

Exhibit "A"
Provided by: Bryan
Thomas on
11-19-2024 For
items # 7 + 8

ADOPTION AND LEGAL AD SCHEDULE CPA 24-03 AND Z 24-04

- **FIRST READING ON NOVEMBER 18TH.**
- **LEGAL AD SENT TO LAKE CITY REPORT ON NOVEMBER 18TH TO BE PUBLISHED ON NOVEMBER 21ST.**
- **SECOND READING ON DECEMBER 2ND.**



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

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: 08/20/2024

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

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

Project Number: CPA24-03 and Z24-04

Project Name: The Commons at Baker Heights CPA and Rezoning

Project Address: TBD

Project Parcel Number: 13898-000, 13905-000, 13906-000, and 14072-000

Owner Name: The Law Offices of Travis Koon, PLLC

Owner Address: 284 SW Baya Dr Suite 101, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-597-0000 Email: jkoon@koon1egal.com

Owner Agent Name: Lance Jones, PE

Owner Agent Address: 855 SW Baya Drive, Lake City, FL 32025

Owner Agent Contact Information: Telephone: 386-965-9000 Email: ljones@jonesengineer
ing.net

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

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

Building Department: Reviewed by: **Date:** 8/29/2024

No comments at this time

Planning and Zoning: Reviewed by: **Date:** 9/24/2024

Parcel 13905-000 is zoned RO and is a zoning island. Parcel 13906 has two zonings, RSF-2 and CG. Parcel 14072-001 is zoned RSF-2 and is contiguous to RSF-2 and CG zoning districts. Parcel 13898-000 is zoned CG and has a FLU of Residential Moderate which is not compatible with the current zoning. This rezoning and Comp Plan amendment will fix the zoning issues on the parcels and be more consistent with the area.

Business License: Reviewed by: **Date:** 8/28/2024

No issues

Code Enforcement: Reviewed by: **Date:** 8/28/2024

No liens, codes or violations on the properties

Permitting: Reviewed by: **Date:** 9/9/2024

none at this time

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

Water Department: Reviewed by: Signed by: Mike Osborn DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/28/2024

No comments at this time

Sewer Department: Reviewed by: DocuSigned by: Cathy Pringle DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/28/2024

none

Gas Department: Reviewed by: Signed by: Steve Brown DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/28/2024

The city has gas utility in the area that will need to be discussed.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 9/3/2024

the city has water/sewer in the area needs discussed

Customer Service: Reviewed by: DocuSigned by: Shasta Pelham DocuSign Envelope ID: 4F2D84E3-E9F5-4945 **Date:** 8/30/2024

A tap application and utility plans will need to be submitted in order to apply for water, sewer and/or natural gas services. This response does not represent the City of Lake City's commitment for or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: Signed by: Steve Brown 887100CEPZP485... **Date:** 8/28/2024

I would like to discuss further.

Fire Department: Reviewed by: DocuSigned by: Joshua Williams 89007864345456... **Date:** 9/9/2024

I have no comments

Police Department: Reviewed by: Signed by: Sue Tuell 89007864345456... **Date:** 9/13/2024

No comments at this time

NOTE: 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.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

[Empty rectangular box for FDOT review comments]

Suwannee River Water Management: Reviewed by: DocuSigned by: Garnit Spencer Date: 9/3/2024

The site may require an ERP Individual Permit depending on the size of the future development.

School Board: Reviewed by: DocuSigned by: Leslie Hutcher Date: 8/29/2024

No comments at this time.

County: Reviewed by: DocuSigned by: Chad Williams Date: 8/30/2024

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

NOTE: 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.

AKE CITY GROWTH MANAGEMENT

STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Commons at Baker Heights Comp Plan Amendment CPA 24-03 and Rezoning Z 24-04
Applicant	Lance Jones as agent
Owner	The Law Offices of Travis Koon, PLLC
Requested Action	Comp Plan Amendment and Rezoning petition for parcels 13898-000, 13905-000, 13906-000, and 14072-001. Proposed FLU change from Residential Medium and Residential Moderate to Commercial. Proposed zoning change from Residential Single-Family 2 and Residential Office to Commercial General.
Hearing Date	10-08-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 3.059 Acres
Location	SW corner of Baya Ave and Hwy 441
Parcel Number	13898-000, 13905-000, 13906-000, and 14072-001
Future Land Use	Residential Medium, Residential Moderate, and Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single-Family 2 and Residential Office
Proposed Zoning	Commercial
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

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

Map of Location



Picture of Location



Summary of Request

Applicant has petitioned for a comp plan amendment and rezoning for the above parcels. The property currently is within the Residential Single-Family 2, Residential Office, and Commercial General zoning districts and is contiguous to a Commercial zoning district.

133,250



Staff Presentation of CPA 24-03 & Z 24-04

COMMONS AT BAKER HEIGHTS COMP PLAN AMENDMENT AND
REZONING



Introduction

- Petition to change the Future Land Use from Residential Moderate and Residential Medium to Commercial
- Companion petition Z24-04 is changing the zoning from Residential Single Family 2 and Residential Office to Commercial General
- Petition CPA 24-03 and Z 24-04 are for parcels 14072-001, 13906-000, and 13905-000.

Staff Review Continued

Document Number: 4720412-KCP3-489-A311-88020870467

Public Safety - Public Works, Fire Department, Police Department

Public Works Reviewed by: _____ Date: 8/18/2024
 I would like to discuss further.

Fire Department Reviewed by: _____ Date: 8/17/2024
 I have no comments.

Police Department Reviewed by: _____ Date: 8/17/2024
 No comments at this time.

NOTE: 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.

Document Number: 4720412-KCP3-489-A311-88020870467

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

Water Department Reviewed by: _____ Date: 8/12/2024
 No comments at this time.

Sewer Department Reviewed by: _____ Date: 8/12/2024

Gas Department Reviewed by: _____ Date: 8/12/2024
 The city has gas utility in the area that will need to be discussed.

Water Distribution/Collections Reviewed by: _____ Date: 8/12/2024
 The city has water/sewer in the area needs discussed.

Customer Service Reviewed by: _____ Date: 8/12/2024
 A site application and utility plans will need to be submitted to the city to represent the City of Lake City's commitment for approval of your application for service and receipt of your payment for all work to be done.

Page 3 of 5

Staff Review Continued

Design Review ID: 202412-EPF-468-A311-8828261942

State and County, FDOT, Sevier River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

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Sevier River Water Management: Reviewed by: _____ Date: 9/17/2024

FOR THE COUNTY AND/OR AN INDIVIDUAL PARTICIPATING ON THE SIDE OF THE PROJECT DEVELOPMENT.

School Board: Reviewed by: _____ Date: 9/29/2024

NO COMMENTS AT THIS TIME.

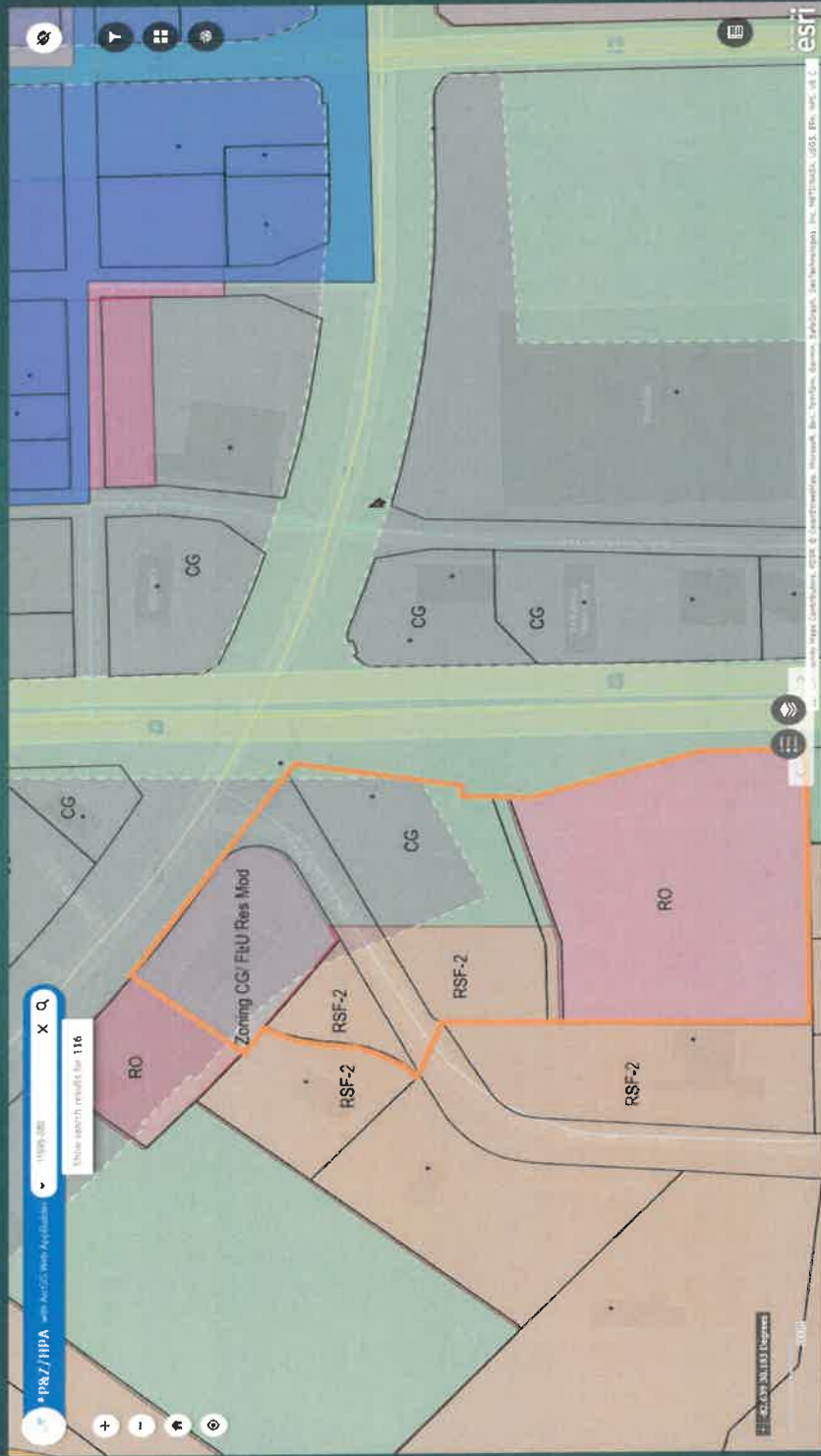
County: Reviewed by: _____ Date: 9/30/2024

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NOTE: Issues were identified by this office at this time. This comment is for informational purposes only. The information contained in this comment is not intended to constitute a professional opinion with respect to the project and does not constitute an approval, if any, shall be as provided by County level applications.

