CPA 21-01 (Cooper)

Notice of Public Hearing
Before the Planning and Zoning Board
Serving also as the Local Planning Agency
Concerning an Amendment to the
Future Land Use Plan Map of the Comprehensive Plan

Dear Dave:

Please find enclosed the above referenced public notice.

It is our understanding that your office will:

- 1. Resubmit the application with the correct current and requested future land use classifications;**
- 2. Secure the signature of Shawna L. Cooper on the agent letter; and**
- 3. Transmit the above referenced notice to the Lake City Reporter no later than 4:00 p.m. on April 20, 2021 for publication on April 23, 2021.**

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Joseph Helfenberger, City Manager
Beverly Jones, Planning Technician
Audrey Sikes, City Clerk
I:\2021\lakecity\cpa_21-01_cooper\cpa_21-01_pznot.docx

NOTICE OF PUBLIC HEARING
 CONCERNING AN AMENDMENT TO THE
 CITY OF LAKE CITY COMPREHENSIVE PLAN

BY 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, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendment, as described below, will be heard by 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, at a public hearing on May 4, 2021 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

CPA 21-01, an application by Gregory Cooper and Shawna L. Cooper, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COMMERCIAL to RESIDENTIAL MODERATE DENSITY (less than or equal to 4 dwelling units per acre) for the property described, as follows:

Parcel No. 05-4S-17-07647-001

A parcel of land lying in Section 5, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the intersection of the South right-of-way line of Southwest Happiness Lane with the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 5, also being the Northwest corner of Lot 2 of the Castle Hill Subdivision, as recorded in the Public Records of Columbia County, Florida; thence South 00°29'30" East, along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 5, a distance of 139.42 feet; thence South 89°30'30" West 133.40 feet to the East right-of-way line of U.S. Highway 41 (State Road 25/47); thence North 09°53'30" East 140.82 feet, along the East right-of-way line of said U.S. Highway 41 (State Road 25/47); thence North 89°02'00" East 108.12 feet to the Point of Beginning.

AND

A parcel of land lying in Section 5, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the intersection of the Southerly right-of-way line of Southwest Happiness Lane with the Easterly right-of-way line of U.S. Highway 41 (State Road 25/47); thence South 09°53'30" West, along the Easterly right-of-way line of said U.S. Highway 41 (State Road 25/47), a distance of 140.82 feet; thence South 89°18'30" West 40.69 feet; thence North 09°53'30" East 140.82 feet to the South right-of-way line of Southwest Happiness Lane; thence North 89°18'30" East, along the South right-of-way line of said Southwest Happiness Lane, 40.69 feet to the Point of Beginning.

Containing 0.52 acre, more or less.

Due to the COVID-19 social distancing requirements, the City will hold the meeting in person at the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida, with social distancing requirements and as an alternative, via telephonic and video conferencing communications media technology.

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

Telephonic by toll number (no cost to the City), audio only: at 1.346.248.7799.

Webinar ID: 840 6702 7714# Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the City, zero cost to the caller), audio only: 1.888.788.0099.

Webinar ID: 840 6702 7714# Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via: (1) video conference by utilizing the software chat function or raise hand function to request to speak; or (2) telephonically by using dialing *9 to raise hand. The Chair will allow for sufficient time for all participants to be heard.

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings: 1.844.992.4726 (toll-free) Enter access code 173 541 6832#.

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

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

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the amendment.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

Publish in the legal section of the Lake City Reporter on April 23, 2021.

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item iii.

Project Information	
Project Name and Case No.	CPA 21-01
Applicant	Nathaniel Steventon - Agent
Owner	Greg and Shawna Cooper
Requested Action	Re-zone property to RSF-2 for placement of a backyard Residential shed.
Hearing Date	May 4, 2021
Staff Analysis/Determination	The City of Lake City has no issues.
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.517 AC
Location	1214 SW CASTLE HEIGHTS TER LAKE CITY, FL 32025
Parcel Number	05-4S-17-07647-001 (28603)
Future Land Use	Commercial General
Current Zoning District	Commercial
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial General	(CG)	Commercial General (CG)	N/A
South	Commercial General	(CG)	Commercial General (CG)	N/A
East	Commercial General	CG	Commercial General (CG)	N/A
West	Commercial General	(CG)	Commercial General (CG)	N/A

Summary of Request

The owner would like to re-zone the said parcel from commercial to RSF-2. This property abuts to the owner's residence w/ an existing home.

Staff Analysis.

The City of Lake City has no issues.



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

Item iii.

FOR PLANNING USE ONLY
 Application # 21-02
 Application Fee \$ 750
 Receipt No. _____
 Filing Date _____
 Completeness Date 5/4/21

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: Cooper Rezoning
2. Address of Subject Property: 1214 SW Castle Heights Terrace Lake City FL 32025
3. Parcel ID Number(s): 05-48-17-07647-001
4. Existing Future Land Use Map Designation: _____
5. Proposed Future Land Use Map Designation: _____
6. Zoning Designation: _____
7. Acreage: 0.519 AC
8. Existing Use of Property: none
9. Proposed use of Property: Residential Back yard shed

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Nathaniel Sterenton Title: President
 Company name (if applicable): King Sterenton Inc
 Mailing Address: 300 Colonial St SE
 City: Live Oak State: FL Zip: 32064
 Telephone: (561) 654-5300 Fax: (____) Email: NathanSterenton@yahoo.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): Greg Cooper
 Mailing Address: 1214 SW Castle Heights Terrace
 City: Lake City State: FL Zip: 32025
 Telephone: (904) 568-0501 Fax: (____) Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Boundary Sketch or Survey with bearings and dimensions.
- 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
- 3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
- 4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
 - c. Text Amendment to the Comprehensive Plan = \$750.00

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

NOTICE TO APPLICANT

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

A total of fourteen (14) copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

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

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

Nathaniel Steventon

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

Date

ix Record

Item iii.

Last Update: 4/5/2021 10:34:09 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R07647-001	REAL ESTATE	2020

Mailing Address COOPER GREGORY & SHAWNA L 1214 SW CASTLE HEIGHTS TER LAKE CITY FL 32025	Property Address GEO Number 054S17-07647-001
---	--

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
05-4S-17 0000/0000.52 Acres BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,		

Ad Valorem Taxes

Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	60,858	0	\$60,858	\$298.20
BOARD OF COUNTY COMMISSIONERS	8.0150	60,858	0	\$60,858	\$487.78
LUMBERIA COUNTY SCHOOL BOARD					
SECRETIONARY	0.7480	60,858	0	\$60,858	\$45.52
CAL	3.7810	60,858	0	\$60,858	\$230.10
PITAL OUTLAY	1.5000	60,858	0	\$60,858	\$91.29
WANNEE RIVER WATER MGT DIST	0.3696	60,858	0	\$60,858	\$22.49
KE SHORE HOSPITAL AUTHORITY	0.0001	60,858	0	\$60,858	\$0.01

Total Millage	19.3137	Total Taxes	\$1,175.39
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Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40

Total Assessments	\$50.40
--------------------------	---------

Taxes & Assessments	\$1,225.79
---------------------	------------

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
7/2021	PAYMENT	2703141.0002	2020	\$1,201.27

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2017-2194

Parcel Identification No 00-00-00-14293-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19th day of December, 2017 between W. David Crosby, a Single Man, individually and as Trustee of W. David Crosby Revocable Trust dated 4/14/09, whose post office address is 67 Ocean Shore Boulevard, Ormond Beach, FL 32176, of the County of Volusia, State of Florida, Grantors, to Gregory Cooper and Shawna L. Cooper, Husband and Wife, whose post office address is 1214 SW Castle Heights Terrace, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

The point of beginning is an iron pipe at the intersection of the South right of way line of Grandview Avenue and the East line of the SW 1/4 of NW 1/4 of said Section 5, this point also being the NW corner of Lot 2, Castle Hill Subdivision, run thence South 0 degree 29'30" East along said East line of the SW 1/4 of NW 1/4 of said Section 5, 139.42 feet, run thence South 89 degrees 30'30" West 133.40 feet to a concrete monument on the East right of way line of US 41 (SR 25), run thence North 09 degrees 53'30" East, 140.82 feet along said right of way line to a concrete monument, run thence North 89 degrees 02'00" East 108.12 feet to the point of beginning.

And

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the Southerly right of way line of Grandview Avenue with the Easterly right of way line of State Road 25 (US 41) (a 200 foot right of way); thence South 09 degrees 53'30" West along said right of way line of State Road 25, a distance of 140.82 feet, thence South 89 degrees 18'30" West 40.69 feet; thence North 09 degrees 53'30" East 140.82 feet to the South right of way line of Grandview Avenue; thence North 89 degrees 18'30" East along said right of way line 40.69 feet to the point of beginning.



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

PARCEL: 05-4S-17-07647-001 (28603) | VACANT (0000) | 0.517 AC
 BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD

COOPER GREGORY & SHAWNA L
 Owner: **COOPER SHAWNA L**
 1214 SW CASTLE HEIGHTS TER
 LAKE CITY, FL 32025

Site:
 Sales 12/19/2017 \$100 1(U)
 Info 4/14/2009 \$100 1(U)
 6/23/2004 \$500,000 1(Q)

2021 Working Values			
Mkt Lnd	\$60,858	Appraised	\$60,858
Ag Lnd	\$0	Assessed	\$60,858
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$60,858	Total	county:\$60,858
		Taxable	city:\$60,858
			other:\$0
			school:\$60,858

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLoglc.com

Legal Desc.

Item iii.

Last Update: 4/5/2021 10:35:35 AM

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R07647-001	REAL ESTATE	2020

Legal Description (click for full description)

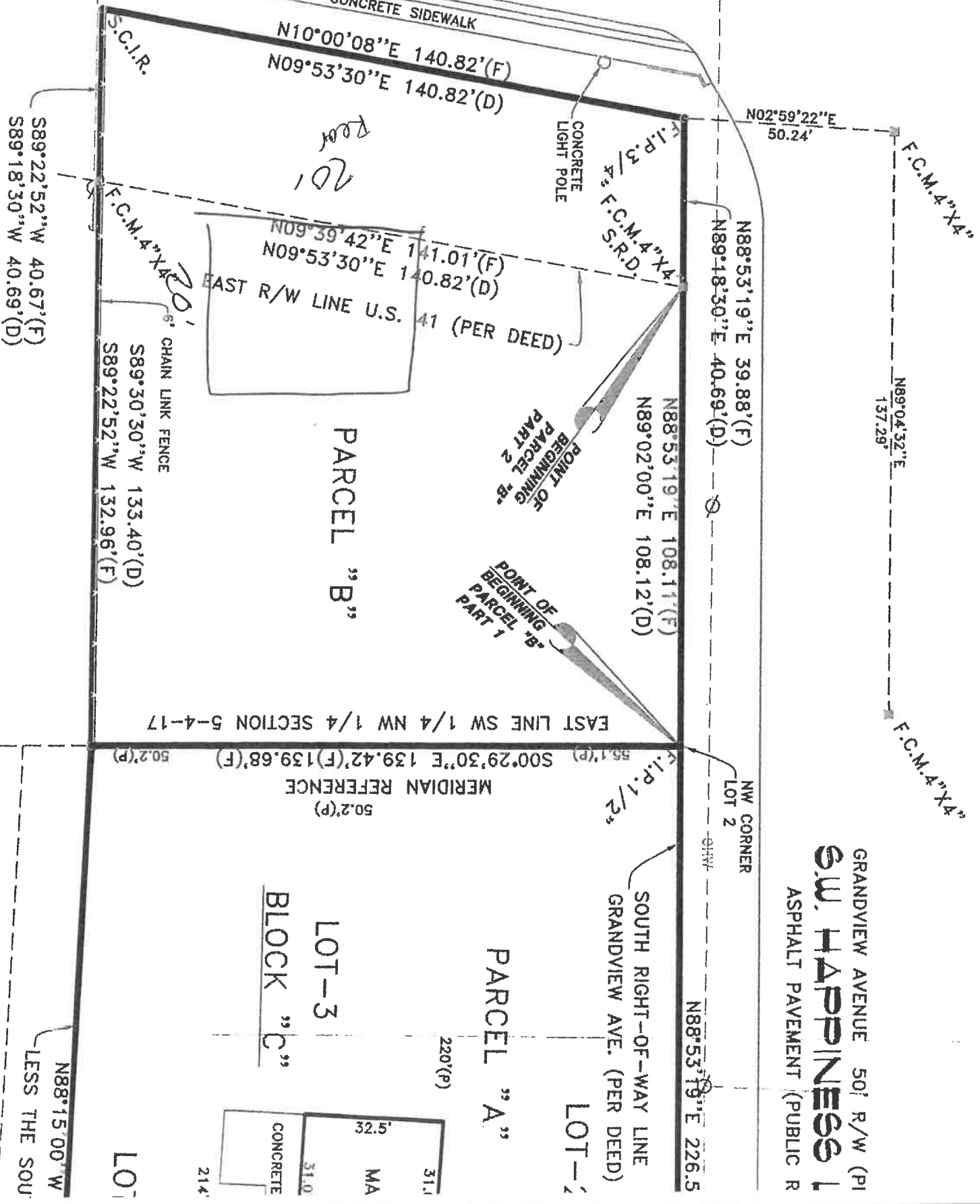
BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,