NOTE: 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.

Zoning Map



Project Summary

Project Name: Commons at Baker Heights Rezoning and Comp Plan Amendment

Project Number: CPA 24-03 and Z 24-04

Parcel Number: 13898-000, 13905-000, 13906-000, and 14072-000

Project Notes

- Project type: Comp Plan Amendment and Rezoning
- Future land use is: Residential Medium, Residential Moderate, and Commercial
- Proposed future land use is: Commercial
- Zoning designation is: Residential Office, Residential Single Family-2, and Commercial General
- Proposed zoning is: Commercial General
- Proposed use of the property: Currently Office Space. Land is conducive for use: Yes, per section 4.12.2
- See staff review for notes from directors and city staff for their comments.

Project Summary

Petition CPA 24-03 and Z 24-04 is for a comp plan amendment and rezoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. City Staff has determined that the property is contiguous to a Commercial General zoning district. At this time the City has no concerns.



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

FOR PLANNING USE ONLY
 Application # CPA24-03
 Application Fee \$ 750.00
 Receipt No. 2024-00076865
 Filing Date 8/12/24
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

1. Project Name: The Commons at Baker Heights
2. Address of Subject Property: 284 SW Baya Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13898-000 (42438), Parcel 00-00-00-13905-000 (42445), Parcel 00-00-00-13906-000 (42446), Parcel 00-00-00-14072-001 (42616)
4. Existing Future Land Use Map Designation: See attached application for specific FLUM designations for each property
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: See attached application for specific zoning designations for each property
7. Acreage: 3.059
8. Existing Use of Property: Office space and vacant
9. Proposed use of Property: Commercial use, potential uses are office space or service station

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Lance Jones Title: Agent
 Company name (if applicable): Jones Engineering & Consulting, LLC
 Mailing Address: 855 SW Baya Drive
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 9659000 Fax: () Email: ljones@jonesengineering.net

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): THE LAW OFFICE OF TRAVIS KOON PLLC
 Mailing Address: 284 SW Baya Dr Ste 101
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 597-0000 Fax: () Email: jkoon@koonlegal.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? No
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property Yes No
Future Land Use Map Amendment: Yes No
Future Land Use Map Amendment Application No. _____
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. _____

CI. 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

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

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

NOTICE TO APPLICANT

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

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

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

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

Lance Jones

Applicant/Agent Name (Type or Print)

Lance Jones

Digitally signed by Lance
Jones
Date: 2024.08.10
00:10:38 -04'00'

8/8/24

Applicant/Agent Signature

Date

ATTACHMENT 1.
SURVEY OF PROPERTY

ATTACHMENT 2.

**AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY
APPRAISER ONLINE**



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13898-000 (42438) | OFFICE BLD 1STY (1700) | 0.525 AC
 S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,

THE LAW OFFICE OF TRAVIS KOON PLLC

Owner: 284 SW BAYA DR STE 101
 LAKE CITY, FL 32025-5207
 Site: 284 SW BAYA DR, LAKE CITY

Sales	3/13/2014	\$155,000	I (Q)
Info	2/20/2012	\$100	I (U)
	2/6/2004	\$250,000	I (Q)

2024 Working Values

Mkt Lnd	\$72,072	Appraised	\$284,381
Ag Lnd	\$0	Assessed	\$284,381
Bldg	\$210,584	Exempt	\$0
XFOB	\$1,725	county:	\$284,381
Just	\$284,381	Total	city:\$284,381
		Taxable	other:\$0
			school:\$284,381

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

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

PARCEL: 00-00-00-13905-000 (42445) | VACANT COMMERCIAL (1000) | 1.388 AC

S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W R/W LINE OF US-41, SA

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

2024 Working Values

Owner:
284 SW BAYA DR
#101
LAKE CITY, FL 32025

Mkt Lnd	\$103,825	Appraised	\$103,825
Ag Lnd	\$0	Assessed	\$103,825
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$103,825
Just	\$103,825	Total	city:\$103,825
		Taxable	other:\$0
			school:\$103,825

Site:			
Sales	5/18/2023	\$265,000	V (Q)
	3/14/2023	\$100	V (U)
Info	7/11/2011	\$208,900	I (Q)

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

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

PARCEL: 00-00-00-13906-000 (42446) | VACANT COMMERCIAL (1000) | 0.966 AC
 S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW
 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT.

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025
 Site: 246 SW BAYA DR, LAKE CITY
 Sales: 5/18/2023 \$285,000 V (Q)
 7/11/2011 \$208,900 I (Q)
 Info: 12/1/1986 \$146,000 I (U)

2024 Working Values
 Mkt Lnd \$101,037 Appraised \$101,037
 Ag Lnd \$0 Assessed \$101,037
 Bldg \$0 Exempt \$0
 XFOB \$0
 Just \$101,037
 Total county:\$101,037
 Taxable city:\$101,037
 other:\$0
 school:\$101,037

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

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

PARCEL: 00-00-00-14072-001 (42616) | VACANT (0000) | 0.18 AC
 S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3, EX 0.46 AC AS DESC IN ORB 1139-2248, 739-927, 741-1059, WD 1023-2359, WD 1217-2042, WD 1490-2553

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025

2024 Working Values	
Mkt Lnd	\$9,250 Appraised \$9,250
Ag Lnd	\$0 Assessed \$9,250
Bldg	\$0 Exempt \$0
XFOB	\$0
Just	\$9,250
	county:\$9,250
	Total city:\$9,250
	Taxable other:\$0
	school:\$9,250

Site:
 Sales 5/18/2023 \$265,000 V (Q)
 Info 7/11/2011 \$208,900 I (Q)

NOTES:

Columbia County, FL



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ATTACHMENT 3.
CONCURRENCY IMPACT ANALYSIS



August 8, 2024

Subject: SW Main Blvd and SW Baya Dr CPA and Zoning Amendment Concurrency Impact Analysis

The subject application consists of four properties with a total area of +/- 3.059 acres. It is speculative to perform a concurrency impact analysis as no plans for development exist currently. As such, a service station use has been used for the concurrency impact analysis as it would be a worst-case scenario for allowed uses under a Commercial General zoning designation. Future analysis will be required for a site development plan application to ensure facilities have capacity when development occurs.

Criteria for analyses (Concurrency impact analysis performed for addition of 5000 square feet of office/retail space):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 944 for Service Station as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day. Assumed building area of 5000 square feet based on similar sizes of newly constructed Circle K's in the city.

Summary of analyses:

- Trip generation report: 1348 Total ADT and 111 Peak PM Trips
- Potable water: 650 gpd
- Sanitary sewer: 650 gpd
- Solid Waste: 28 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Lance Jones", written over a white background.

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
944	Service Station	168.56	13.87	8.00	1348.48	110.96

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)
Service Station (b)	325.00	2.00	650.00

* 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.

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)
Service Station (b)	325.00	2.00	650.00

* 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 1000 SF Gross Floor Area Per Day*	Estimated Gross Floor Area	Total (Lbs Per Day)
Service Station (b)	5.50	5000.00	27.50

*5.5 pounds of solid waste per 1,000 square foot gross floor area per day

ATTACHMENT 4.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS



August 8, 2024

Mr. Robert Angelo
Planning and Zoning Tech
City of Lake City Growth Management
205 North Marion Avenue
Lake City, FL 32055

SUBJECT: Rezoning and Comp Plan Amendment Application for Parcels 00-00-00-13898-000 (42438), 00-00-00-13905-000 (42445), 00-00-00-13906-000 (42446), and 00-00-00-14072-001 (42616) to Commercial General in Lake City, Florida.

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

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, include the proposed text amendment in strike-thru and underline format.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- **Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.**
- **Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.**

Consistency: The property is located on SW Main Blvd and SW Baya Drive with utilities available to support the proposed use.

- **Policy I.1.2 The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:**

Consistency: Floor area ratio(s) shall be maintained per the land development regulations.

- **Policy I.1.3 The City shall continue to allocate amounts and types 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).**

"Keeping It Civil"

Consistency: Public facilities are available at the site with an acceptable level of service to serve the proposed use.

- **Policy I.1.4** The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

Consistency: It is reasonable to expect the property to develop by the end of year 2025.

- **Objective I.2** The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

- **Policy I.2.1** The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts..

Consistency: The property is not located in a flood area and would not include steep slopes or rock formations that would be adverse to the arrangement of development in accordance with the comprehensive plan.

- **Objective I.3** The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- **Policy I.3.1** The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Consistency: The level of service standards will not be adversely affected from existing conditions by the development.

- **Objective I.4** The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

Consistency: Does not apply, this is not a PRD application.

- Objective I.5 The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

Consistency: No extension of public utilities are required as the site has direct access to public utilities.

- Objective I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The project will not be a deterrent to the improvement or development of adjacent land uses as it will have the same classification of adjacent land uses. Concurrency impacts are minimal in comparison to existing land use.

- Objective I.7 The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.

Consistency: Does not apply, this is not a blighted area.

- Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Consistency: The proposed use is consistent with existing land uses.

- Objective I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: The proposed use is not located in a Historical Preservation area.

- Objective I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: The proposed use is not located in an environmentally sensitive area, including but not limited to wetlands or floodplains.

- **Objective I.11** The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Consistency: This item will be completed in the City of Lake City Growth Management application review process.

- **Objective I.12** The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Consistency: This item does not apply as the proposed use is not a platted subdivision.

Please contact me at 386-965-9000 if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Lance Jones", with a stylized flourish at the end.

Lance Jones, P.E.

ATTACHMENT 5.

**LEGAL DESCRIPTION WITH TAX PARCEL NUMBER(S)
(PROVIDED AS A SEPARATE WORD DOCUMENT)**

LEGAL DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 6.
PROOF OF OWNERSHIP (DEED)

3

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 13-648

Inst:201412003588 Date:3/14/2014 Time:11:24 AM
Doc Stamp-Deed:1085.00
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1271 P:164

General Warranty Deed

Made this March 13th, 2014 A.D.

By **JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife**, whose address is: Post Office Box 1311, Lake City, Florida 32056, hereinafter called the grantor,

to **THE LAW OFFICE OF TRAVIS KOON P.L.L.C.**, A Florida Limited Liability Company whose post office address is: 291 NW Main Blvd, Suite A, Lake City, Florida 32055, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, a subdivision according to the Plat thereof as recorded in Plat Book 2 Page 104 of the public records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: 13898-000

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, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

[Signature] (Seal)
JAMES L. BOLTON
Address: Post Office Box 1100, Lake City, Florida 32056

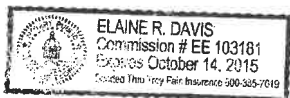
[Signature]
Witness Printed Name JANET L Cason

[Signature] (Seal)
MARY ELLEN BOLTON
Address:

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 13th day of March, 2014, by JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife, who is/are personally known to me or who has produced KNOWN as identification.