... HIGHWAY 41

S.W. MAIN BOULEVARD

ASPHALT PAVEMENT (PUBLIC ROAD)
2' CONCRETE TYPE "F" CURB

CONCRETE SIDEWALK



SITE map

MAP OF SURVEY

GRANDVIEW AVENUE 50' R/W (P)
S.W. HAPPINESS 1
ASPHALT PAVEMENT (PUBLIC R

Parcel: << **05-4S-17-07647-001** >>
(28603)

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	COOPER GREGORY & SHAWNA L COOPER SHAWNA L 1214 SW CASTLE HEIGHTS TER LAKE CITY, FL 32025		
Site			
Description*	BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,		
Area	0.517 AC	S/T/R	05-4S-17
Use Code**	VACANT (0000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working	
Mkt Land	\$60,858	Mkt Land	
Ag Land	\$0	Ag Land	
Building	\$0	Building	
XFOB	\$0	XFOB	\$0
Just	\$60,858	Just	\$60,858
Class	\$0	Class	\$0
Appraised	\$60,858	Appraised	\$60,858
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$60,858	Assessed	\$60,858





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

Item iii.

AGENT AUTHORIZATION FORM

I, Greg Cooper (owner name), owner of property parcel number 05-45-1707647-001 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Nathaniel Steventon</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

[Signature] Date 3/25/21
 Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Greg Cooper, personally appeared before me and is known by me or has produced identification (type of I.D.) FAID on this 25 day of March, 2021.

[Signature]
 NOTARY'S SIGNATURE

(Seal/Stamp)





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

Date: April 5, 2021

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

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

Project Number: Z-21-03/CPA 21-03/SPR 21-03

Project Name: Cooper Rezoning/Shed

Project Address: vacant Main Blvd

Project Parcel Number: 07647-001

Owner Name: Greg Cooper

Owner Address: 1214 SW Castle Heights Ter, Lake City, FL. 32055

Owner Contact Information: telephone number 904-568-0501 e-mail

Owner Agent Name: Nathaniel Steventon

Owner Agent Address: 300 Colonial St, Live Oak, FL 32064

Owner Agent Contact Information: telephone 3866545300 e-mail nathansteventon@yahoo.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Rezoning/Comprehensive plan amendment to change commercial general zoning to residential single family-2, owner owns adjacent property and wants to place a residential shed on his property for residential use.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

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

Water Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Sewer Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Gas Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Customer Service: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Fire Department: approve ____ disapprove ____ Reviewed by: _____

Comments: _____

Police Department: approve ____ disapprove ____ Reviewed by _____

Comments: _____

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

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item iv.

Project Information	
Project Name and Case No.	SPR 21-03
Applicant	Nathaniel Steventon - Agent
Owner	Greg and Shawna Cooper
Requested Action	Re-zone property to RSF-2 for placement of a backyard residential shed.
Hearing Date	May 4, 2021
Staff Analysis/Determination	The City of Lake City has no issues.
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.517 AC
Location	1214 SW CASTLE HEIGHTS TER LAKE CITY, FL 32025
Parcel Number	05-4S-17-07647-001 (28603)
Future Land Use	Commercial General
Current Zoning District	Commercial
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial General	(CG)	Commercial General (CG)	N/A
South	Commercial General	(CG)	Commercial General (CG)	N/A
East	Commercial General	CG	Commercial General (CG)	N/A
West	Commercial General	(CG)	Commercial General (CG)	N/A

Summary of Request

The owner would like to re-zone the said parcel from commercial to RSF-2. This property abuts to the owner's residence w/ the owner's existing home.

Staff Analysis.

The City of Lake City has no issues.



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

April 09, 2021

Nathaniel Steventon
For Cooper Project
300 Colonial St SE
Live Oak FL 32060

RE: Rezoning and Comprehensive /Site Plan Review

This letter is to inform you that your request for a site plan, rezoning and comprehensive plan approval has been scheduled to be heard by the Planning and Zoning Board, on Tuesday, May 4, 2021 starting at 5:30 pm. You or your agent must be present (in person or virtually) to explain your petition to the board.

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology. Members of the public may attend the meeting online at: <https://us02web.zoom.us/j/84067027714> Telephonic by toll number (no cost to the city), audio only: at 1-346-248-7799

Webinar ID: 840 6702 7714# Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099 Webinar ID: 840 6702 7714 Then it will ask for Participant id, just press #.

The public may participate at the appropriate time via:

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

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings: 1-844-992-4726 (toll-free)

Enter access code 173 541 6832# Then it will ask for attendee ID number, just press #

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

If I can be of further service to you, please feel free to contact me at 386-719-5750 or via email: groMhmanagement@lcfla.com

Best Regards,

Tara M. Krieghauser

Tara M. Krieghauser City of Lake City, Department of Growth Management - 205 North Marion Avenue, Lake City, FL 32055

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- NOTES**
1. SITE PARCEL: 34-35-16-02465-103
 2. FUTURE LAND USE: COMMERCIAL
 3. ZONING: C1: COMMERCIAL INTENSIVE
 4. SITE ADDRESS: 161 STONEGATE TERRACE, LAKE CITY, FL



SHEET INDEX

1	COVER SHEET
2	NOTES, LEGEND & DETAILS
3	SITE & DIMENSION PLAN
4	PAVING & STRIPING PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN

OWNER:
SRJ, LLC
LAKE CITY, FL 32056
CONTACT: MIKE STEWART
386.623.3708
mike@ellianos.com

CIVIL ENGINEER:
CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpewyo@gmail.com

ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

Carol Chadwick, PE
This item has
been electronically
signed and sealed by
Carol Chadwick, PE
using a digital
signature on
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PROJECT No. FL20265	PREPARED FOR SRJ, LLC PO BOX 542 LAKE CITY, FL 32056 CONTACT: MIKE STEWART 386.623.3708 mike@ellianos.com
DATE MAR 30, 2021	DATE
REVISION DATE	REVISION DISCUSSION
SHEET 1 of 6	

ELLIANOS AT STONEGATE
COVER SHEET

ELLIANOS AT STONEGATE

SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

OWNER:
SRJ, LLC
PO BOX 542
LAKE CITY, FL 32056
CONTACT: MIKE STEWART
386.623.3708
mike@ellianos.com

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SHEET INDEX

- 1 COVER SHEET
- 2 NOTES, LEGEND & DETAILS
- 3 SITE & DIMENSION PLAN
- 4 PAVING & STRIPING PLAN
- 5 UTILITY PLAN
- 6 LANDSCAPE PLAN

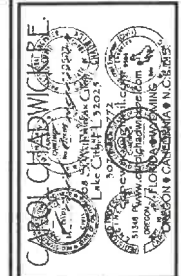
NOTES

- 1. SITE PARCEL: 34-35-16-02465-103
- 2. FUTURE LAND USE: COMMERCIAL
- 3. ZONING: CI: COMMERCIAL INTENSIVE
- 4. SITE ADDRESS: 161 STONEGATE TERRACE, LAKE CITY, FL

Carol Chadwick, PE
cn=Carol Chadwick,
PE, o=This item has
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ail.com, c=US
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ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560



NO.	REVISION DESCRIPTION	DATE

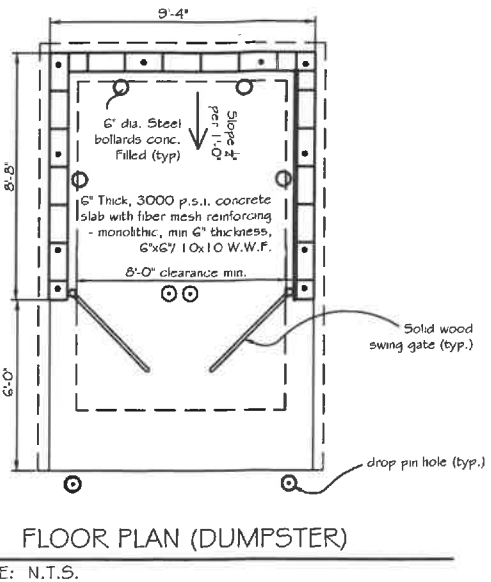
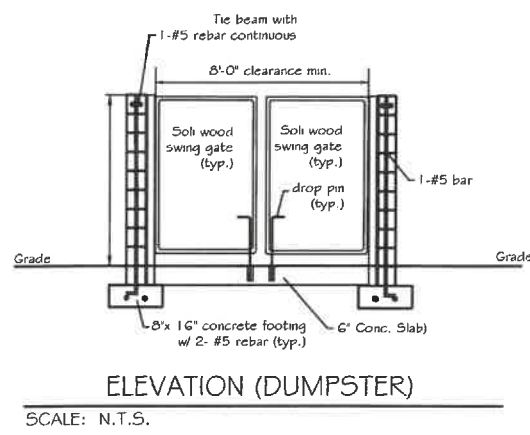
PREPARED FOR:
SRJ, LLC
PO BOX 542
LAKE CITY, FL 32056
CONTACT: MIKE STEWART
386.623.3708
mike@ellianos.com

ELLIANOS AT STONEGATE
COVER SHEET

PROJECT NO. FL20265	SHEETS 1 OF 6
DATE MAR. 30, 2021	
REVISION DATE	



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EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL"
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, CITY OF LAKE CITY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUALITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
 THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

LEGEND

	F.S.	- FINISHED SURFACE
	E.S.	- EXISTING SURFACE
	- (130)	- PROPOSED CONTOUR (2' INTERVALS)
	- (130)	- EXISTING CONTOUR (2' INTERVALS)
	-	- DAYLIGHT LINE
	-	- EXISTING FENCE
	-	- PROPERTY LINE
	-	- CENTER LINE
	- SF - SF -	- SILT FENCE
	- UP -	- EXISTING OVERHEAD UTILITIES
	- OP -	- EXISTING OVERHEAD ELECTRIC
	- [D] -	- PROPOSED DUMPSTER LOCATION

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 55G "SUNSHINE STATE ONE CALL" CALL 811 48 HOURS PRIOR TO DIGGING



Carol Chadwick, PE
 cn=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature., ou,
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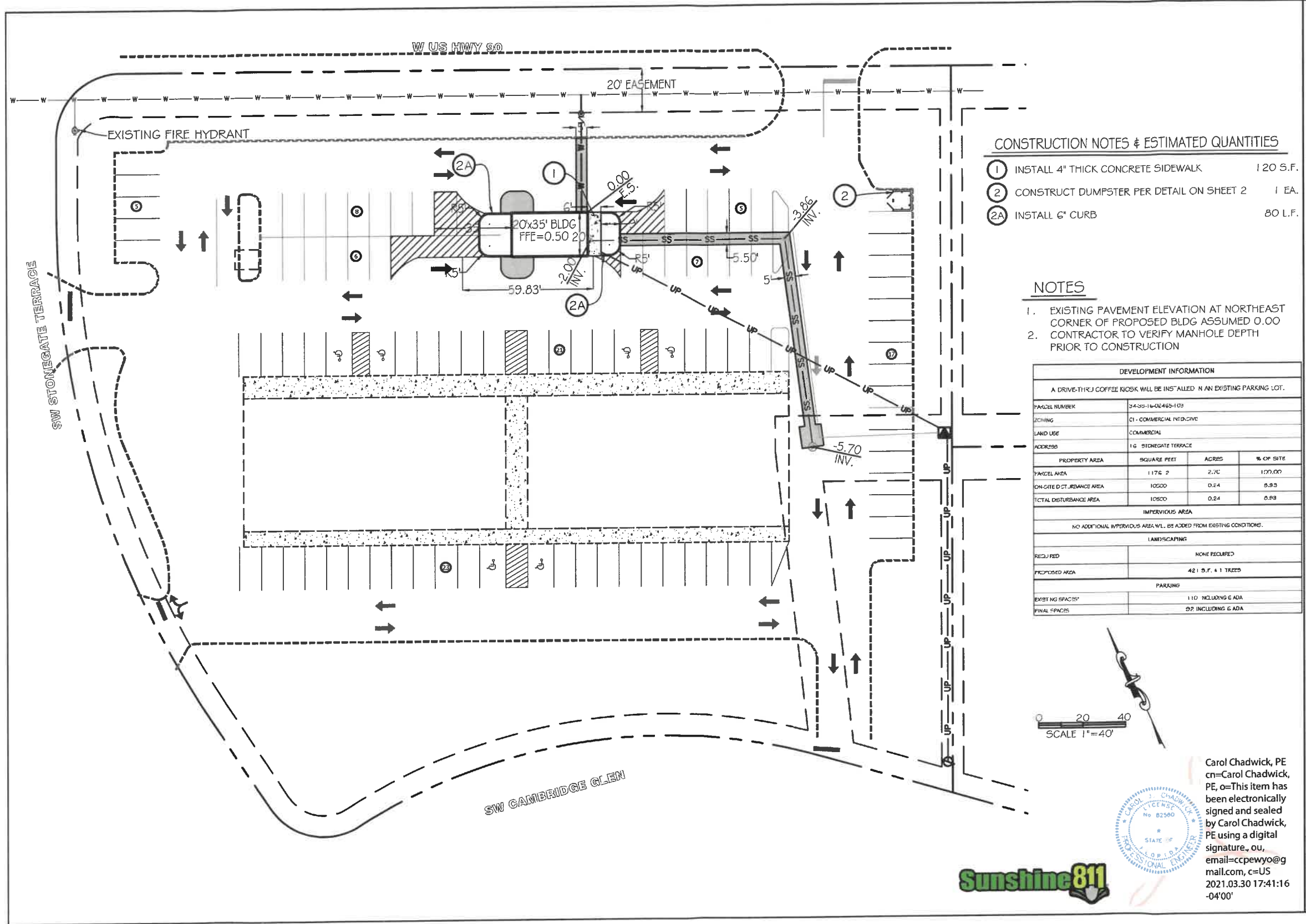
PROJECT NO. FL20265
 DATE MAR. 30, 2021
 REVISION DATE
 SHEET 2 OF 6

ELLIANOS AT STONEGATE
 NOTES, LEGEND & DETAILS

PREPARED FOR: SRJ, LLC
 PO BOX 542
 LAKE CITY, FL 32056
 CONTACT: MIKE STEWART
 306.623.3708
 mike@ellianos.com

DATE

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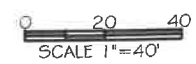
CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1 INSTALL 4" THICK CONCRETE SIDEWALK 120 S.F.
- 2 CONSTRUCT DUMPSTER PER DETAIL ON SHEET 2 1 EA.
- 2A INSTALL 6" CURB 80 L.F.

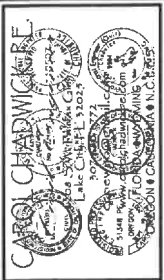
NOTES

1. EXISTING PAVEMENT ELEVATION AT NORTHEAST CORNER OF PROPOSED BLDG ASSUMED 0.00
2. CONTRACTOR TO VERIFY MANHOLE DEPTH PRIOR TO CONSTRUCTION

DEVELOPMENT INFORMATION			
A DRIVE-THRU COFFEE KIOSK WILL BE INSTALLED IN AN EXISTING PARKING LOT.			
PARCEL NUMBER	24-55-16-02485-103		
ZONING	C1 - COMMERCIAL INTERMEDIATE		
LAND USE	COMMERCIAL		
ADDRESS	16 STONEGATE TERRACE		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	1176.2	2.70	100.00
ON-SITE DISTURBANCE AREA	10500	0.24	8.93
ACTUAL DISTURBANCE AREA	10500	0.24	8.93
IMPERVIOUS AREA			
NO ADDITIONAL IMPERVIOUS AREA WILL BE ADDED FROM EXISTING CONDITIONS.			
LANDSCAPING			
REQUIRED	NONE REQUIRED		
PROPOSED AREA	421 S.F. & 1 TREES		
PARKING			
EXISTING SPACES	110 INCLUDING 6 ADA		
FINAL SPACES	97 INCLUDING 6 ADA		



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 PE, o=This item has
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 by Carol Chadwick,
 PE using a digital
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REVISION DESCRIPTION	DATE

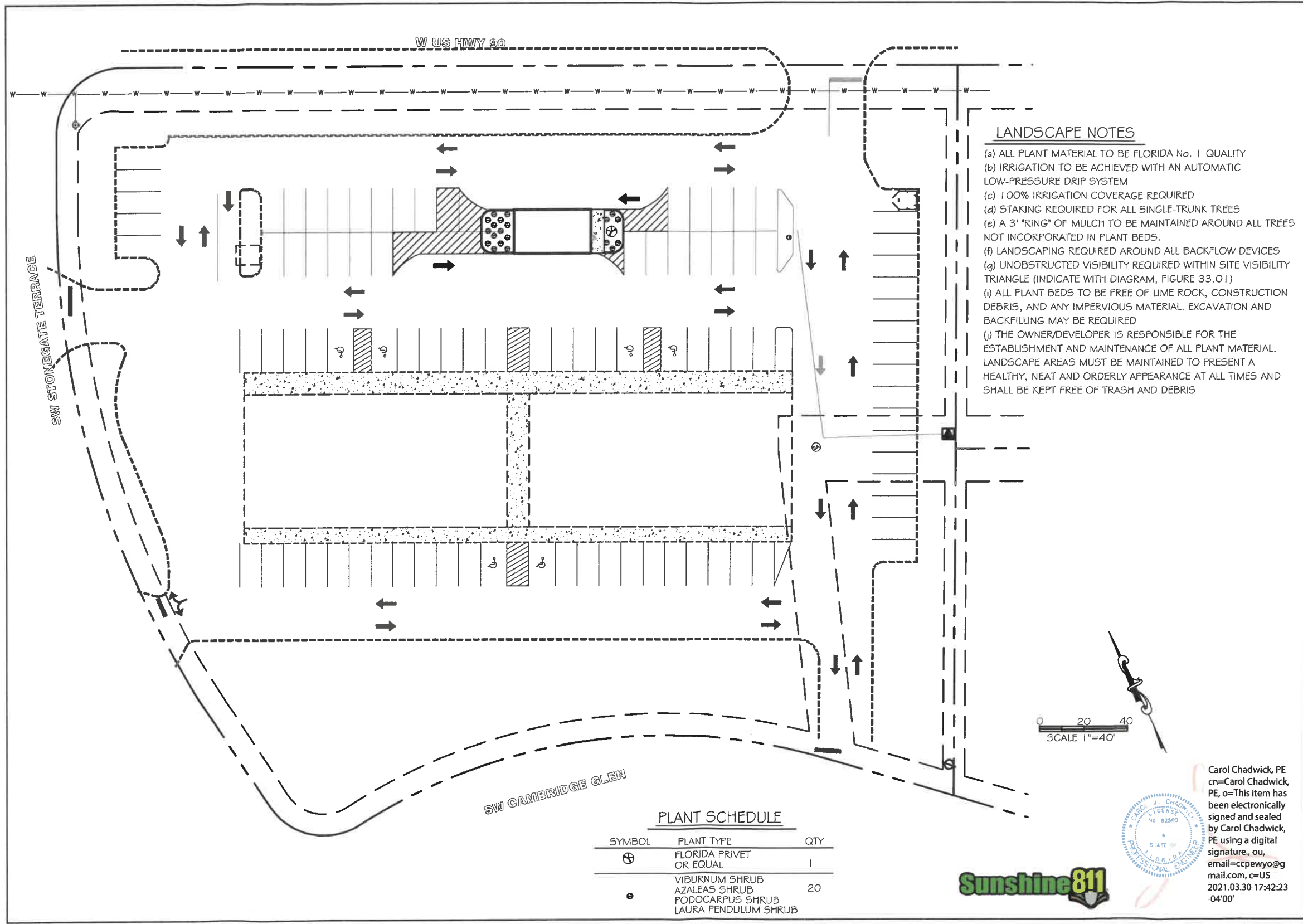
PREPARED FOR
 SRI, LLC
 PO BOX 542
 LAKE CITY, FL 32056
 CONTACT: MIKE STEWART
 386.623.3708
 mike@ellianos.com

**ELLIANOS AT STONEGATE
 SITE & DIMENSION PLAN**

PROJECT NO. FL20265
 DATE MAR. 30, 2021
 REVISION DATE
 SHEET 3 OF 6



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LANDSCAPE NOTES

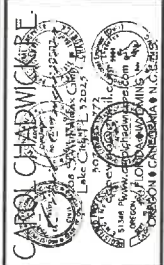
- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) IRRIGATION TO BE ACHIEVED WITH AN AUTOMATIC LOW-PRESSURE DRIP SYSTEM
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3" "RING" OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (i) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

PLANT SCHEDULE

SYMBOL	PLANT TYPE	QTY
⊕	FLORIDA PRIVET OR EQUAL	1
•	VIBURNUM SHRUB AZALEAS SHRUB PODOCARPUS SHRUB LAURA PENDULUM SHRUB	20



Carol Chadwick, PE
 cn=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature., ou, email=ccpewyo@gmail.com, c=US
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NO.	REVISION DESCRIPTION	DATE

PREPARED FOR:
 SRJ, LLC
 PO BOX 542
 LAKE CITY, FL 32056
 CONTACT: MIKE STEWART
 356.623.3708
 mike@ellianos.com

**ELLIANOS AT STONEGATE
 LANDSCAPE PLAN**

PROJECT NO.	FL20265
DATE	MAR. 30, 2021
REVISION DATE	
SHEET	6 OF 6

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

FOR PLANNING USE ONLY
 Application # SPP 21-02 Item v.
 Application Fee \$200.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

Site Plan Application

RECEIVED
 MAR 31 2021

A. PROJECT INFORMATION

BY:

1. Project Name: Ellianos at Stonegate
2. Address of Subject Property: 161 Stonegate Terrace, Lake City
3. Parcel ID Number(s): 34-35-16-02465-103
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C1: Commercial Intensive
6. Acreage: 2.7 Acres
7. Existing Use of Property: Commercial
8. Proposed use of Property: Commercial
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 700 SF
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Cara Chadwick, PE Title: Civil Engineer
 Company name (if applicable): _____
 Mailing Address: 1208 SW Fairfax Glen
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 680-1772 Fax: (____) _____ Email: cepewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): SRJ, LLC
 Mailing Address: PO Box 542
 City: Lake City State: FL Zip: 32050
 Telephone: (386) 623-3708 Fax: (____) _____ Email: mike.elliarnos.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

NOTICE TO APPLICANT

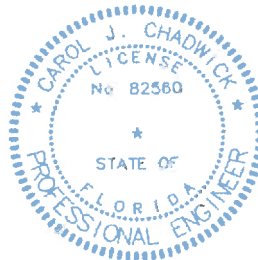
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

Carol Chadwick, PE
cn=Carol Chadwick, PE, o=This item has been electronically signed and sealed by Carol Chadwick, PE using a digital signature., ou, email=ccpewy@gmail.com, c=US
2021.03.30 17:39:01 -04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

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

APPLICATION AGENT AUTHORIZATION FORM

TO: ~~Columbia County Zoning Department~~
~~435 NE Hernando Avenue~~
~~Lake City, FL 32055~~

Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, PE
(Name of Person to Act as my Agent)

for SRJ, LLC
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Site Plan for Elliano's at Stonegate
(Type of Application)

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

Applicant/Owner's Name: Scott Stewart

Applicant/Owner's Title: Owner

On Behalf of: Westfield LLLP
(Company Name, if applicable)

Telephone: 386-867-3498 Date: 3/15/2021

Applicant/Owner's Signature: [Signature]
Print Name: Scott Stewart

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 15th day of March, 2021, by Scott Stewart, whom is personally known by me OR produced identification .
Type of Identification Produced _____

Mallory Pruitt
(Notary Signature) (SEAL)



MALLORY PRUITT
Commission # HH 030971
Expires August 10, 2024
Bonded thru Budget Notary Services

PARCEL NUMBER: 34-3S-16-02465-103

DESCRIPTION:

Lot 3, Stonegate Park, a subdivision as recorded in Plat Book 7, Pages 61-62, public records of Columbia County, Florida.