Elaine R. Davis
Notary Public
Print Name: _____
My Commission Expires: _____



Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12145

Inst: 202312009111 Date: 05/22/2023 Time: 8:18AM
Page 1 of 4 B: 1490 P: 2553, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *we*
Deputy Clerk Doc Stamp-Deed: 1855.00

Warranty Deed

This Warranty Deed is executed this 18 day of ^{May}~~March~~, 2023 by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006, whose address is PO Box K, Live Oak, FL 32064, hereinafter called the grantor, to The Law Office of Travis Koon P.L.L.C., a Florida Limited Liability Company, whose address is , hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 7271 61ST DR, LIVE OAK 32060.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness

Lisa Hicks
Printed Name

[Signature]
Witness

DANIEL CRAPPS
Printed Name

The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006

By: [Signature]
Jack M. Mott, as Successor Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March, 2023, by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006.

[Signature]

Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
Type of Identification _____
Produced: _____

Exhibit "A"

PARCEL 1:

Lots 1 and 2, Block 3, BAKER HEIGHTS, a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 3 South, Range 17 East, according to the plat thereof as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, LESS AND EXCEPT the right of way for State Road No. 25 (South First Street).

ALSO

Begin at the Northwest corner of said Lot 2 and run S 26°12'12" E, 150.00 feet along the West line of said Lot 2; thence N 63°47'48" E, 88.28 feet along the South line of said Lot 2 to the West right of way line of State Road 25; thence S 01°08'30" E, 25.50 feet to its intersection with the Northerly edge of a concrete paved ditch; thence S 79°58'48" W along said Northerly edge of said concrete paved ditch 192.23 feet; thence S 89°55'41" W still along said Northerly edge of a concrete ditch 97.11 feet to its intersection with the Easterly line of Lake Villa Addition No. 3; thence N 00°29'44" W along said Easterly line of Lake Villa Addition No. 3 a distance of 97.31 feet to the South line of El Prado Street; thence N 63°47'48" E along said South line of El Prado Street 113.58 feet to the Point of Beginning.

PARCEL 2:

Commence at the Northwest corner of Lot 2, Block 3, BAKER HEIGHTS, in Section 32, Township 3 South, Range 17 East, as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, and run S 63°47'48" W along South line of El Prado Street 113.58 feet to a concrete monument; thence S 0°29'44" E, 112.96 feet to the South edge of a concrete paved ditch and the Point of Beginning; thence N 89°39'15" E, 88.62 feet along said South edge of a concrete ditch; thence N 77°48'44" E, 162.14 feet still along said concrete ditch, point also being on the West right of way line of State Road #25 (First Street); thence S 1°08'30" E along West line of said State Road #25 a distance of 9.06 feet; thence S 16°11'04" E along said West right of way line 165.68 feet to a concrete monument; thence N 88°51'26" E, 3 feet along said right of way to a concrete monument; thence S 1°08'30" E still along said right of way line a distance of 100.87 feet to a concrete monument and to the North line of Lake Villa Subdivision, Block 1; thence S 89°39'15" W, 296.43 feet along said North line of Lake Villa, Block 1 to a concrete monument being on the East line of Lake Villa Addition No. 3; thence N 0°29'64" W along said East line of Lake Villa Addition No. 3 a distance of 236.00 feet to the South edge of a concrete paved ditch and to the Point of Beginning.

LESS AND EXCEPT any portions of Parcels 1 and 2 lying in right of way recorded in Deed Book 64, page 65; Official Records Book 352, page 69 and Official Records Book 896, page

2053, of the Public Records of Columbia County, Florida.

PARCEL 3

Lot No. 2, Block No. 10, Lake Villas Addition No. 3, a Subdivision according to the plat thereof as recorded in Plat Book 2, page 108-E, of the public records of Columbia County, Florida.

LESS AND EXCEPT that parcel conveyed in Official Records Book 1139, page 2248 and being more particularly described as follows: Commence at the Southeast corner of Lot 2, Block 10, Lake Villas Addition #3, a subdivision according to plat thereof as recorded in Plat Book 2, Page 108E of the public records of Columbia County, Florida and run thence N 49°13'59"W, along the South Line of said Lot 2, 1.43 feet to the POINT OF BEGINNING; thence continue N 49°13'59"W, along said South Line, 150.57 feet to the West Line of said Lot 2; thence N 40°24'17"E, along said West Line, 148.50 feet; thence S 49°11'49"E, 70.65 feet; thence S 56°21'25"E, 34.05 feet to a point on a curve; thence run Southerly along the arc of said curve concave to the East having a radius of 165.00 feet, a central angle of 24°47'13", a chord bearing and distance of S 17°44'37"W, 70.83 feet, an arc distance of 71.38 feet to a point of reverse curve; thence run Southerly along the arc of said curve concave to the West having a radius of 115.00 feet, a central angle of 45°51'37", a chord bearing and distance of S 28°16'49"W, 89.61 feet, an arc distance of 92.05 feet to the POINT OF BEGINNING.

ATTACHMENT 7.
AGENT AUTHORIZATION FORM



GROWTH MANAGEMENT DEPARTMENT
 205 North Marion Ave, Lake City, FL 32055
 Phone: 386-719-5750
 E-mail: growthmanagement@lcf1a.com

AGENT AUTHORIZATION FORM

I, Travis Koon (owner name), owner of property parcel

number 42616, 42446, 42445, 42438 (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. Christoher Lance Jones	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.

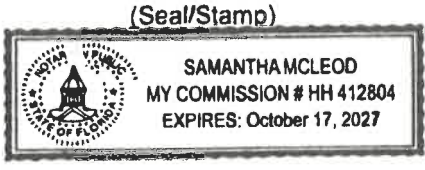
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Travis Koon (Signature) 8/1/24 (Date)
 Owner Signature (Notarized) Travis Koon Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Travis Koon personally appeared before me and is ~~known by me~~ or has produced identification (type of I.D.) _____ on this 1st day of August, 2024.

Samantha McLeod
 NOTARY'S SIGNATURE





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

Filing Information

Document Number	L11000141646
FEI/EIN Number	45-4087725
Date Filed	12/19/2011
Effective Date	01/01/2012
State	FL
Status	ACTIVE

Principal Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Mailing Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Registered Agent Name & Address

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Address Changed: 01/25/2016

Authorized Person(s) Detail

Name & Address

Title MGR, Managing Member

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Title Managing Member

Fons, Eduardo, Esq.
2100 Coral Way
Suite 701
Miami, FL 33145

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	02/20/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/20/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
06/15/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
12/19/2011 -- Florida Limited Liability	View image in PDF format

ATTACHMENT 8.

PROOF OF PAYMENT OF TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:33:23 PM EDT

Tax Record

Last Update: 7/31/2024 2:32:07 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year																																																										
R13898-000	REAL ESTATE	2023																																																										
Mailing Address THE LAW OFFICE OF TRAVIS KOON PLLC 284 SW BAYA DR STE 101 LAKE CITY FL 32025-5207		Property Address 284 BAYA LAKE CITY GEO Number 000000-13898-000																																																										
Exempt Amount	Taxable Value																																																											
See Below	See Below																																																											
Exemption Detail	Millage Code	Escrow Code																																																										
NO EXEMPTIONS	001																																																											
<u>Legal Description (click for full description)</u> 00-00-00 1700/1700.53 Acres S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,																																																												
Ad Valorem Taxes																																																												
Taxing Authority	Rate	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Assessed Value</th> <th style="width: 15%;">Exemption Amount</th> <th style="width: 15%;">Taxable Value</th> <th style="width: 15%;">Taxes Levied</th> </tr> </thead> <tbody> <tr> <td>CITY OF LAKE CITY</td> <td>4.9000</td> <td>264,268</td> <td>0</td> <td>\$264,268</td> <td>\$1,294.91</td> </tr> <tr> <td>BOARD OF COUNTY COMMISSIONERS</td> <td>7.8150</td> <td>264,268</td> <td>0</td> <td>\$264,268</td> <td>\$2,065.25</td> </tr> <tr> <td>COLUMBIA COUNTY SCHOOL BOARD</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DISCRETIONARY</td> <td>0.7480</td> <td>266,324</td> <td>0</td> <td>\$266,324</td> <td>\$199.21</td> </tr> <tr> <td>LOCAL</td> <td>3.2170</td> <td>266,324</td> <td>0</td> <td>\$266,324</td> <td>\$856.76</td> </tr> <tr> <td>CAPITAL OUTLAY</td> <td>1.5000</td> <td>266,324</td> <td>0</td> <td>\$266,324</td> <td>\$399.49</td> </tr> <tr> <td>SUWANNEE RIVER WATER MGT DIST</td> <td>0.3113</td> <td>264,268</td> <td>0</td> <td>\$264,268</td> <td>\$82.27</td> </tr> <tr> <td>LAKE SHORE HOSPITAL AUTHORITY</td> <td>0.0001</td> <td>264,268</td> <td>0</td> <td>\$264,268</td> <td>\$0.03</td> </tr> <tr> <td colspan="2">Total Millage</td> <td>18.4914</td> <td colspan="2">Total Taxes</td> <td>\$4,897.92</td> </tr> </tbody> </table>	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	CITY OF LAKE CITY	4.9000	264,268	0	\$264,268	\$1,294.91	BOARD OF COUNTY COMMISSIONERS	7.8150	264,268	0	\$264,268	\$2,065.25	COLUMBIA COUNTY SCHOOL BOARD						DISCRETIONARY	0.7480	266,324	0	\$266,324	\$199.21	LOCAL	3.2170	266,324	0	\$266,324	\$856.76	CAPITAL OUTLAY	1.5000	266,324	0	\$266,324	\$399.49	SUWANNEE RIVER WATER MGT DIST	0.3113	264,268	0	\$264,268	\$82.27	LAKE SHORE HOSPITAL AUTHORITY	0.0001	264,268	0	\$264,268	\$0.03	Total Millage		18.4914	Total Taxes		\$4,897.92
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Non-Ad Valorem Assessments																																																												
Code	Levying Authority	Amount																																																										
XLCF	CITY FIRE ASSESSMENT	\$898.12																																																										
Total Assessments		\$898.12																																																										
Taxes & Assessments		\$5,796.04																																																										
If Paid By		Amount Due																																																										
		\$0.00																																																										

Date Paid	Transaction	Receipt	Item	Amount Paid

11/15/2023	PAYMENT	2500593.0001	2023	\$5,564.20
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:36:20 PM EDT