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values
updated: 2/25/2021

Parcel: << **34-3S-16-02465-103 (10276)** >>

Owner & Property Info

Result: 1 of 0

Owner	WESTFIELD GROUP LTD 426 SW COMMERCE DR STE 130 LAKE CITY, FL 32025		
Site	161 STONEGATE TER, LAKE CITY		
Description	LOT 3 STONEGATE PARK S/D, ORB 910-2108, 954-037, 954-039 & EX ADDN'T RD RW AS DESC ORB 1097-392 STIPULATED FINAL JUDGEMENT 1284-2311		
Area	2.7 AC	S/T/R	00--
Use Code	COMMUNITY SHOPPING (1600)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$793,881	Mkt Land	\$793,881
Ag Land	\$0	Ag Land	\$0
Building	\$491,676	Building	\$483,142
XFOB	\$102,536	XFOB	\$102,536
Just	\$1,388,093	Just	\$1,379,559
Class	\$0	Class	\$0
Appraised	\$1,388,093	Appraised	\$1,379,559
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$1,388,093	Assessed	\$1,379,559
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,388,093 city:\$1,388,093 other:\$1,388,093 school:\$1,388,093	Total Taxable	county:\$1,379,559 city:\$1,379,559 other:\$0 school:\$1,379,559



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/20/2002	\$100	0954/0037	QC	V	U	01
5/2/2002	\$100	0954/0039	QC	V	U	01
9/14/2000	\$472,000	09102108	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SHOP NBHD (3800)	2006	7320	7320	\$222,321
Sketch	SHOP NBHD (3800)	2007	7320	7320	\$260,821

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2007	\$5,400.00	2400.00	0 x 0
0260	PAVEMENT-ASPHALT	2007	\$45,770.00	28608.00	0 x 0
0263	PRCH,USP	2007	\$2,124.00	708.00	0 x 0
0166	CONC,PAVMT	2006	\$4,628.00	2057.00	0 x 0
0260	PAVEMENT-ASPHALT	2006	\$44,614.00	27884.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1610	SH CTR NHD (MKT)	117,612.000 SF (2.700 AC)	1.0000/1.0000 1.0000/.9000000 /	\$7 /SF	\$793,881

Search Result: 1 of 0

Columbia County Tax Collector

generated on 3/27/2021 5:39:14 PM EDT

Tax Record

Last Update: 3/15/2021 5:00:18 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R02465-103	REAL ESTATE	2020			
Mailing Address WESTFIELD GROUP LTD 426 SW COMMERCE DR STE 130 LAKE CITY FL 32025		Property Address 161 STONEGATE SW LAKE CITY GEO Number 343S16-02465-103			
Exempt Amount See Below	Taxable Value See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code			
Legal Description (click for full description) 34-3S-16 1600/16002.70 Acres LOT 3 STONEGATE PARK S/D. ORB 910-2108, 954-037, 954-039 & EX ADDN'T RD R/W AS DESC ORB 1097-392 STIPULATED FINAL JUDGEMENT 1284-2311					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	1,388,093	0	\$1,388,093	\$6,801.66
BOARD OF COUNTY COMMISSIONERS	8.0150	1,388,093	0	\$1,388,093	\$11,125.57
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	1,388,093	0	\$1,388,093	\$1,038.29
LOCAL	3.7810	1,388,093	0	\$1,388,093	\$5,248.38
CAPITAL OUTLAY	1.5000	1,388,093	0	\$1,388,093	\$2,082.14
SUWANNEE RIVER WATER MGT DIST	0.3696	1,388,093	0	\$1,388,093	\$513.04
LAKE SHORE HOSPITAL AUTHORITY	0.0001	1,388,093	0	\$1,388,093	\$0.14
Total Millage		19.3137	Total Taxes		\$26,809.22
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$2,359.97			
Total Assessments					\$2,359.97
Taxes & Assessments					\$29,169.19
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/3/2020	PAYMENT	9920297.0001	2020	\$28,002.42

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 27, 2021

re: Ellianos at Stonegate Comprehensive Plan Consistency Analysis

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The city shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is currently used as a commercial site. The addition of the drive-thru coffee shop will serve existing traffic on Hwy. 90.

- Policy 1.1.1 The city shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the city shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The subject property is located with direct access to Hwy. 90. The proposed site will use existing sewer and water services.

- Policy 1.1.2 The city's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is currently used as a commercial site.

- Policy 1.1.3 The city's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2023.

Consistency: Construction will be completed in 2021.

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

□

CAROL CHADWICK, P.E.

Page 2

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

Consistency: No wetlands are located on the subject property.

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

Consistency: No impacts to adjacent land topography or soil conditions will result due to the change in use.

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the city. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The subject property is currently used as commercial. The proposed drive-thru coffee shop can co-exist without negative impacts to other uses in relative proximity to the development over time.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, PE
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 Chadwick, PE using a
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Carol Chadwick, P.E.



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 28, 2021

re: Ellianos at Stonegate Concurrency Impact Analysis

Ellianos at Stonegate will be a drive-thru coffee shop with no seats.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 8th edition, ITE code 935
- Potable Water Analysis for a residence per Chapter 64E-6.008 Florida Administrative Code, Table I
- Sanitary Sewer Analysis for a residence per Chapter 64E-6.008 Florida Administrative Code, Table I
- Solid Waste Analysis per epa.gov (50 pounds per thousand square feet per day)

Summary of analyses:

- Trip generation: 107.70 ADT & 1.04 Peak PM trips
- Potable Water: 350 gallons per day (private well)
- Potable Sewer: 350 gallons per day (septic system)
- Solid Waste: 35.00 pounds per day

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, PE
 cn=Carol Chadwick, PE,
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 PE using a digital
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Carol Chadwick, P.E.

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
935	Drive Thru Only	153.85	1.48	0.70	107.70	1.04

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Food Operations-Carry out only	50.00	7.00	350.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Food Operations-Carry out only	50.00	7.00	350.00

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

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office Park	50.00	0.70	35.00

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Doc: 200201014 Date: 05/21/2002 Time: 12:27:50
Doc State-Deed: 0.70
Doc. P. DeWitt Casco, Columbia County, FL 904 8137

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 20th day of May 2002, by WESTFIELD GROUP, LTD., a Florida limited partnership, whose post office address is Post Office Box 3566 Lake City, Florida 32056, first party, to HOWARD E. VAN ARSDALL, JR., as Trustee under Trust Agreement dated December 1, 1999, and known as "Little Pond Farm Land Trust", federal identification number [REDACTED], whose post office address is Route 20, Box 847, Lake City, Florida 32055, second party,

WITNESSETH:

That the said first party, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, in hand paid by the said second party, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to those lots, pieces or parcels of land, situate, lying and being in the County of Columbia, State of Florida, described as follows:

All lands included in the property described in Schedule "A" attached hereto that do not lie within Lot 3, Stonegate Park, a subdivision as recorded in Plat Book 7, Pages 61-62, public records of Columbia County, Florida.

Tax Parcel Number R02465-103

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

Sign DeEtte F. Brown
Print DeEtte F. Brown
Sign Lisa C. Ogburn
Print Lisa C. Ogburn

WESTFIELD GROUP, LTD.
BY: Charles S. Sparks (SEAL)
CHARLES S. SPARKS,
General Partner
BY: Scott D. Stewart (SEAL)
SCOTT D. STEWART
General Partner

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 20th day of May 2002, by CHARLES S. SPARKS and SCOTT D. STEWART, both as General Partners of Westfield Group, Ltd. They are personally known to me, or produced _____ as identification.

NOTARY PUBLIC:

sign DeEtte F. Brown
State of Florida at Large (Seal)
My Commission Expires:

PREPARED BY:
EDDIE M. ANDERSON, P.A.
POST OFFICE BOX 1179
LAKE CITY, FLORIDA 32056-1179



SCHEDULE "A"

- Commence at the Northwest corner of the Southwest 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run S 89 deg. 59 min. 06 sec. W, 27.41 feet; thence N 6 deg. 55 min. 45 sec. E, 225.91 feet to the Southerly Right-of-Way line of State Road No. 10 (U.S. Highway No. 90); thence S 64 deg. 10 min. 29 sec. E. along said South Right-of-Way line, 707.42 feet to the Point of Beginning; thence continue S 64 deg. 10 min. 29 sec. E. along said South Right-of-Way line, 380.58 feet; thence S 25 deg. 49 min. 31 sec. W. 334.20 feet; thence N 48 deg. 02 min. 13 sec. W. 62.68 feet to a point of curve; thence Northwesterly along said curve concave to the South, having a radius 260.00 feet and a central angle of 48 deg. 38 min. 11 sec., an arc distance of 220.70 feet to a point of reverse curve; thence Northerly along said curve concave to the Northeast, having a radius of 30.00 feet and a central angle of 89 deg. 05 min. 48 sec., an arc distance of 46.65 feet; thence N 07 deg. 34 min. 39 sec. W. 50.63 feet to a point of curve; thence Northerly along said curve concave to the East, having a radius of 420.00 feet and a central angle of 33 deg. 24 min. 06 sec., an arc distance of 244.85 feet; thence N 25 deg. 49 min. 30 sec. E. 34.98 feet to a point of curve; thence Northeasterly along said curve concave to the Southeast, having a radius of 30.00 feet and a central angle of 90 deg. 00 min. 01 sec., an arc distance of 47.12 feet to the Point of Beginning.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpeuyo@gmail.com

www.carolchadwickpe.com

March 27, 2021

re: Ellianos at Stonegate Fire Flow Report

The fire protection for this project will be provided by an existing fire hydrant located approximately 200 feet west of the proposed building.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, PE
cn=Carol Chadwick,
PE, o=This item has
been electronically
signed and sealed by
Carol Chadwick, PE
using a digital
signature., ou,
email=ccpeuyo@gm
ail.com, c=US
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Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com


March 27, 2021

re: Ellianos at Stonegate Stormwater Management Plan

The existing site was previously permitted by SRWMD per ERPOO-0028. No additional impervious surface will be constructed from this project.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, PE
 cn=Carol Chadwick,
 PE, o=This item has
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 by Carol Chadwick,
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Carol Chadwick, P.E.

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

Date: 04/01/2021
Receipt: 2021-00044021
Description: SPR: 21-03 Ellianos
Stonegate
Cashier: Shelby Manning
Received From: Ellianos

ZF 200.00
SPR: 21-03 Ellianos
Stonegate

Receipt Total	-----	200.00
Total Check	-----	200.00
Total Remitted	-----	200.00
Total Received	-----	200.00

City of Lake City utilities



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

Item v.

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

Date: April 5, 2021

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

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

Project Number: SPR 21-02

Project Name: Ellianos @ Stonegate

Project Address: 161 Stonegate Terrace

Project Parcel Number: 02465-103

Owner Name: WESTFIELD GROUP LTD/SPJ LLC

Owner: Address: po box 542 Lake City, FL. 320556

Owner Agent Name: Carol Chadwick

Owner Agent Address: 1208 sw Fairfax Glen, Lake City, Fl. 32055

Owner Agent Contact Information: telephone 307-680-1772 e-mail ccpelvyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

Building of a new Ellianos coffee shop

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Water Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Sewer Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Gas Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Customer Service: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

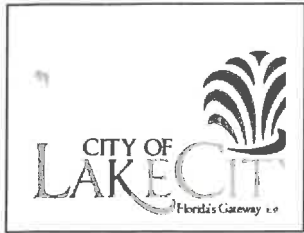
Fire Department: approve ____ disapprove ____ Reviewed by: _____

Comments: _____

Police Department: approve ____ disapprove ____ Reviewed by _____

Comments: _____

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



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

Application # SPL 21-02 Item v.
Application Fee \$200.00
Receipt No. _____
Filing Date 4/3/21
Completeness Date 5/4/21

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Cooper Garage/Shed
2. Address of Subject Property: 1214 SW Castle Heights Terrace Fl
3. Parcel ID Number(s): 05-45-17-07649-001
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 0.517 AC
7. Existing Use of Property: none
8. Proposed use of Property: Residential backyard /shed
9. Type of Development (Check All That Apply):
- Increase of floor area to an existing structure: Total increase of square footage _____
- New construction: Total square footage _____
- Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Nathaniel Sterenton Title: President
- Company name (if applicable): King Sterenton Inc
- Mailing Address: 300 colonial St SE
- City: Live Oak State: FL Zip: 32064
- Telephone: (561) 654-5300 Fax: () Email: nathansterenton@yahoo.com

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

3. If the applicant is agent for the property owner*.
- Property Owner Name (title holder): Greg Cooper
- Mailing Address: 1214 SW Castle Heights Terrace
- City: Lake City State: FL Zip: 32025
- Telephone: (904) 568-0501 Fax: () Email: _____

4. Mortgage or Lender Information: Yes No
- Name of Mortgage or Lender: _____
- Contact Name: _____ Telephone Number: _____
- E-Mail Address: _____

If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

NOTICE TO APPLICANT

All eleven (11) attachments listed above 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 eight (8) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

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

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

Nathaniel Steventon

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

3/25/2021

Date

Applicant/Agent Name (Type or Print)

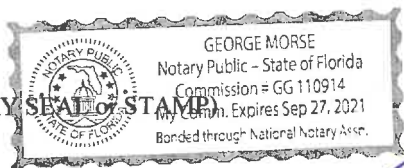
[Signature]

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 25 day of March, 2021, by (name of person acknowledging).