Tax Record

Last Update: 7/31/2024 2:35:04 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13905-000	REAL ESTATE	2023			
Mailing Address		Property Address			
THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		GEO Number 000000-13905-000			
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 1000/10001.39 Acres S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W R/W LINE OF US-41, S ALONG R/W LINE 174.74 FT, E 3 FT TO SAID RD R/W, S 100.87 FT, W 296.43 FT, N 236 FT TO POB. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	53,945	0	\$53,945	\$264.33
BOARD OF COUNTY COMMISSIONERS	7.8150	53,945	0	\$53,945	\$421.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	53,945	0	\$53,945	\$40.35
LOCAL	3.2170	53,945	0	\$53,945	\$173.54
CAPITAL OUTLAY	1.5000	53,945	0	\$53,945	\$80.92
SUWANNEE RIVER WATER MGT DIST	0.3113	53,945	0	\$53,945	\$16.79
LAKE SHORE HOSPITAL AUTHORITY	0.0001	53,945	0	\$53,945	\$0.01
Total Millage		18.4914	Total Taxes		\$997.52
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$1,058.78
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500590.0001	2023	\$1,016.43

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:35:47 PM EDT

Tax Record

Last Update: 7/31/2024 2:34:31 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13906-000	REAL ESTATE	2023			
Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		Property Address 246 BAYA LAKE CITY GEO Number 000000-13906-000			
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 1000/1000.97 Acres S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT, N 22.6 FT, SW 88.36 FT, NW 150 FT TO POB, EX RD & EX ADD'L RD R/W DESC ORB 896-2953. BLOCK 308. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	43,698	0	\$43,698	\$214.12
BOARD OF COUNTY COMMISSIONERS	7.8150	43,698	0	\$43,698	\$341.50
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	43,698	0	\$43,698	\$32.68
LOCAL	3.2170	43,698	0	\$43,698	\$140.58
CAPITAL OUTLAY	1.5000	43,698	0	\$43,698	\$65.55
SUWANNEE RIVER WATER MGT DIST	0.3113	43,698	0	\$43,698	\$13.60
LAKE SHORE HOSPITAL AUTHORITY	0.0001	43,698	0	\$43,698	\$0.00
Total Millage		18.4914	Total Taxes		\$808.03
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$869.29
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500592.0001	2023	\$834.52

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:34:34 PM EDT

Tax Record

Last Update: 7/31/2024 2:33:18 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R14072-001	REAL ESTATE	2023			
Mailing Address		Property Address			
THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		GEO Number 000000-14072-001			
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 0000/0000.18 Acres S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3. EX 0.46 AC AS DESC IN ORB 1139-2248. 739-927, 741-1059, WD 1023- 2359, WD 1217-2042, WD 1490-2553					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	7,865	0	\$7,865	\$38.54
BOARD OF COUNTY COMMISSIONERS	7.8150	7,865	0	\$7,865	\$61.46
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	9,250	0	\$9,250	\$6.92
LOCAL	3.2170	9,250	0	\$9,250	\$29.76
CAPITAL OUTLAY	1.5000	9,250	0	\$9,250	\$13.87
SUWANNEE RIVER WATER MGT DIST	0.3113	7,865	0	\$7,865	\$2.45
LAKE SHORE HOSPITAL AUTHORITY	0.0001	7,865	0	\$7,865	\$0.00
Total Millage		18.4914	Total Taxes		\$153.00
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$214.26
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
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11/15/2023	PAYMENT	2500591.0001	2023	\$205.69
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

ATTACHMENT 9.

SEE FEE SCHEDULE

CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-04 (The Law Offices of Travis Koon, PLLC)
Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning applications are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 24-04, an application by Lance Jones, PE, as agent for The Law Offices of Travis Koon, PLLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL OFFICE (RO), and RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) on property described, as follows:

PARCEL 1: 32-3S-17-13906-000 (42446) 0.966 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 2: 32-3S-17-13905-000 (42445) 1.388 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 3: 32-3S-17-14072-001 (42616) 0.18 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 4: 32-3S-17-13898-000 (42438) 0.525 ACRES PER PROPERTY APPRAISER ONLINE

ALL SAID CONTAINING 3.059 MORE OR LESS

DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees) \times 45 (gallons of potable water usage per employee per day) = 10,935 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 10,935 gallons of potable water per day.

Residual capacity after this proposed amendment = 599,065 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 8,383.5 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 8,383.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,111,616.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$133,250$ (133,250 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 732.9 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

133,250 (133,250 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 508 trips less 25 percent pass by trips (127) = 381 p.m. peak hour trips (508 - 127 = 381).

Existing p.m. peak hour trips = 1692 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 41 (from S.R. 47 to Baya Ave.)	1692	D	0	381	2,073	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial and residential. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by residential moderate land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2024, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain medium fine sand and silt.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions-
Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

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Plummer fine sand, depressional- This is a nearly level, poorly drained soil in depressions. The areas range from 5 to 80 acres and are circular or irregularly shaped. The slope is less than 2 percent.

Typically, the surface layer is gray fine sand about 5 inches thick. The subsurface layer is gray fine sand and extends to a depth of 75 inches. It is gray sandy clay loam with yellow, strong brown and very pale brown mottles. The substratum is white fine sand and extends to a depth of more than 80 inches.

Included with this soil in mapping are small areas of Surrency and Pelham soils. Also included are soils that are similar to the Plummer soil, but some have a clayey subsoil, some have phosphatic pebbles and iron concretions, and other have weakly cemented organic-stained layers in the subsurface layer. The included soils make up less than 15 percent of the map unit.

This Plummer soil has a water table at or above the surface layer for 4 to 6 months during most years. It is within a depth of 15 inches for 6 to 8 months during most years. It recedes to a depth of more than 40 inches during dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow in the subsoil. Natural fertility is low

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000013898000**
 Flood Zone: **X**
 Flood Risk: **LOW**

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

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

Legend with Flood Zone Designations

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

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



www.srvwmfdloodreport.com

Supplemental Information

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

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](http://www.floodsmart.com). Information about flood insurance may be obtained at (<https://www.floodsmart.com>)

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

246 SW Baya Ave



October 16, 2024

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Environmental Geology - Rock and Sediment Distribution



FDEP Open Data Administrator
Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

Details

- Dataset**
Feature Layer
- August 22, 2023**
Info Updated
- Not Planned**
Data Updated: August 22, 2023
- January 1, 2001**
Published Date
- Records: 2,822**
[View data table](#)
- Public**
Anyone can see this content
- Custom License**
[View license details](#)

[I want to use this](#)

Records: 2,822

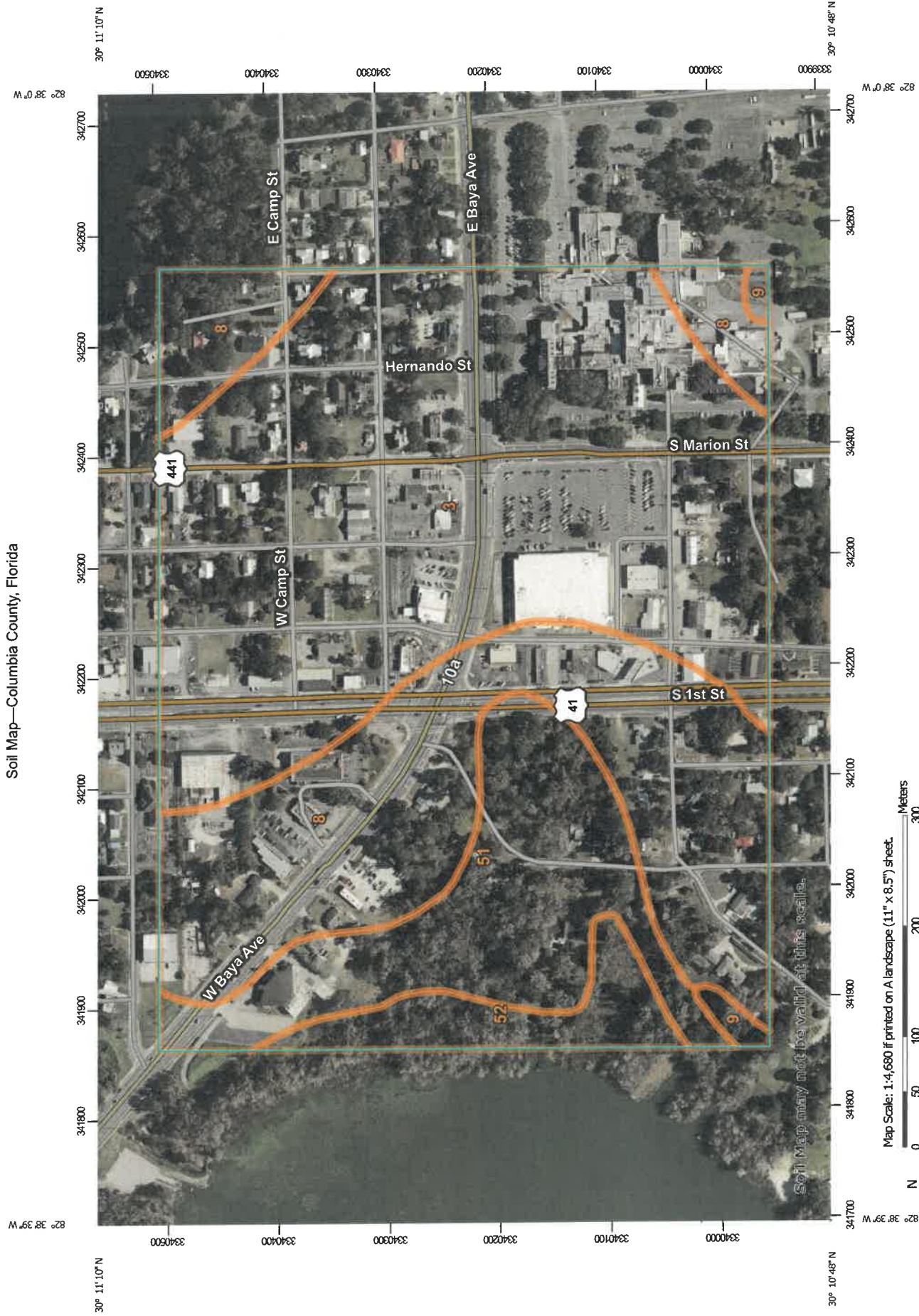


CATEGORY: MED. FINE SAND AND SILT

Environmental Geology - Rock and Sediment Distribution

OBJECTID	969
DEP_GEOLOGY_ENVIRONMENTAL_AREA	71,651,301,998
PERIMETER	52,382.543
TYPE	7
CATEGORY	MED. FINE SAND AND SILT
SHAPE	undefined
SHAPE_AREA	71,651,301,998
SHAPE_LEN	52,382.543

Soil Map—Columbia County, Florida



Map Scale: 1:4,680 if printed on A landscape (11" x 8.5") sheet.























Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
-  Soils
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
-  Special Point Features
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
-  Streams and Canals
-  Ralls
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
 Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	47.9	49.5%
8	Blanton fine sand, 0 to 5 percent slopes	29.7	30.7%
9	Blanton fine sand, 5 to 8 percent slopes	0.7	0.7%
51	Plummer fine sand	14.1	14.6%
52	Plummer fine sand, depressional	4.3	4.4%
Totals for Area of Interest		96.7	100.0%

RESOLUTION NO. PZ/Z 24-03

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL SINGLE-FAMILY-2 (RSF-2) AND/OR RESIDENTIAL OFFICE (RO) TO COMMERCIAL GENERAL (CG); REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations (the "LDRs"), empowers the Planning and Zoning Board of the City of Lake City, Florida (the "Board"), to recommend approval or denial of amendments to the LDRs, to the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, in accordance with said code;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida (the "LPA"), to recommend to the City Council, approval or denial of amendments to the LDRs, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Board has been designated as the LPA;

WHEREAS, pursuant to the LDRs, and Section 163.3174, Florida Statutes, as amended, the Board, serving also as the LPA, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Board, serving also as the LPA, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Board, serving also as the LPA, has studied and considered the items enumerated in Section 15.2.2 of the LDRs and based upon said study and consideration has determined and found that:

- a. The proposed change conforms to the Comprehensive Plan;

- b. The proposed change conforms with the existing land use pattern;
- c. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
- d. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
- e. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
- f. The proposed change does not negatively impact the living conditions in the neighborhood;
- g. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities;
- h. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the LDRs and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City.

NOW THEREFORE, BE IT RESOLVED 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, THAT:

1. Pursuant to an application, Z 24-03, submitted by Lance Jones of Jones Engineering & Constructing, LLC, as agent for The Law Office of Travis Koon, LLC, owner, to amend the Official Zoning Atlas of the LDRs by changing the zoning district of certain lands, the Board, serving as the LPA, recommends to the Council that the zoning classification be changed from RESIDENTIAL SINGLE-FAMILY 2 (RSF-2) and/or RESIDENTIAL OFFICE (RO) to COMMERCIAL GENERAL (CG) on property generally described, as Tax Parcel Nos. 13898-000, 13905-000, 13906-000, and 14072-001, more particularly described as:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S26°12'12"E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N63°47'48"E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S01°08'30"E 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S79°58'48"W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 159.23 FEET; THENCE S89°55'41"W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N63°47'48"E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN W63°47'48"W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT THENCE S00°29'44"E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING THENCE N89°39'15"E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N77°48'44"E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S01°08'30"E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S16°11'04"E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N88°51'26"E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S01°08'30"E STILL ALONG SAID RIGHT OF WAY LINE

A DISTANCE OF 100.87 FEET TO A 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N00°29'64"W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N49°13'59"W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N49°13'59"W, ALONG SAID SOUTH LINE, 150.57 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N40°24'17"E, ALONG SAID WEST LINE 148.50 FEET; THENCE S49°11'49"E, 70.65 FEET; THENCE S56°21'25"E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S17°44'37"W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S28°16'49"W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

3. This resolution shall become effective upon adoption.

APPROVED AND ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 8th day of October, 2024.

BY THE CHAIRMAN OF THE PLANNING AND
ZONING BOARD OF THE CITY OF LAKE CITY,
FLORIDA



Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO PLANNING AND
ZONING BOARD OF THE CITY OF LAKE CITY,
FLORIDA:



Robert Angelo, Secretary to the Planning and
Zoning Board

APPROVED AS TO FORM AND LEGALITY:



Clay Martin, City Attorney



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

PLANNING USE ONLY

Application # Z 24-04
 Application Fee \$ 750.00
 Receipt No. 2024-00076864
 Filing Date 8/12/24
 Completeness Date _____

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

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

A. PROJECT INFORMATION

1. Project Name: The Commons at Baker Heights
2. Address of Subject Property: 284 SW Baya Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13898-000 (42438), Parcel 00-00-00-13905-000 (42445), Parcel 00-00-00-13906-000 (42446), Parcel 00-00-00-14072-001 (42616)
4. Future Land Use Map Designation: See attached application for specific FLUM designations for each property
5. Existing Zoning Designation: See attached application for specific zoning designations for each property
6. Proposed Zoning Designation: Commercial General
7. Acreage: 3.059
8. Existing Use of Property: Office space and vacant
9. Proposed use of Property: Commercial use, potential uses are office space or service station

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Lance Jones Title: Agent
 Company name (if applicable): Jones Engineering & Consulting, LLC
 Mailing Address: 855 SW Baya Drive
 City: Lake City State: FL Zip: 32024
 Telephone: () 965-9000 Fax: () Email: ljones@jonesengineering.net

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): THE LAW OFFICE OF TRAVIS KOON PLLC
 Mailing Address: 284 SW Baya Dr Ste 101
 City: Lake City State: FL Zip: 32025
 Telephone: (386) 597-0000 Fax: () Email: jkoon@koonlegal.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: 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.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

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

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

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

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

Lance Jones

Applicant/Agent Name (Type or Print)

Lance Jones

Digitally signed by Lance Jones
Date: 2024.08.10 00:13:18 -04'00'

8/8/24

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

ATTACHMENT 1.
SURVEY OF PROPERTY

ATTACHMENT 2.

**AERIAL PHOTOS-COLUMBIA COUNTY PROPERTY
APPRAISER ONLINE**



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13898-000 (42438) | OFFICE BLD 1STY (1700) | 0.525 AC

S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,

THE LAW OFFICE OF TRAVIS KOON PLLC

Owner: 284 SW BAYA DR STE 101
LAKE CITY, FL 32025-5207
Site: 284 SW BAYA DR, LAKE CITY

Sales	3/13/2014	\$155,000	I (Q)
	2/20/2012	\$100	I (U)
Info	2/6/2004	\$250,000	I (Q)

2024 Working Values

Mkt Lnd	\$72,072	Appraised	\$284,381
Ag Lnd	\$0	Assessed	\$284,381
Bldg	\$210,584	Exempt	\$0
XFOB	\$1,725		
Just	\$284,381	Total	county:\$284,381
		Taxable	city:\$284,381
			other:\$0
			school:\$284,381

NOTES:

Columbia County, FL



The information presented on this website 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. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13905-000 (42445) | VACANT COMMERCIAL (1000) | 1.388 AC
 S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W/R/W LINE OF US-41, S A

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025

Site:
 Sales 5/18/2023 \$265,000 V (Q)
 3/14/2023 \$100 V (U)
 Info 7/11/2011 \$208,000 I (Q)

2024 Working Values			
Mkt Lnd	\$103,825	Appraised	\$103,825
Ag Lnd	\$0	Assessed	\$103,825
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$103,825	county:	\$103,825
		Total	city:\$103,825
		Taxable	other:\$0
			school:\$103,825

NOTES:

Columbia County, FL



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GrizzlyLogic.com



Columbia County Property Appraiser

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

PARCEL: 00-00-00-13906-000 (42446) | VACANT COMMERCIAL (1000) | 0.966 AC
 S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW
 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT,

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025
 Site: 246 SW BAYA DR, LAKE CITY
 Sales 5/18/2023 \$265,000 V (Q)
 Info 7/11/2011 \$208,900 I (Q)
 12/1/1986 \$146,000 I (U)

2024 Working Values

Mkt Lnd	\$101,037	Appraised	\$101,037
Ag Lnd	\$0	Assessed	\$101,037
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$101,037	Total	county:\$101,037
		Taxable	city:\$101,037
			other:\$0
			school:\$101,037

NOTES:

Columbia County, FL



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Columbia County Property Appraiser

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

PARCEL: 00-00-00-14072-001 (42616) | VACANT (0000) | 0.18 AC
 S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3. EX 0.46 AC AS DESC IN ORB 1139-2248. 739-927, 741-1059, WD 1023-2359, WD 1217-2042, WD 1490-2553

THE LAW OFFICE OF TRAVIS KOON P.L.L.C.
 Owner: 284 SW BAYA DR
 #101
 LAKE CITY, FL 32025

2024 Working Values	
Mkt Lnd	\$9,250 Assessed \$9,250
Ag Lnd	\$0 Assessed \$9,250
Bldg	\$0 Exempt \$0
XFOB	\$0
Just	\$9,250
	county:\$9,250
	city:\$9,250
	other:\$0
	school:\$9,250

Site:			
Sales	5/18/2023	\$265,000	V (Q)
Info	7/11/2011	\$208,900	I (Q)

NOTES:

Columbia County, FL



The information presented on this website 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. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office. GrizzlyLogic.com

ATTACHMENT 3.
CONCURRENCY IMPACT ANALYSIS



August 8, 2024

Subject: SW Main Blvd and SW Baya Dr CPA and Zoning Amendment Concurrency Impact Analysis

The subject application consists of four properties with a total area of +/- 3.059 acres. It is speculative to perform a concurrency impact analysis as no plans for development exist currently. As such, a service station use has been used for the concurrency impact analysis as it would be a worst-case scenario for allowed uses under a Commercial General zoning designation. Future analysis will be required for a site development plan application to ensure facilities have capacity when development occurs.

Criteria for analyses (Concurrency impact analysis performed for addition of 5000 square feet of office/retail space):

- Trip generation was calculated per the ITE Trip Generation, 9th Edition, ITE Code 944 for Service Station as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Service Stations per water closet (b) Open more than 16 hours per day** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day. Assumed building area of 5000 square feet based on similar sizes of newly constructed Circle K's in the city.

Summary of analyses:

- Trip generation report: 1348 Total ADT and 111 Peak PM Trips
- Potable water: 650 gpd
- Sanitary sewer: 650 gpd
- Solid Waste: 28 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

Lance Jones, P.E.

"Keeping It Civil"

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
944	Service Station	168.56	13.87	8.00	1348.48	110.96

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)
Service Station (b)	325.00	2.00	650.00

* 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.

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)
Service Station (b)	325.00	2.00	650.00

* 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 1000 SF Gross Floor Area Per Day*	Estimated Gross Floor Area	Total (Lbs Per Day)
Service Station (b)	5.50	5000.00	27.50

*5.5 pounds of solid waste per 1,000 square foot gross floor area per day

ATTACHMENT 4.

**ANALYSIS OF THE REQUIREMENTS OF ARTICLE 12 OF
THE LAND DEVELOPMENT REGULATIONS**



August 6, 2024

Mr. Robert Angelo
Planning and Zoning Tech
City of Lake City Growth Management
205 North Marion Avenue
Lake City, FL 32055

Re: Rezoning and Comp Plan Amendment Application for Parcels 00-00-00-13898-000 (42438), 00-00-00-13905-000 (42445), 00-00-00-13906-000 (42446), and 00-00-00-14072-001 (42616) to Commercial General in Lake City, Florida.