[Signature]

Signature of Notary

George Morse

Printed Name of Notary

Personally Known _____ OR Produced Identification [Signature] OR verified on-line virtually FLDL
Type of Identification Produced



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

Item v.

AGENT AUTHORIZATION FORM

I, Greg Cooper (owner name), owner of property parcel number 05-45-1707647-001 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Nathaniel Stevenfon</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

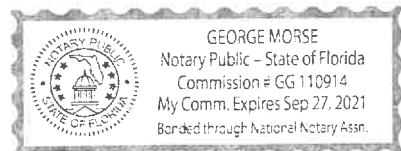
[Signature] Date 3/25/21
 Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Greg Cooper, personally appeared before me and is known by me or has produced identification (type of I.D.) FLDL on this 25 day of March, 2021.

[Signature]
 NOTARY'S SIGNATURE

(Seal/Stamp)



PLAN OF SURVEY

189°04'32"E
137.29'

F.C.M.49X4"

GRANDVIEW AVENUE 50' R/W (PER PLAT)
S.W. HAPPINESS LANE
ASPHALT PAVEMENT (PUBLIC ROAD)

88'(F)
59'(D)

N88°53'19"E 108.11'(F)
N89°02'00"E 108.12'(D)

POINT OF BEGINNING
PARCEL "B"

POINT OF BEGINNING
PARCEL "B"
PART 1

PARCEL "B"

1/4" FENCE

1'30"W 133.40'(D)
1'52"W 132.96'(F)

NW CORNER
LOT 2

6HW

N88°53'19"E 226.52'(F) N
226.5'(P)

SOUTH RIGHT-OF-WAY LINE
GRANDVIEW AVE. (PER DEED)

LOT-2

PARCEL "A"

220'(P)

LOT-3

BLOCK "C"

LOT-4

MASONRY WALL

BRICK

MULTI STORY
MASONRY BUILDING
#1214

CONCRETE

F.I.P. 3/4

S06°57'38"W 151.51'(F)

F.I.P. 3/4

Item v.

N88°15'00"W 207.01'(F)
LESS THE SOUTH 16 FEET

MAP OF SURVEY

site map

GRANDVIEW AVENUE 50' R/W (PI
S.W. HAPPINESS I
ASPHALT PAVEMENT (PUBLIC R

S.W. MAIN BOULEVARD
2' CONCRETE TYPE "F" CURB
CONCRETE SIDEWALK

HIGHWAY 41

N89°04'32"E 137.29'
F.C.M.4"X4"
N88°53'19"E 39.88'(F)
N89°18'30"E 40.69'(D)
F.C.M.4"X4"
F.S.R.D. 1/4
F.I.P. 3/4

N02°59'22"E 50.24'

NW CORNER LOT 2
N88°53'19"E 226.5'

N88°53'19"E 108.11'(F)
N89°02'00"E 108.12'(D)

CONCRETE LIGHT POLE

POINT OF BEGINNING PARCEL "B"

CONCRETE LIGHT POLE

POINT OF BEGINNING PARCEL "B" PART 1

SOUTH RIGHT-OF-WAY LINE GRANDVIEW AVE. (PER DEED)

LOT-2

ASPHALT PAVEMENT (PUBLIC ROAD)
2' CONCRETE TYPE "F" CURB
CONCRETE SIDEWALK

N10°00'08"E 140.82'(F)
N09°53'30"E 140.82'(D)

N09°39'42"E 141.01'(F)
N09°53'30"E 140.82'(D)
EAST R/W LINE U.S. 41 (PER DEED)

101' Rear

PARCEL "B"

PARCEL "A"

LOT-3

BLOCK "C"

50.2'(P)
MERIDIAN REFERENCE

55.1'(P) S00°29'30"E 139.42'(F) 139.68'(F) 50.2'(P)

EAST LINE SW 1/4 NW 1/4 SECTION 5-4-17

31.0
MAC
31.0'
CONCRETE
214'

6' CHAIN LINK FENCE

S89°30'30"W 133.40'(D)
S89°22'52"W 132.96'(F)

S.C.I.R.

S89°22'52"W 40.67'(F)
S89°18'30"W 40.69'(D)

Item v.
N88°15' W
LESS TH
DUT

LOT

Parcel: << **05-4S-17-07647-001** >>
(28603)

Aerial Viewer Pictometry Google Maps

Owner & Property Info			
Owner	COOPER GREGORY & SHAWNA L COOPER SHAWNA L 1214 SW CASTLE HEIGHTS TER LAKE CITY, FL 32025		
Site			
Description *	BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,		
Area	0.517 AC	S/T/R	05-4S-17
Use Code **	VACANT (0000)	Tax District	1
<p><small>*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.</small></p> <p><small>**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.</small></p>			



Property & Assessment Values			
2020 Certified Values		2021 Working	
Mkt Land	\$60,858	Mkt Land	
Ag Land	\$0	Ag Land	
Building	\$0	Building	
XFOB	\$0	XFOB	\$0
Just	\$60,858	Just	\$60,858
Class	\$0	Class	\$0
Appraised	\$60,858	Appraised	\$60,858
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$60,858	Assessed	\$60,858

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2017-2194

Parcel Identification No 00-00-00-14293-000

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 19th day of December, 2017 between W. David Crosby, a Single Man, individually and as Trustee of W. David Crosby Revocable Trust dated 4/14/09, whose post office address is 67 Ocean Shore Boulevard, Ormond Beach, FL 32176, of the County of Volusia, State of Florida, Grantors, to Gregory Cooper and Shawna L. Cooper, Husband and Wife, whose post office address is 1214 SW Castle Heights Terrace, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

The point of beginning is an iron pipe at the intersection of the South right of way line of Grandview Avenue and the East line of the SW 1/4 of NW 1/4 of said Section 5, this point also being the NW corner of Lot 2, Castle Hill Subdivision, run thence South 0 degree 29'30" East along said East line of the SW 1/4 of NW 1/4 of said Section 5, 139.42 feet, run thence South 89 degrees 30'30" West 133.40 feet to a concrete monument on the East right of way line of US 41 (SR 25), run thence North 09 degrees 53'30" East, 140.82 feet along said right of way line to a concrete monument, run thence North 89 degrees 02'00" East 108.12 feet to the point of beginning.

And

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the Southerly right of way line of Grandview Avenue with the Easterly right of way line of State Road 25 (US 41) (a 200 foot right of way); thence South 09 degrees 53'30" West along said right of way line of State Road 25, a distance of 140.82 feet, thence South 89 degrees 18'30" West 40.69 feet; thence North 09 degrees 53'30" East 140.82 feet to the South right of way line of Grandview Avenue; thence North 89 degrees 18'30" East along said right of way line 40.69 feet to the point of beginning.



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

PARCEL: 05-4S-17-07647-001 (28603) | VACANT (0000) | 0.517 AC
 BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD

COOPER GREGORY & SHAWNA L
 Owner: **COOPER SHAWNA L**
 1214 SW CASTLE HEIGHTS TER
 LAKE CITY, FL 32025

2021 Working Values			
Mkt Lnd	\$60,858	Appraised	\$60,858
Ag Lnd	\$0	Assessed	\$60,858
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$60,858	Total	county:\$60,858
		Taxable	city:\$60,858
			other:\$0
			school:\$60,858

Site:			
Sales	12/19/2017	\$100	I (U)
Info	4/14/2009	\$100	I (U)
	6/23/2004	\$500,000	I (Q)

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

ix Record

Item v.

Last Update: 4/5/2021 10:34:09 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number R07647-001	Tax Type REAL ESTATE	Tax Year 2020
-------------------------------------	--------------------------------	-------------------------

Mailing Address COOPER GREGORY & SHAWNA L 1214 SW CASTLE HEIGHTS TER LAKE CITY FL 32025	Property Address GEO Number 054S17-07647-001
---	--

Exempt Amount See Below	Taxable Value See Below
-----------------------------------	-----------------------------------

Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 05-4S-17 0000/0000.52 Acres BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350- 247,		

Ad Valorem Taxes

Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	60,858	0	\$60,858	\$298.20
BOARD OF COUNTY COMMISSIONERS	8.0150	60,858	0	\$60,858	\$487.78
LUMBERIA COUNTY SCHOOL BOARD					
SECRETIONARY	0.7480	60,858	0	\$60,858	\$45.52
CAL	3.7810	60,858	0	\$60,858	\$230.10
PITAL OUTLAY	1.5000	60,858	0	\$60,858	\$91.29
WANNEE RIVER WATER MGT DIST	0.3696	60,858	0	\$60,858	\$22.49
KE SHORE HOSPITAL AUTHORITY	0.0001	60,858	0	\$60,858	\$0.01

Total Millage	19.3137	Total Taxes	\$1,175.39
----------------------	---------	--------------------	------------

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40

Total Assessments	\$50.40
--------------------------	---------

Taxes & Assessments	\$1,225.79
---------------------	------------

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
4/7/2021	PAYMENT	2703141.0002	2020	\$1,201.27

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

Legal Desc.

Item v.

Last Update: 4/5/2021 10:35:35 AM

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R07647-001	REAL ESTATE	2020

Legal Description (click for full description)

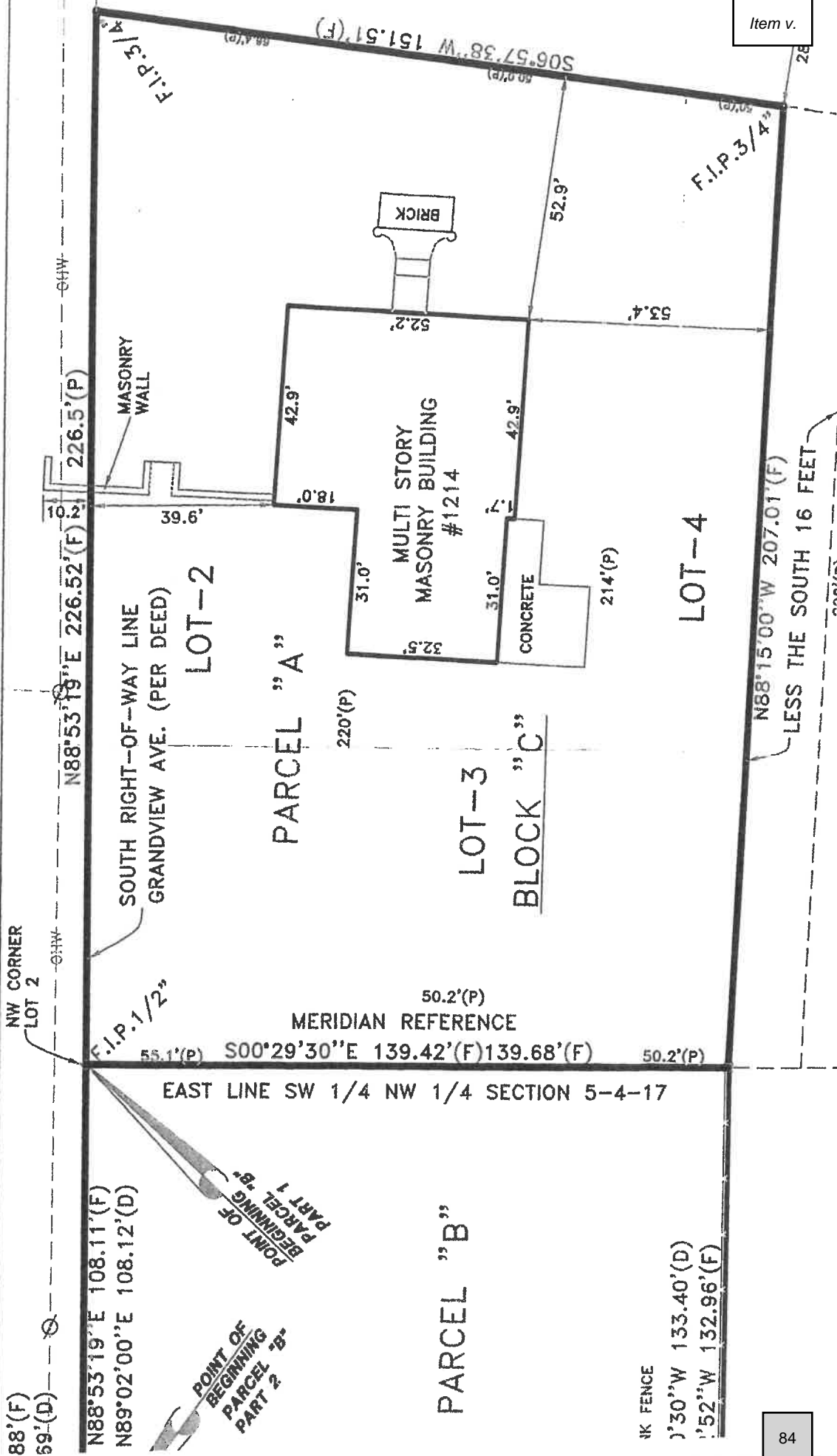
BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,

PLAN OF SURVEY

189°04'32"E
137.29'

F.C.M. 4"x4"

GRANDVIEW AVENUE 50' R/W (PER PLAT)
S.W. HAPPINESS LANE
ASPHALT PAVEMENT (PUBLIC ROAD)



Item v.