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

4. Analysis of the Requirements of Article 12 of the Land Development Regulations (“LDRs”):

a. Whether the proposed use would be in conformance with the county’s comprehensive plan and would have an adverse effect on the county’s comprehensive plan.

Evaluation and Findings: The subject properties have Residential Medium and Residential Moderate Future Land Use Map (“FLUM”) designations, as well as Commercial General (“CG”) and Residential Single Family-2 (“RSF-2”) zoning designations. Contiguous properties have a Commercial General zoning designation and Commercial FLUM designation. A companion comp plan amendment shall be provided to amend the current residential FLUM designations to Commercial. The proposed use zoning designation Commercial General (“CG”) is consistent with the proposed FLUM designation and existing land use pattern. Given the preceding information, the proposed use is in conformance with the comprehensive plan.

b. Whether the proposed use is compatible with the existing land use pattern.

Evaluation and Findings: The proposed use is compatible with the existing land use pattern. The surrounding areas are commercial and the single owner properties have direct access to SW Baya Drive and SW Main Blvd.

c. Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.

Evaluation and Findings: The proposed use would not create an isolated district unrelated to adjacent districts as the surrounding properties are commercial.

d. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

Evaluation and Findings: The proposed use is a minimal increase of the existing density and would not increase the population density or load on public schools beyond the adopted Level of Service as the proposed use is commercial. A concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level for transportation and utilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

“Keeping It Civil”

Jones Engineering & Consulting, LLC|855 SW Baya Dr, Lake City, FL 32025|386.965.9000|jonesengineering.net

Evaluation and Findings: The existing district boundaries are not necessarily illogically drawn in relation to existing conditions on the property proposed for change. However, there is a commercial use gap at the subject properties in comparison to the existing land use pattern. The proposed change would eliminate the commercial use gap along SW Baya Dr and SW Main Blvd. Additionally, some of the properties have inconsistent land use designations with the existing zoning or have multiple zonings and land uses on a single parcel. The proposed use would improve the overall zoning consistency of the subject properties.

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

Evaluation and Findings: The proposed amendment is necessary to make the roadway frontage along SW Main Blvd and SW Baya Drive commercial and consistent with existing uses.

g. Whether the proposed change will adversely influence living conditions in the neighborhood?

Evaluation and Findings: It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood. The proposed use is similar in nature to the existing uses in the area.

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

Evaluation and Findings: As previously mentioned, a concurrency impact analysis has been included in this report which indicates that the proposed use will not degrade the Level of Service below an acceptable level. The development will have negligible impacts on traffic as the proposed use generates a minimal amount of total daily trips and peak hourly trips when compared to existing zoning designations. Please see attached concurrency impact analysis.

i. Whether the proposed use will create a drainage problem.

Evaluation and Findings: A change in proposed use would not create a drainage problem without consideration for the type of development that occurs on the properties. Future development is speculative for commercial office spaces and any improvements are required to be permitted in accord with the requirements of the Suwannee River Water Management District before construction is allowed to commence.

j. Whether the proposed use will seriously reduce light and air to adjacent areas.

Evaluation and Findings: It is not anticipated that the proposed amendment will not seriously reduce light or air to adjacent areas.

k. Whether the proposed use will adversely affect property values in the adjacent area.

Evaluation and Findings: It is not anticipated that the proposed amendment will adversely affect property values of the adjacent area. If anything, the proposed use will increase the existing property value of the subject site, thereby increasing the values of the surrounding properties.

l. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

Evaluation and Findings: It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties. Other properties of similar use are contiguous to the subject site.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Evaluation and Findings: The proposed change does not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Evaluation and Findings: The existing residential zoning and FLUM designations doesn't allow for commercial uses. The proposed zoning would allow uses consistent with the Commercial General zoning district.

o. Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: The proposed use is not out of scale with the needs of the neighborhood or the Lake City/Columbia County community. This is an ideal location for commercial use as it's located at a major intersection and adjoining properties have the same zoning and land use designations.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:

i. The need and justification for the change.

Evaluation and Findings: Although other sites could exist in the city that would allow for this use, the owner has identified this property as a prime candidate for the proposed use. The four parcels are contiguous with direct access to SW Baya Dr and SW Main Blvd and the proposed use would be consistent with existing uses along the corridor.

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 considerations 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.

Evaluation and Findings: The proposed amendment will not have an impact on the comprehensive planning program or the City's comprehensive plan.

ATTACHMENT 5.

**LEGAL DESCRIPTION WITH TAX PARCEL NUMBER(S)
(PROVIDED AS A SEPARATE WORD DOCUMENT)**

LEGAL DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

ATTACHMENT 6.
PROOF OF OWNERSHIP (DEED)

3

Prepared by:
Elaine R. Davis
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 13-648

Inst:201412003588 Date:3/14/2014 Time:11:24 AM
Doc Stamp-Deed:1085.00
DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1271 P:164

General Warranty Deed

Made this March 13th, 2014 A.D.

By **JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife**, whose address is: Post Office Box 1311, Lake City, Florida 32056, hereinafter called the grantor,

to **THE LAW OFFICE OF TRAVIS KOON P.L.L.C**, A Florida Limited Liability Company whose post office address is: 291 NW Main Blvd, Suite A, Lake City, Florida 32055, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, a subdivision according to the Plat thereof as recorded in Plat Book 2 Page 104 of the public records of **COLUMBIA COUNTY, FLORIDA**.

Parcel ID Number: 13898-000

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, 2013.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Elaine R. Davis
Witness Printed Name Elaine R. Davis

[Signature] (Seal)
JAMES L. BOLTON
Address: Post Office Box 1100, Lake City, Florida 32056

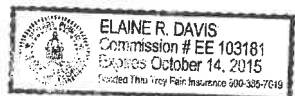
[Signature]
Witness Printed Name JANET L CREECH

[Signature] (Seal)
MARY ELLEN BOLTON
Address:

State of FLORIDA
County of COLUMBIA

The foregoing instrument was acknowledged before me this 13th day of March, 2014, by JAMES L. BOLTON and MARY ELLEN BOLTON, husband and wife, who is/are personally known to me or who has produced KNOWN as identification.

Elaine R. Davis
Notary Public
Print Name: _____
My Commission Expires: _____



Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12145

Inst: 202312009111 Date: 05/22/2023 Time: 8:18AM
Page 1 of 4 B: 1490 P: 2553, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *we*
Deputy Clerk Doc Stamp-Deed: 1855.00

Warranty Deed

This Warranty Deed is executed this 18 day of ^{May}~~March~~, 2023 by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006, whose address is PO Box K, Live Oak, FL 32064, hereinafter called the grantor, to The Law Office of Travis Koon P.L.L.C., a Florida Limited Liability Company, whose address is , hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.

The above described property is not the Homestead of the Grantor, nor has it ever been the Homestead of same, who in fact resides at: 7271 61ST DR, LIVE OAK 32060.

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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.

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

Signed, sealed and delivered in our presence:

Lisa Hicks
Witness

Lisa Hicks
Printed Name

Daniel Cropps
Witness

DANIEL CROPPS
Printed Name

The Jack Mott Revocable Trust, under
Trust Agreement dated March 10, 2006

By: *JM*
Jack M. Mott, as Successor Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March, 2023, by Jack M. Mott, Individually and as Successor Trustee of The Jack Mott Revocable Trust, under Trust Agreement dated March 10, 2006.

Veralisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
Type of Identification _____
Produced: _____

Exhibit "A"

PARCEL 1:

Lots 1 and 2, Block 3, BAKER HEIGHTS, a subdivision of part of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 3 South, Range 17 East, according to the plat thereof as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, LESS AND EXCEPT the right of way for State Road No. 25 (South First Street).

ALSO

Begin at the Northwest corner of said Lot 2 and run S 26°12'12" E, 150.00 feet along the West line of said Lot 2; thence N 63°47'48" E, 88.28 feet along the South line of said Lot 2 to the West right of way line of State Road 25; thence S 01°08'30" E, 25.50 feet to its intersection with the Northerly edge of a concrete paved ditch; thence S 79°58'48" W along said Northerly edge of said concrete paved ditch 192.23 feet; thence S 89°55'41" W still along said Northerly edge of a concrete ditch 97.11 feet to its intersection with the Easterly line of Lake Villa Addition No. 3; thence N 00°29'44" W along said Easterly line of Lake Villa Addition No. 3 a distance of 97.31 feet to the South line of El Prado Street; thence N 63°47'48" E along said South line of El Prado Street 113.58 feet to the Point of Beginning.

PARCEL 2:

Commence at the Northwest corner of Lot 2, Block 3, BAKER HEIGHTS, in Section 32, Township 3 South, Range 17 East, as recorded in Plat Book 2, page 104, of the Public Records of Columbia County, Florida, and run S 63°47'48" W along South line of El Prado Street 113.58 feet to a concrete monument; thence S 0°29'44" E, 112.96 feet to the South edge of a concrete paved ditch and the Point of Beginning; thence N 89°39'15" E, 88.62 feet along said South edge of a concrete ditch; thence N 77°48'44" E, 162.14 feet still along said concrete ditch, point also being on the West right of way line of State Road #25 (First Street); thence S 1°08'30" E along West line of said State Road #25 a distance of 9.06 feet; thence S 16°11'04" E along said West right of way line 165.68 feet to a concrete monument; thence N 88°51'26" E, 3 feet along said right of way to a concrete monument; thence S 1°08'30" E still along said right of way line a distance of 100.87 feet to a concrete monument and to the North line of Lake Villa Subdivision, Block 1; thence S 89°39'15" W, 296.43 feet along said North line of Lake Villa, Block 1 to a concrete monument being on the East line of Lake Villa Addition No. 3; thence N 0°29'64" W along said East line of Lake Villa Addition No. 3 a distance of 236.00 feet to the South edge of a concrete paved ditch and to the Point of Beginning.

LESS AND EXCEPT any portions of Parcels 1 and 2 lying in right of way recorded in Deed Book 64, page 65; Official Records Book 352, page 69 and Official Records Book 896, page

2053, of the Public Records of Columbia County, Florida.

PARCEL 3

Lot No. 2, Block No. 10, Lake Villas Addition No. 3, a Subdivision according to the plat thereof as recorded in Plat Book 2, page 108-E, of the public records of Columbia County, Florida.

LESS AND EXCEPT that parcel conveyed in Official Records Book 1139, page 2248 and being more particularly described as follows: Commence at the Southeast corner of Lot 2, Block 10, Lake Villas Addition #3, a subdivision according to plat thereof as recorded in Plat Book 2, Page 108E of the public records of Columbia County, Florida and run thence N 49°13'59"W, along the South Line of said Lot 2, 1.43 feet to the POINT OF BEGINNING; thence continue N 49°13'59"W, along said South Line, 150.57 feet to the West Line of said Lot 2; thence N 40°24'17"E, along said West Line, 148.50 feet; thence S 49°11'49"E, 70.65 feet; thence S 56°21'25"E, 34.05 feet to a point on a curve; thence run Southerly along the arc of said curve concave to the East having a radius of 165.00 feet, a central angle of 24°47'13", a chord bearing and distance of S 17°44'37"W, 70.83 feet, an arc distance of 71.38 feet to a point of reverse curve; thence run Southerly along the arc of said curve concave to the West having a radius of 115.00 feet, a central angle of 45°51'37", a chord bearing and distance of S 28°16'49"W, 89.61 feet, an arc distance of 92.05 feet to the POINT OF BEGINNING.

ATTACHMENT 7.
AGENT AUTHORIZATION FORM



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

AGENT AUTHORIZATION FORM

I, Travis Koon (owner name), owner of property parcel

number 42616, 42446, 42445, 42438 (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. Christopher Lance Jones	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.

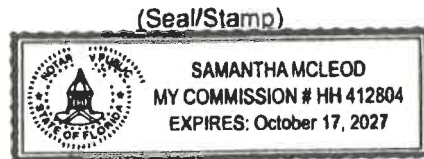
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Travis Koon (Owner Signature (Notarized)) 8/1/24 (Date)

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Travis Koon, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 1st day of August, 2024.

Samantha McLeod
 NOTARY'S SIGNATURE





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.

Filing Information

Document Number	L11000141646
FEI/EIN Number	45-4087725
Date Filed	12/19/2011
Effective Date	01/01/2012
State	FL
Status	ACTIVE

Principal Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Mailing Address

284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Changed: 01/25/2016

Registered Agent Name & Address

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Address Changed: 01/25/2016

Authorized Person(s) Detail

Name & Address

Title MGR, Managing Member

KOON, TRAVIS D
284 SW Baya Dr.
Suite 101
Lake City, FL 32025

Title Managing Member

Fons, Eduardo, Esq.
2100 Coral Way
Suite 701
Miami, FL 33145

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	02/20/2023
2024	02/06/2024

Document Images

02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/20/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
01/19/2021 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- ANNUAL REPORT	View image in PDF format
03/04/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
01/25/2016 -- ANNUAL REPORT	View image in PDF format
01/15/2015 -- ANNUAL REPORT	View image in PDF format
06/15/2014 -- ANNUAL REPORT	View image in PDF format
02/28/2013 -- ANNUAL REPORT	View image in PDF format
12/19/2011 -- Florida Limited Liability	View image in PDF format

ATTACHMENT 8.

PROOF OF PAYMENT OF TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:33:23 PM EDT

Tax Record

Last Update: 7/31/2024 2:32:07 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13898-000	REAL ESTATE	2023			
Mailing Address THE LAW OFFICE OF TRAVIS KOON PLLC 284 SW BAYA DR STE 101 LAKE CITY FL 32025-5207		Property Address 284 BAYA LAKE CITY GEO Number 000000-13898-000			
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 1700/1700.53 Acres S DIV LOTS 1 & 2 BLOCK 2 BAKER HEIGHTS S/D. 446-340, 761-2136 THRU 2149, DC 947-2262, 982-1354,1357, WD 1006-1309, WD 1230-1579, WD 1271-164,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	264,268	0	\$264,268	\$1,294.91
BOARD OF COUNTY COMMISSIONERS	7.8150	264,268	0	\$264,268	\$2,065.25
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	266,324	0	\$266,324	\$199.21
LOCAL	3.2170	266,324	0	\$266,324	\$856.76
CAPITAL OUTLAY	1.5000	266,324	0	\$266,324	\$399.49
SUWANNEE RIVER WATER MGT DIST	0.3113	264,268	0	\$264,268	\$82.27
LAKE SHORE HOSPITAL AUTHORITY	0.0001	264,268	0	\$264,268	\$0.03
Total Millage		18.4914	Total Taxes		\$4,897.92
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$898.12			
Total Assessments					\$898.12
Taxes & Assessments					\$5,796.04
If Paid By				Amount Due	
				\$0.00	
Date Paid	Transaction	Receipt	Item	Amount Paid	

11/15/2023	PAYMENT	2500593.0001	2023	\$5,564.20
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Prior Years Payment History

Prior Year Taxes Due				
NO DELINQUENT TAXES				

Columbia County Tax Collector

generated on 7/31/2024 2:36:20 PM EDT

Tax Record

Last Update: 7/31/2024 2:35:04 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13905-000	REAL ESTATE	2023			
Mailing Address		Property Address			
THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		GEO Number 000000-13905-000			
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 1000/10001.39 Acres S DIV: COMM NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 112.96 FT FOR POB, RUN E 88.62 FT, NE 162.14 FT TO W R/W LINE OF US-41, S ALONG R/W LINE 174.74 FT, E 3 FT TO SAID RD R/W, S 100.87 FT, W 296.43 FT, N 236 FT TO POB. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	53,945	0	\$53,945	\$264.33
BOARD OF COUNTY COMMISSIONERS	7.8150	53,945	0	\$53,945	\$421.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	53,945	0	\$53,945	\$40.35
LOCAL	3.2170	53,945	0	\$53,945	\$173.54
CAPITAL OUTLAY	1.5000	53,945	0	\$53,945	\$80.92
SUWANNEE RIVER WATER MGT DIST	0.3113	53,945	0	\$53,945	\$16.79
LAKE SHORE HOSPITAL AUTHORITY	0.0001	53,945	0	\$53,945	\$0.01
Total Millage		18.4914	Total Taxes		\$997.52
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$1,058.78
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500590.0001	2023	\$1,016.43

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:35:47 PM EDT

Tax Record

Last Update: 7/31/2024 2:34:31 PM EDT

[Register for eBill](#)

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R13906-000	REAL ESTATE	2023			
Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025		Property Address 246 BAYA LAKE CITY GEO Number 000000-13906-000			
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 1000/1000.97 Acres S DIV: LOTS 1 & 2 BLOCK 3 BAKER HEIGHTS S/D & BEG NW COR OF LOT 2 BLOCK 3 BAKER HEIGHTS S/D, RUN SW 113.58 FT, S 102.96 FT, E 87.61 FT, NE 163.06 FT, N 22.6 FT, SW 88.36 FT, NW 150 FT TO POB, EX RD & EX ADD'L RD R/W DESC ORB 896-2953. BLOCK 308. See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	43,698	0	\$43,698	\$214.12
BOARD OF COUNTY COMMISSIONERS	7.8150	43,698	0	\$43,698	\$341.50
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	43,698	0	\$43,698	\$32.68
LOCAL	3.2170	43,698	0	\$43,698	\$140.58
CAPITAL OUTLAY	1.5000	43,698	0	\$43,698	\$65.55
SUWANNEE RIVER WATER MGT DIST	0.3113	43,698	0	\$43,698	\$13.60
LAKE SHORE HOSPITAL AUTHORITY	0.0001	43,698	0	\$43,698	\$0.00
Total Millage		18.4914	Total Taxes		\$808.03
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$61.26
Total Assessments					\$61.26
Taxes & Assessments					\$869.29
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/15/2023	PAYMENT	2500592.0001	2023	\$834.52

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

Columbia County Tax Collector

generated on 7/31/2024 2:34:34 PM EDT

Tax Record

Last Update: 7/31/2024 2:33:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year																																																												
R14072-001	REAL ESTATE	2023																																																												
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;">Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025</td> <td style="width: 60%; border: none;">Property Address GEO Number 000000-14072-001</td> </tr> </table>			Mailing Address THE LAW OFFICE OF TRAVIS KOON P.L.L.C. 284 SW BAYA DR #101 LAKE CITY FL 32025	Property Address GEO Number 000000-14072-001																																																										
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<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Exemption Detail</td> <td style="width: 33%;">Millage Code</td> <td style="width: 34%;">Escrow Code</td> </tr> <tr> <td>NO EXEMPTIONS</td> <td>001</td> <td></td> </tr> <tr> <td colspan="3"><u>Legal Description (click for full description)</u></td> </tr> <tr> <td colspan="3">00-00-00 0000/0000.18 Acres S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3. EX 0.46 AC AS DESC IN ORB 1139-2248. 739-927, 741-1059, WD 1023- 2359, WD 1217-2042, WD 1490-2553</td> </tr> </table>			Exemption Detail	Millage Code	Escrow Code	NO EXEMPTIONS	001		<u>Legal Description (click for full description)</u>			00-00-00 0000/0000.18 Acres S DIV: LOT 2 BLOCK 10 LAKE VILLAS ADDITION #3. EX 0.46 AC AS DESC IN ORB 1139-2248. 739-927, 741-1059, WD 1023- 2359, WD 1217-2042, WD 1490-2553																																																		
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<table style="width: 100%; border: none;"> <thead> <tr> <th style="width: 30%;">Taxing Authority</th> <th style="width: 10%;">Rate</th> <th style="width: 15%;">Assessed Value</th> <th style="width: 15%;">Exemption Amount</th> <th style="width: 15%;">Taxable Value</th> <th style="width: 15%;">Taxes Levied</th> </tr> </thead> <tbody> <tr> <td>CITY OF LAKE CITY</td> <td>4.9000</td> <td>7,865</td> <td>0</td> <td>\$7,865</td> <td>\$38.54</td> </tr> <tr> <td>BOARD OF COUNTY COMMISSIONERS</td> <td>7.8150</td> <td>7,865</td> <td>0</td> <td>\$7,865</td> <td>\$61.46</td> </tr> <tr> <td>COLUMBIA COUNTY SCHOOL BOARD</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>DISCRETIONARY</td> <td>0.7480</td> <td>9,250</td> <td>0</td> <td>\$9,250</td> <td>\$6.92</td> </tr> <tr> <td>LOCAL</td> <td>3.2170</td> <td>9,250</td> <td>0</td> <td>\$9,250</td> <td>\$29.76</td> </tr> <tr> <td>CAPITAL OUTLAY</td> <td>1.5000</td> <td>9,250</td> <td>0</td> <td>\$9,250</td> <td>\$13.87</td> </tr> <tr> <td>SUWANNEE RIVER WATER MGT DIST</td> <td>0.3113</td> <td>7,865</td> <td>0</td> <td>\$7,865</td> <td>\$2.45</td> </tr> <tr> <td>LAKE SHORE HOSPITAL AUTHORITY</td> <td>0.0001</td> <td>7,865</td> <td>0</td> <td>\$7,865</td> <td>\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total Millage</td> <td>18.4914</td> <td colspan="2" style="text-align: right;">Total Taxes</td> <td>\$153.00</td> </tr> </tbody> </table>			Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	CITY OF LAKE CITY	4.9000	7,865	0	\$7,865	\$38.54	BOARD OF COUNTY COMMISSIONERS	7.8150	7,865	0	\$7,865	\$61.46	COLUMBIA COUNTY SCHOOL BOARD						DISCRETIONARY	0.7480	9,250	0	\$9,250	\$6.92	LOCAL	3.2170	9,250	0	\$9,250	\$29.76	CAPITAL OUTLAY	1.5000	9,250	0	\$9,250	\$13.87	SUWANNEE RIVER WATER MGT DIST	0.3113	7,865	0	\$7,865	\$2.45	LAKE SHORE HOSPITAL AUTHORITY	0.0001	7,865	0	\$7,865	\$0.00	Total Millage		18.4914	Total Taxes		\$153.00
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Date Paid	Transaction	Receipt	Item	Amount Paid																																																										

11/15/2023	PAYMENT	2500591.0001	2023	\$205.69
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Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

ATTACHMENT 9.