Parcel: << **05-4S-17-07647-001** >>
(28603)

[Aerial Viewer](#) [Pictometry](#) [Google Maps](#)

Owner & Property Info

Owner	COOPER GREGORY & SHAWNA L COOPER SHAWNA L 1214 SW CASTLE HEIGHTS TER LAKE CITY, FL 32025		
Site			
Description*	BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,		
Area	0.517 AC	S/T/R	05-4S-17
Use Code**	VACANT (0000)	Tax District	1
<p><small>*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction. **The <u>Use Code</u> is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.</small></p>			



Property & Assessment Values

2020 Certified Values		2021 Working	
Mkt Land	\$60,858	Mkt Land	
Ag Land	\$0	Ag Land	
Building	\$0	Building	
XFOB	\$0	XFOB	\$0
Just	\$60,858	Just	\$60,858
Class	\$0	Class	\$0
Appraised	\$60,858	Appraised	\$60,858
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$60,858	Assessed	\$60,858



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

Item v.

AGENT AUTHORIZATION FORM

I, Greg Cooper (owner name), owner of property parcel number 05-45-1707647-001 (parcel number), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Nathaniel Steventon</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

[Signature] Date 3/25/21
 Owner Signature (Notarized)

NOTARY INFORMATION;
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Greg Cooper, personally appeared before me and is known by me or has produced identification (type of I.D.) FLDL on this 25 day of March, 2021.

[Signature]
 NOTARY'S SIGNATURE

(Seal/Stamp)



LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item v.

Project Information	
Project Name and Case No.	SPR 21-02 / Ellianos at Stonegate
Applicant	Carol Chadwick - Agent
Owner	Scott Stewart
Requested Action	Placement of a 20' x 35' building for a business structure for Ellianos.
Hearing Date	May 4, 2021
Staff Analysis/Determination	The city has no issues.
Prepared By	Tara Krieghauser

Subject Property Information	
Size	2.7 AC
Location	161 Stonegate Terrace, Lake City
Parcel Number	34-3S-16-02465-103 (10276)
Future Land Use	Commercial
Current Zoning District	Commercial Intensive (CI)
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Commercial	(CI)	Dr. Office	N/A
South	Commercial	(CI)	Medical Complex	N/A
East	Commercial	(CI)	Real Estate Agency	N/A
West	Commercial	(CI)	Shopping Plaza	N/A

Summary of Request

The owner is requesting a new structure business. The building structure will be 20' x 35' for an Ellianos Coffee shop.

Staff Analysis.

The City of Lake City requests the following:

The city has no issues.



April 14, 2021

Marvin Slay
955 SW Baya Ave.
Lake City, Florida 32025

RE: Rezoning and Comprehensive Plan

This letter is to inform you that your request for a rezoning and comprehensive plan approval has been scheduled to be heard by the Planning and Zoning Board, on Tuesday, May 4, 2021 starting at 5:30 pm. **You or your agent must be present (in person or virtually) to explain your petition to the board.**

Meeting Instructions: Due to the COVID-19 social distancing requirements, the City of Lake City will hold the meeting via in person with social distancing requirements and as an alternative: telephonic and video conferencing communications media technology. Members of the public may attend the meeting online at: <https://us02web.zoom.us/j/84067027714>

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

Webinar ID: 840 6702 7714# Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the city, zero cost to the caller), audio only: 1-888-788-0099 Webinar ID: 840 6702 7714#

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

The public may participate at the appropriate time via:

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

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings: 1-844-992-4726 (toll-free)

Enter access code 173 541 6832# Then it will ask for attendee ID number, just press

Those attendees wishing to share a document must email the item

to submissions@lcfla.com no later than noon on the day of the meeting

If I can be of further service to you, please feel free to contact me at 386-719-5750 or via email: growthmanagement@lcfla.com

Best Regards,

Tara M. Krieghauser

Tara M. Krieghauser



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

FOR PLANNING USE ONLY		Item vii.
Application # Z	<u>2-21-04</u>	
Application Fee \$	<u>750</u>	
Receipt No.	_____	
Filing Date	<u>4/14/21</u>	
Completeness Date	<u>5/4/21</u>	

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

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

A. PROJECT INFORMATION

- Project Name: Boya Suites
- Address of Subject Property: 846 SW Laurel Ln Lake City, FL 32025
- Parcel ID Number(s): 00-00-00-12515-000 (41058)
- Future Land Use Map Designation: Commercial
- Existing Zoning Designation: Commercial Neighborhood
- Proposed Zoning Designation: Commercial Rental (Salon Suites)
- Acreage: .286
- Existing Use of Property: Vacant Residential
- Proposed use of Property: Commercial Rental (Salon Suites)

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Marvin Slay Title: President
 Company name (if applicable): Florida First Coast Investment
 Mailing Address: 677 SSW Bascom Norris Dr
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 6230816 Fax: () Email: bslay@firstsouthinsurance.com

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

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

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Boundary Sketch or Survey with bearings and dimensions.
- ✓ 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required. *- will be using curb cut of f of B44A - property is also owned by petitioner - will be done to avoid access traffic to Laurel*
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan. *it will confirm as it abuts CN property - same owner*
 - b. The existing land use pattern. *- abuts CN*
 - 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. *NA -*
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. *- NA*
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary. *NA*
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood. *NA*
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. *NA*
 - i. Whether the proposed change will create a drainage problem. *NA*
 - 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. *NA*
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. *NA*
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. *NA*
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning. *NO*
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City. *NO*
 - 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: *NA*
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
- ✓5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - ✓6. Proof of Ownership (i.e. deed).
 - ✓7. Agent Authorization Form (signed and notarized).
 - ✓8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 - ✓9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

Marvin H Gray

Applicant/Agent Name (Type or Print)

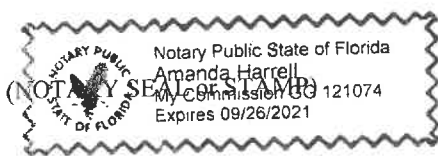
[Handwritten Signature]
Applicant/Agent Signature

4/5/21

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 5th day of April, 2021, by (name of person acknowledging).



[Handwritten Signature]

Signature of Notary

Amanda Harrell

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

Columbia County Tax Collector

Item vii.

generated on 4/1/2021 9:01:02 AM ET

Tax Record

Last Update: 4/1/2021 9:01:02 AM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R12515-000	REAL ESTATE	2020

Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2020	3386	11/30/2020	9921770.0002	\$1,385.15	\$1,329.74
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN SLAY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	3386	11/26/2019	9920939.0001	\$1,362.36	\$1,307.87
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN SLAY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	3401	11/29/2018	1402992.0002	\$1,263.99	\$1,213.43
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	3410	11/30/2017	2701881.0001	\$1,236.76	\$1,187.29
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVEST.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	3427	1/31/2017	1601291.0001	\$1,217.67	\$1,193.32
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST INVEST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	3430	3/31/2016	2303089.0001	\$1,174.12	\$1,174.12
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN BUDDY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	3434	11/26/2014	3101006.0003	\$1,150.57	\$1,104.55
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLA FIRST COAST INVESTMENT COR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2013	3438	11/14/2013	2300624.0001	\$1,821.76	\$1,748.89
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST INVESTMENT CORP			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2012	3435	11/7/2012	1300644.0001	\$1,843.93	\$1,770.17
	Owner Name	FLORIDA FIRST COAST INVESTMENT			

	Paid By	FLORIDA FIRST COAST INVESTMENT
--	---------	--------------------------------

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2011</u>	3450	11/17/2011	3500246.0003	\$1,917.37	\$1,840.68
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2010</u>	134286	1/31/2011	3501025.0002	\$1,958.68	\$1,919.51
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2009</u>	134282	5/20/2010	2304343.0002	\$2,125.13	\$2,207.38
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2008</u>	134041	3/31/2009	3501604.0003	\$2,193.10	\$2,193.10
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2007</u>	133363	11/21/2007	1100982.0002	\$2,129.26	\$2,044.09
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2006</u>	132725	1/8/2007	3500465.0001	\$2,157.66	\$2,114.51
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2005</u>	132042	11/28/2005	1101163.0003	\$228.23	\$219.10
	Owner Name	THOMAS PHILLIP W			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2004</u>	131180	10/5/2005	2800015.0001	\$191.57	\$240.81
	Owner Name	THOMAS PHILLIP W			
	Paid By	DARBY, PEELE, BOWDOIN, PAYNE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2003</u>	130640	12/8/2003	1000878.0001	\$493.96	\$479.14
	Owner Name	THOMAS PHILLIP W &			
	Paid By	THOMAS PHILLIP W &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2002</u>	130187	2/4/2003	2401418.0001	\$470.49	\$465.79
	Owner Name	THOMAS PHILLIP W &			
	Paid By	THOMAS PHILLIP W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2001</u>	129555	11/26/2001	1001533.0001	\$444.54	\$426.76
	Owner Name	THOMAS PHILLIP W &			

Item vii.



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

PARCEL: 00-00-00-12515-000 (41058) | SINGLE FAMILY (0100) | 0.286 AC
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, 556-275, 912-1089, 913-1821, WD 991-2975.

FLORIDA FIRST COAST INVESTMENT

Owner: **ROGERS LORETHA ANN**
 955 SW BAYA DR
 LAKE CITY, FL 32025
 Site: 846 LAUREL LN, LAKE CITY
 Sales 10/4/2006 \$155,000 I(U)
 Info 7/23/2003 \$20,000 I(U)
 11/1/2000 \$100 I(U)

2021 Working Values	
Mkt Lnd	\$14,062
Ag Lnd	\$0
Bldg	\$48,626
XFOB	\$150
Just	\$62,838
Appraised	\$62,838
Assessed	\$62,838
Exempt	\$0
Total Taxable	\$62,838
county:	\$62,838
city:	\$62,838
other:	\$0
school:	\$62,838

NOTES:



This information was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. GrizzlyLogic.com

HFD/lss

9/22/05

REC. 1085.00
DOC. 1085.00
INT. _____

Item vii.

This instrument prepared by
Herbert F. Darby
Darby, Peele, Bowdoin & Payne
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:2005024804 Date:10/06/2005 Time:09:39
Doc Stamp-Deed : 1085.00
MK DC,P.DeWitt Cason,Columbia County B:1060 P:2

WARRANTY DEED

THIS WARRANTY DEED made this 4 day of October, 2005, by
PHILLIP W. THOMAS, a single person, whose mailing address is 846 SW Laurel
Street, Lake City, Florida 32025, hereinafter called the Grantor, to FLORIDA FIRST
COAST INVESTMENT CORP., a Florida corporation, whose post office address is 955
SW Baya Drive, Lake City, Florida 32025, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100
(\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lots 5 and 6, Block 3 of McFARLANE PARK SUBDIVISION, according to
the plat thereof as recorded in Plat Book B, Page 5, public records of
Columbia County, Florida.

Tax Identification Number: R12515-000

This deed is given subject to restrictions, reservations and limitations of record, if
any, and all zoning and land use rules and regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto

belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Herbert E. Darby
Witness

Herbert E. Darby
(Print/type name)

Phillip W. Thomas (SEAL)
PHILLIP W. THOMAS

Loretta S. Steinmann
Witness

Loretta S. Steinmann
(Print/type name)

Inst:2005024804 Date:10/06/2005 Time:09:39

Doc Stamp-Deed : 1085.00

DC,P.Dewitt Cason,Columbia County B:1060 P:2581

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4 day of October, 2005, by PHILLIP W. THOMAS, who is personally known to me, or who produced _____ as identification.

Loretta S Steinmann
Notary Public, State of Florida
Loretta S. Steinmann
(Print/type name)

My Commission Expires:

(NOTARIAL SEAL)



Columbia County Tax Collector

Item vii.

generated on 4/1/2021 9:00:1

Tax Record

Last Update: 4/1/2021 8:59:16 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R12515-000	REAL ESTATE	2020			
Mailing Address FLORIDA FIRST COAST INVESTMENT 955 SW BAYA DR LAKE CITY FL 32025		Property Address 846 LAUREL SW LAKE CITY GEO Number 000000-12515-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description) 00-00-00 0100/0100.29 Acres W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, CS #85-08-CP ORB 556- 275, 912-1089, 913-1821, WD 991-2975.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	58,670	0	\$58,670	\$287.48
BOARD OF COUNTY COMMISSIONERS	8.0150	58,670	0	\$58,670	\$470.24
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	58,670	0	\$58,670	\$43.89
LOCAL	3.7810	58,670	0	\$58,670	\$221.83
CAPITAL OUTLAY	1.5000	58,670	0	\$58,670	\$88.00
SUWANNEE RIVER WATER MGT DIST	0.3696	58,670	0	\$58,670	\$21.68
LAKE SHORE HOSPITAL AUTHORITY	0.0001	58,670	0	\$58,670	\$0.01
Total Millage		19.3137	Total Taxes		\$1,133.13
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$252.02			
Total Assessments					\$252.02
Taxes & Assessments					\$1,385.15
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid

11/30/2020	PAYMENT	9921770.0002	2020	\$1,329.74
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Item vii.

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Florida First Coast Investment
677 SW Bascom Norris Dr
Lake City, FL 32025

Parcel: 00-00-00-125158-000 (41058)

Tax Account Number: R12515-000

W Div: Lot 5 and Lot 6, Block 3, McFarlane Park Subdivision, a subdivision according to plat thereof, recorded in Plat Book B, Page 5, of the public records of Columbia County, Florida.



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

PARCEL: 00-00-00-12515-000 (41058) | SINGLE FAMILY (0100) | 0.286 AC
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, 556-275, 912-1089, 913-1821, WD 991-2975.

FLORIDA FIRST COAST INVESTMENT		2021 Working Values	
Owner: ROGERS LORETHA ANN		Mkt Lnd \$14,062	Appraised \$62,838
955 SW BAYA DR		Ag Lnd \$0	Assessed \$62,838
LAKE CITY, FL 32025		Bldg \$48,626	Exempt \$0
Site: 846 LAUREL LN, LAKE CITY		XFOB \$150	county:\$62,838
Sales 10/4/2005 \$155,000 I(U)		Just \$62,838	Total city:\$62,838
7/23/2003 \$20,000 I(U)			Taxable other:\$0
Info 11/1/2000 \$100 I(U)			school:\$62,838

NOTES:



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NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY 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, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendment, as described below, will be heard by 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, at a public hearing on May 4, 2021 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology. Z 21-04, an application by Florida First Coast Investment Corp, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL, SINGLE-FAMILY-3 (RSF-3) to COMMERCIAL, NEIGHBORHOOD (CN) on property described, as follows:

Parcel No. 12515-000

A parcel of land lying within Section 31, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Lots 5 and 6 of Block 3 of

McFarlane Park Subdivision, as recorded in the Public Records of Columbia County, Florida.

Containing 0.29 acre, more or less.

Due to the COVID-19 social distancing requirements, the City will hold the meeting in person at the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida, with social distancing requirements and as an alternative, via telephonic and video conferencing communications media technology.

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

Telephonic by toll number (no cost to the City), audio only: at 1.346.248.7799.

Webinar ID: 840 6702 7714# Then it will ask for Participant id, just press #.

Telephonic by toll-free number (cost per minute, billed to the City, zero cost to the caller), audio only: 1.888.788.0099.

Webinar ID: 840 6702 7714# Then it will ask for Participant id, just press #.

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

In the event of connection or web conferencing failure, please use this secondary conference call option for public hearings: 1.844.992.4726 (toll-free) Enter access code 173 541 6832#.

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

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

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the amendment.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48

hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

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

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

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear and be heard with respect to the amendment.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they 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.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48

hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).



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

FOR PLANNING USE ONLY		Item vii.
Application # Z	<u>2-21-04</u>	
Application Fee \$	<u>750</u>	
Receipt No.		
Filing Date	<u>2/11/21</u>	
Completeness Date	<u>5/4/21</u>	

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

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

A. PROJECT INFORMATION

- Project Name: Salon Suites
- Address of Subject Property: 846 SW Laurel Ln Lake City, FL 32025
- Parcel ID Number(s): 00-00-00-12515-000 (41058)
- Future Land Use Map Designation: Commercial
- Existing Zoning Designation: Commercial Neighborhood
- Proposed Zoning Designation: Commercial Rental (Salon Suites)
- Acreage: .286
- Existing Use of Property: Vacant Residential
- Proposed use of Property: Commercial Rental (Salon Suites)

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Marvin Slay Title: President
 Company name (if applicable): Florida First Coast Investment
 Mailing Address: 677 SSW Bascom Norris Dr
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 6230816 Fax: () Email: bslay@firstsouthinsurance.com

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

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

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Boundary Sketch or Survey with bearings and dimensions.
- ✓ 2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required. *- will be using curb cut off of of BAYLA - property is also owned by Petitioner - will be done to avoid access traffic to Laurel*
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan. *it will confirm as it abuts CN property - same owner*
 - b. The existing land use pattern. *- abuts CN*
 - 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. *NA -*
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. *- NA*
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary. *NA*
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood. *NA*
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. *NA*
 - i. Whether the proposed change will create a drainage problem. *NA*
 - 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. *NA*
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. *NA*
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. *NA*
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning. *no*
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City. *no*
 - 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: *NA*
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
- ✓5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - ✓6. Proof of Ownership (i.e. deed).
 - ✓7. Agent Authorization Form (signed and notarized).
 - ✓8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 - ✓9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

Mary H Gray

Applicant/Agent Name (Type or Print)

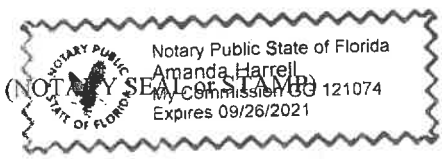
[Handwritten Signature]
Applicant/Agent Signature

4/5/21

Date

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 5th day of April, 2021, by (name of person acknowledging).



[Handwritten Signature]
Signature of Notary
Amanda Harrell
Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

Columbia County Tax Collector

Item vii.

generated on 4/1/2021 9:01:02 AM ET

Tax Record

Last Update: 4/1/2021 9:01:02 AM ET

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R12515-000	REAL ESTATE	2020

Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2020	3386	11/30/2020	9921770.0002	\$1,385.15	\$1,329.74
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN SLAY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	3386	11/26/2019	9920939.0001	\$1,362.36	\$1,307.87
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN SLAY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	3401	11/29/2018	1402992.0002	\$1,263.99	\$1,213.43
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	3410	11/30/2017	2701881.0001	\$1,236.76	\$1,187.29
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVEST.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	3427	1/31/2017	1601291.0001	\$1,217.67	\$1,193.32
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST INVEST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	3430	3/31/2016	2303089.0001	\$1,174.12	\$1,174.12
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN BUDDY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	3434	11/26/2014	3101006.0003	\$1,150.57	\$1,104.55
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLA FIRST COAST INVESTMENT COR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2013	3438	11/14/2013	2300624.0001	\$1,821.76	\$1,748.89
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST INVESTMENT CORP			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2012	3435	11/7/2012	1300644.0001	\$1,843.93	\$1,770.17
	Owner Name	FLORIDA FIRST COAST INVESTMENT			

	Paid By	FLORIDA FIRST COAST INVESTMENT
--	---------	--------------------------------

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2011</u>	3450	11/17/2011	3500246.0003	\$1,917.37	\$1,840.68
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2010</u>	134286	1/31/2011	3501025.0002	\$1,958.68	\$1,919.51
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2009</u>	134282	5/20/2010	2304343.0002	\$2,125.13	\$2,207.38
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2008</u>	134041	3/31/2009	3501604.0003	\$2,193.10	\$2,193.10
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2007</u>	133363	11/21/2007	1100982.0002	\$2,129.26	\$2,044.09
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2006</u>	132725	1/8/2007	3500465.0001	\$2,157.66	\$2,114.51
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2005</u>	132042	11/28/2005	1101163.0003	\$228.23	\$219.10
	Owner Name	THOMAS PHILLIP W			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2004</u>	131180	10/5/2005	2800015.0001	\$191.57	\$240.81
	Owner Name	THOMAS PHILLIP W			
	Paid By	DARBY, PEELE, BOWDOIN, PAYNE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2003</u>	130640	12/8/2003	1000878.0001	\$493.96	\$479.14
	Owner Name	THOMAS PHILLIP W &			
	Paid By	THOMAS PHILLIP W &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2002</u>	130187	2/4/2003	2401418.0001	\$470.49	\$465.79
	Owner Name	THOMAS PHILLIP W &			
	Paid By	THOMAS PHILLIP W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2001</u>	129555	11/26/2001	1001533.0001	\$444.54	\$426.76
	Owner Name	THOMAS PHILLIP W &			

Item vii.



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

PARCEL: 00-00-00-12515-000 (41058) | SINGLE FAMILY (0100) | 0.286 AC
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269. 556-275. 912-1089, 913-1821. WD 991-2975.

FLORIDA FIRST COAST INVESTMENT

Owner: ROGERS LORETHA ANN
 955 SW BAYA DR
 LAKE CITY, FL 32025
Site: 846 LAUREL LN, LAKE CITY
 Sales 10/4/2005 \$155,000 (U)
 7/23/2003 \$20,000 (U)
 Info 11/1/2000 \$100 (U)

2021 Working Values	
Mkt Lnd	\$14,062
Ag Lnd	\$0
Bldg	\$48,626
XFOB	\$150
Just	\$62,838
Appraised	\$62,838
Assessed	\$62,838
Exempt	\$0
Total	county:\$62,838
Taxable	city:\$62,838
	other:\$0 school:\$62,838

NOTES:



This information, was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. **GrizzlyLogic.com**

HFD/lss

9/22/05

REC. 2/13
DOC. 1085.00
INT. _____

Item vii.

This instrument prepared by
Herbert F. Darby
Darby, Peele, Bowdoin & Payne
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:2005024804 Date:10/06/2005 Time:09:39
Doc Stamp-Deed : 1085.00
MK DC, P. DeWitt Cason, Columbia County B:1050 P:2

WARRANTY DEED

THIS WARRANTY DEED made this 4 day of October, 2005, by
PHILLIP W. THOMAS, a single person, whose mailing address is 846 SW Laurel
Street, Lake City, Florida 32025, hereinafter called the Grantor, to FLORIDA FIRST
COAST INVESTMENT CORP., a Florida corporation, whose post office address is 955
SW Baya Drive, Lake City, Florida 32025, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100
(\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and
confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lots 5 and 6, Block 3 of McFARLANE PARK SUBDIVISION, according to
the plat thereof as recorded in Plat Book B, Page 5, public records of
Columbia County, Florida.

Tax Identification Number: R12515-000

This deed is given subject to restrictions, reservations and limitations of record, if
any, and all zoning and land use rules and regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto

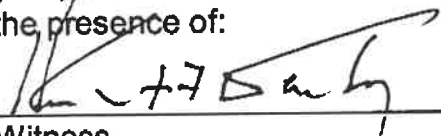
belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

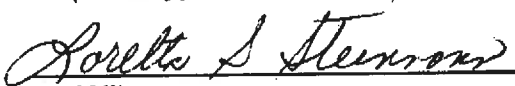


Witness

Herbert E. Darby
(Print/type name)



PHILLIP W. THOMAS



Witness

Loretta S. Steinmann

(Print/type name)

Inst:2005024804 Date:10/06/2005 Time:09:39

Doc Stamp-Deed : 1085.00

DC,P.DeWitt Cason,Columbia County B:1060 P:2581

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4 day of October, 2005, by PHILLIP W. THOMAS, who is personally known to me, or who produced _____ as identification.

Loretta S Steinmann
Notary Public, State of Florida
Loretta S. Steinmann
(Print/type name)

My Commission Expires:

(NOTARIAL SEAL)



Columbia County Tax Collector

Item vii.

generated on 4/1/2021 9:00:11 AM EDT

Tax Record

Last Update: 4/1/2021 8:59:16 AM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R12515-000	REAL ESTATE	2020			
Mailing Address FLORIDA FIRST COAST INVESTMENT 955 SW BAYA DR LAKE CITY FL 32025		Property Address 846 LAUREL SW LAKE CITY GEO Number 000000-12515-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description) 00-00-00 0100/0100.29 Acres W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, CS #85-08-CP ORB 556- 275, 912-1089, 913-1821, WD 991-2975.					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	58,670	0	\$58,670	\$287.48
BOARD OF COUNTY COMMISSIONERS	8.0150	58,670	0	\$58,670	\$470.24
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	58,670	0	\$58,670	\$43.89
LOCAL	3.7810	58,670	0	\$58,670	\$221.83
CAPITAL OUTLAY	1.5000	58,670	0	\$58,670	\$88.00
SUWANNEE RIVER WATER MGT DIST	0.3696	58,670	0	\$58,670	\$21.68
LAKE SHORE HOSPITAL AUTHORITY	0.0001	58,670	0	\$58,670	\$0.01
Total Millage		19.3137	Total Taxes		\$1,133.13
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$252.02			
Total Assessments					\$252.02
Taxes & Assessments					\$1,385.15
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid

11/30/2020	PAYMENT	9921770.0002	2020	\$1,329.74
------------	---------	--------------	------	------------

Item vii.

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Florida First Coast Investment
677 SW Bascom Norris Dr
Lake City, FL 32025

Parcel: 00-00-00-125158-000 (41058)

Tax Account Number: R12515-000

W Div: Lot 5 and Lot 6, Block 3, McFarlane Park Subdivision, a subdivision according to plat thereof, recorded in Plat Book B, Page 5, of the public records of Columbia County, Florida.



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

PARCEL: 00-00-00-12515-000 (41058) | SINGLE FAMILY (0100) | 0.286 AC
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, 556-275, 912-1089, 913-1821, WD 991-2975.

FLORIDA FIRST COAST INVESTMENT
 Owner: **ROGERS LORETHA ANN**
 955 SW BAYA DR
 LAKE CITY, FL 32025
 Site: 846 LAUREL LN, LAKE CITY

2021 Working Values			
Mkt Lnd	\$14,062	Appraised	\$62,838
Ag Lnd	\$0	Assessed	\$62,838
Bldg	\$48,626	Exempt	\$0
XFOB	\$150	Total	county:\$62,838
Just	\$62,838	Taxable	city:\$62,838
			other:\$0
			school:\$62,838

Sales	10/4/2005	\$155,000	I(U)
Info	7/23/2003	\$20,000	I(U)
	11/1/2000	\$100	I(U)

NOTES:



Columbia County, FL

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0 26 52 78 104 130 150 182 208 234 260 ft

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

PARCEL: 00-00-00-12515-000 (41058) | SINGLE FAMILY (0100) | 0.286 AC
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D, DC ORB 556-269, 556-275, 912-1089, 913-1821, WD 991-2975.
FLORIDA FIRST COAST INVESTMENT **2021 Working Values**
 Owner: **ROGERS LORETHA ANN** Mkt Lnd \$14,062 Appraised \$62,838
 955 SW BAYA DR Ag Lnd \$0 Assessed \$62,838
 LAKE CITY, FL 32025 Bldg \$48,626 Exempt \$0
 Site: 846 LAUREL LN, LAKE CITY XFOB \$150 county:\$62,838
 Sales 10/4/2005 \$155,000 I(U) Just \$62,838 Total city:\$62,838
 Info 7/23/2003 \$20,000 I(U) Taxable other:\$0
 11/1/2000 \$100 I(U) school:\$62,838

NOTES:



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Profit Corporation
FLORIDA FIRST COAST INVESTMENT CORP.

Filing Information

Document Number P00000087358
FEI/EIN Number 59-3672980
Date Filed 09/14/2000
State FL
Status ACTIVE

Principal Address

677 SW Bascom Norris Dr
Lake City, FL 32025

Changed: 01/29/2021

Mailing Address

677 SW Bascom Norris Dr
LAKE CITY, FL 32025

Changed: 01/29/2021

Registered Agent Name & Address

Slay, Marvin H
677 SW Bascom Norris Dr
LAKE CITY, FL 32025

Name Changed: 03/20/2015

Address Changed: 01/29/2021

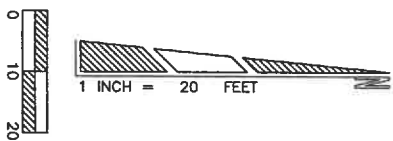
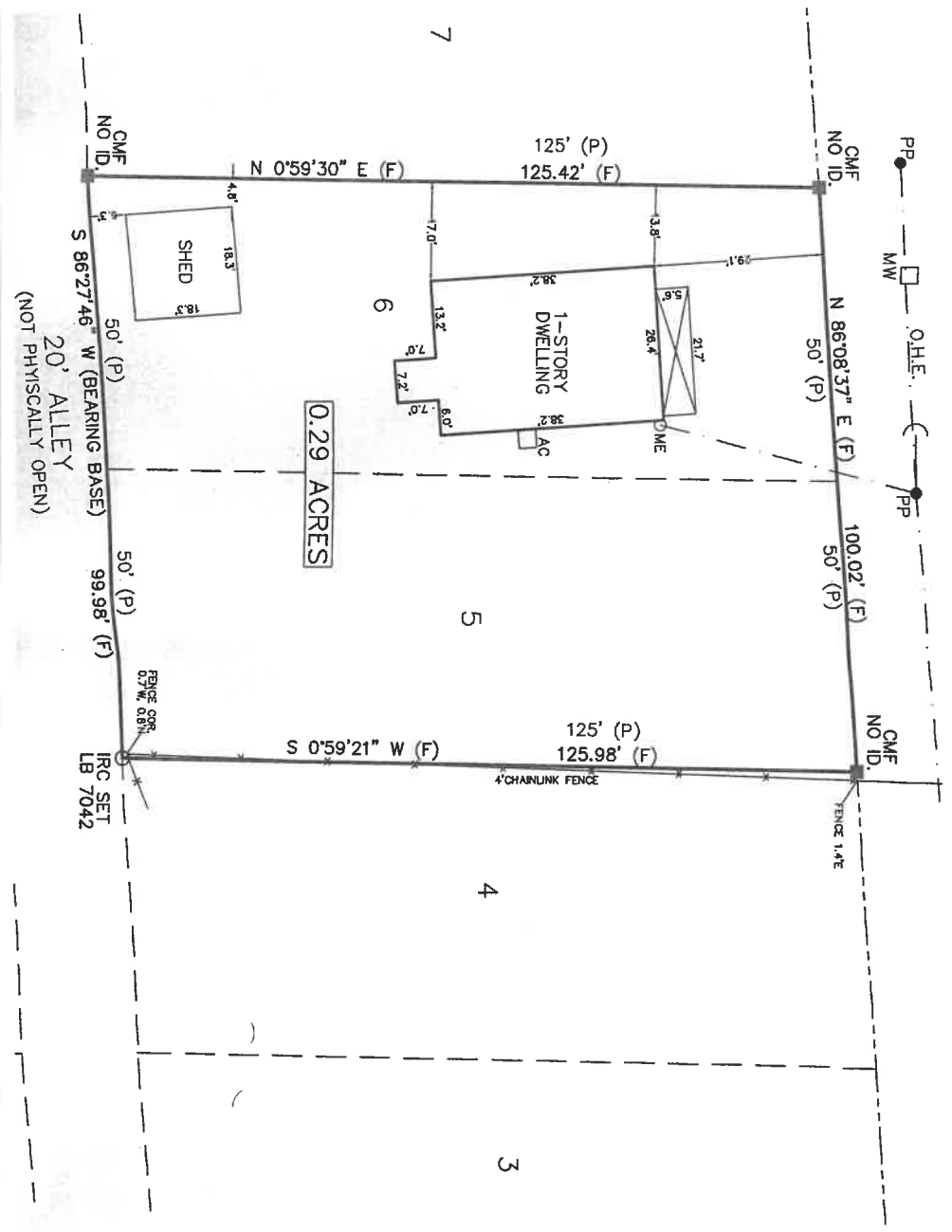
Officer/Director Detail

Name & Address

Title T/D

Slay, Marvin H
1316 NW Frontier Dr
LAKE CITY, FL 32055

Title S/D



- NOTES:**
- 1.) Monumentation is as shown and the plat.
 - 2.) Boundary based on instruction found in place, descriptions furnished by Britz Surveying, and prior surveys.
 - 3.) Bearings projected from South prior survey.
 - 4.) Interior improvements were located.
 - 5.) Underground encroachments, if present, are shown on this survey.
 - 6.) This survey was made without being shown hereon but found in the records regarding title, land use & zoning encumbrances are not a part of this survey and can only be revealed by other surveys.
 - 7.) Date of field survey completion: _____
 - 8.) Examination of the Flood Insurance Rate Map for Columbia County shows that the parcel lies within Flood Zone "A", which is outside of the 0.2% chance flood (ref: Map No. 12023C0284C).

LEGEND:
 CMF—CONCRETE MONUMENT FOUND
 PLS—PROFESSIONAL LAND SURVEYOR
 PLS—PROFESSIONAL LAND SURVEYOR & MAP MAKER
 PL—PLAT
 P—PLAT MEASUREMENTS



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

Date: April 14, 2021

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

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

Project Number: CPA 21-02 Z 21-04

Project Name: Baya Suites

Project Address: 846 SW Laurel Lane Lake City, Fl. 32025

Project Parcel Number: 00-00-00-12515-000 (41058)

Owner Name: Marvin Slay

Owner: Address: 677 SW Bascom Norris Drive Lake City, Florida 32025

Owner Contact Information: telephone number: (386) 623-0816_ e-mail bslay@firstsouthinsurance.com

Owner Agent Name: SAME AS ABOVE

Owner Agent Address: SAME AS ABOVE

Owner Agent Contact Information: telephone SAME e-mail SAME

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

The applicant is seeking approval to change the current zoning of "residential" to commercial neighborhood for the use of commercial salon rental.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: approved ___ disapproved ___ Reviewed by: _____

Comments: _____

Planning and Zoning: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Business License: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Code Enforcement: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

Permitting: approve ___ disapprove ___ Reviewed by: _____

Comments: _____

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

Water Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Sewer Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Gas Department: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Water Distribution/Collection: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Customer Service: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: approved ____ disapproved ____ Reviewed by: _____

Comments: _____

Fire Department: approve ____ disapprove ____ Reviewed by: _____

Comments: _____

Police Department: approve ____ disapprove ____ Reviewed by _____

Comments: _____

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

LAKE CITY GROWTH MANAGEMENT STAFF ANALYSIS REPORT

Item vii.

Project Information	
Project Name and Case No.	Z 21-04
Applicant	Marvin Slay
Owner	Marvin Slay – Florida first Coast Investment
Requested Action	Property owner requests to have salon rental spaces on property.
Hearing Date	May 4, 2021
Staff Analysis/Determination	The City of Lake City has no issues.
Prepared By	Tara Krieghauser

Subject Property Information	
Size	0.286 AC
Location	846 LAUREL LN, LAKE CITY
Parcel Number	00-00-00-12515-000 (41058)
Future Land Use	Commercial
Current Zoning District	Residential
Flood Zone	Not in a flood zone

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
North	Residential	RSF-2	Residential	N/A
South	Residential	RO	Insurance Offices	N/A
East	Residential	RSF-3	Residential	N/A
West	Residential	RSF-3	Residential	N/A

Summary of Request

Owner of property requests to have salon suites in the existing property.

Staff Analysis.

The City has no issues.