SEE FEE SCHEDULE

CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE

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

INVOICE

Date: 08/12/2024
 Receipt: 2024-00076865
 Description: Z 24-04 CPA
 24-03
 Cashier: Miriam Williams
 Received From: Koon, Travis
 ZF 750.00
 Z 24-04 CPA
 24-03

DATE: August 12, 2024
 FOR: Rezoning for Z24-04 and CPA 24-03
 LOCATION: Parcels 13898-000, 13905-000,
 13906-000, and 14072-001

Receipt Total 750.00
 Total Check 750.00
 Total Remitted 750.00
 Total Received 750.00

BILL TO: Travis Koon or Lance Jones

City of Lake City Utilities

	UNIT PRICE	LINE TOTAL
	\$ 750.00	\$ 750.00
	\$ 750.00	\$ 750.00
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ 1,500.00
		\$ 1,500.00

The cost estimate expires on 12/31/24
 Make all checks payable to City of Lake City.

*****ATTENTION CUSTOMER SERVICE*****

- BILLING CODE- ZF (ZONING FEES)
- PROJECT NUMBER- Z 24-04 and CPA 24-03
- ADDRESS- TBD
- PARCEL NUMBERS- 13898-000, 13905-000, 13906-000, and 14072-001

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2294- Amending the Future Land Use Map of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2295- Amending the Official Zoning Atlas of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

October 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. CPA 24-03 (The Law Offices of Travis Koon, PLLC)
Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Land use amendment request are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 24-03, an application by Lance Jones, PE, as agent for The Law Offices of Travis Koon, PLLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MODERATE (less than or equal to 4 dwelling units per acre) and RESIDENTIAL MEDIUM (less than or equal to 8 dwelling units per acre) to COMMERCIAL on property described, as follows:

PARCEL 1: 32-3S-17-13906-000 (42446) 0.966 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 2: 32-3S-17-13905-000 (42445) 1.388 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 3: 32-3S-17-14072-001 (42616) 0.18 ACRES PER PROPERTY APPRAISER ONLINE

PARCEL 4: 32-3S-17-13898-000 (42438) 0.525 ACRES PER PROPERTY APPRAISER ONLINE

ALL SAID CONTAINING 3.059 MORE OR LESS

DESCRIPTION:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, AND 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST

City of Lake City

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LAKE CITY, FLORIDA 32055

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1/4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N 63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE



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108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average specialty retail use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees) \times 45 (gallons of potable water usage per employee per day) = 10,935 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2023, the average daily potable water usage = 3,490,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 610,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 10,935 gallons of potable water per day.

Residual capacity after this proposed amendment = 599,065 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to have 1.82 employees per 1,000 square feet gross floor area.

$133,250$ (133,250 square feet gross floor area) \times 100% (100% maximum lot coverage by all buildings) \times 1.82 (employees per 1,000 square feet gross floor area) = 243 (employees \times 34.5 gallons of sanitary sewer effluent per employee per day) = 8,383.5 gallons of sanitary sewer effluent per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2023, the average sanitary sewer usage = 1,880,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 1,120,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 8,383.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,111,616.5 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.



City of Lake City

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Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially result in 133,250 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

An average shopping center use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day.

$133,250$ (133,250 square feet gross floor area) \times 100% (maximum lot coverage by all buildings) \times 5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 732.9 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As no population increase will result from the proposed amendment, there will be no need for additional recreational facilities as a result of the proposed amendment. Therefore, the proposed amendment is not anticipated to impact recreation facilities.

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 43,560 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

Summary of Trip Generation Calculations for a Shopping Center Use.

133,250 (133,250 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 508 trips less 25 percent pass by trips (127) = 381 p.m. peak hour trips (508 - 127 = 381).

Existing p.m. peak hour trips = 1692 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 41 (from S.R. 47 to Baya Ave.)	1692	D	0	381	2,073	D

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.

Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 4,160 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

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Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is commercial and residential. The site is bounded on the north by commercial land use, on the east by commercial land use, on the south by commercial land use and on the west by residential moderate land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2021, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, the site is not located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2024, the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain medium fine sand and silt.

Soil Types

According to the Florida Department of Environmental Protection Soil Descriptions- Blanton fine sand, 0 to 5 percent slopes - This is a moderately well drained, nearly level to gently sloping soil on broad ridges and undulating side slopes. Blanton fine sand make up 85 percent of this unit. Typically, the surface and subsurface layers are fine sand to a depth of about 52 inches. The subsoil is a fine sandy loam that extends to a depth of 80 inches. The parent material contains sandy and loamy marine deposits. The available water capacity is low (about 3.6 inches). Depth to the water table ranges from 48 to 72 inches. Included with this soil in mapping are small areas of Albany, Alpin, Chipley, Lakeland, Ocilla, Troup, and Bonneau soils. These soils make up less than 15 percent of the map unit.

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Plummer fine sand, depressional- This is a nearly level, poorly drained soil in depressions. The areas range from 5 to 80 acres and are circular or irregularly shaped. The slope is less than 2 percent.

Typically, the surface layer is gray fine sand about 5 inches thick. The subsurface layer is gray fine sand and extends to a depth of 75 inches. It is gray sandy clay loam with yellow, strong brown and very pale brown mottles. The substratum is white fine sand and extends to a depth of more than 80 inches.

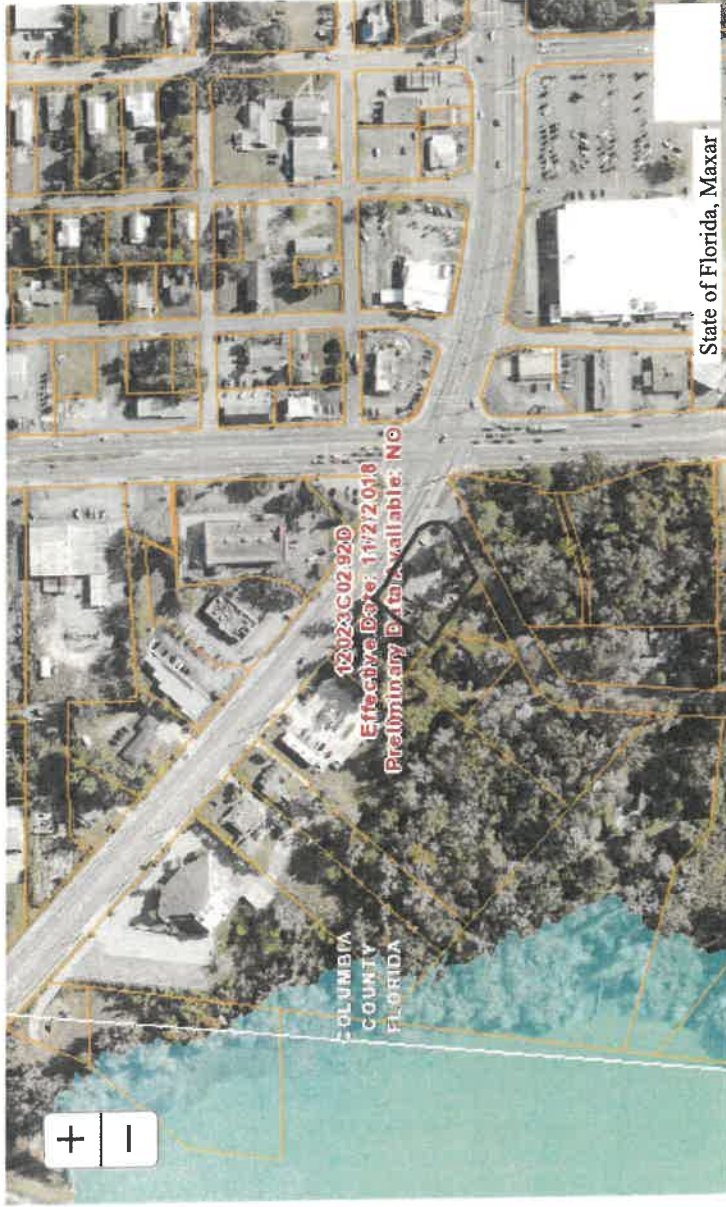
Included with this soil in mapping are small areas of Surrency and Pelham soils. Also included are soils that are similar to the Plummer soil, but some have a clayey subsoil, some have phosphatic pebbles and iron concretions, and other have weakly cemented organic-stained layers in the subsurface layer. The included soils make up less than 15 percent of the map unit.

This Plummer soil has a water table at or above the surface layer for 4 to 6 months during most years. It is within a depth of 15 inches for 6 to 8 months during most years. It recedes to a depth of more than 40 inches during dry periods. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the surface and subsurface layers and moderately slow in the subsoil. Natural fertility is low

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridan Aquifer, prepared by the Water Management District, dated July 17, 2001, the site is not located in high aquifer groundwater recharge area.

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: **COLUMBIA**
 Parcel: **00000013898000**
 Flood Zone: **X**
 Flood Risk: **LOW**

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

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

Legend with Flood Zone Designations

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

Supplemental Information

Watershed: **Santa Fe** Map Effective Date: **11/2/2018** Special Flood Hazard Area: **No**

FIRM Panel(s) **12023C0292D**

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



www.srwmfdloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation | FEMA.gov](https://www.floodsmart.com). Information about flood insurance may be obtained at <https://www.floodsmart.com>

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:

(800) 226-1066



U.S. Fish and Wildlife Service

National Wetlands Inventory

246 SW Baya Ave



October 16, 2024

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Environmental Geology - Rock and Sediment Distribution

Authenticative



FDEP Open Data Administrator
Florida Department of Environmental Protection

Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

Details



Dataset
Feature Layer



August 22, 2023
Info Updated



Not Planned
Data Updated: August 22, 2023



January 1, 2001
Published Date



Records: 2,822
[View Data Table](#)



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Records: 2,822



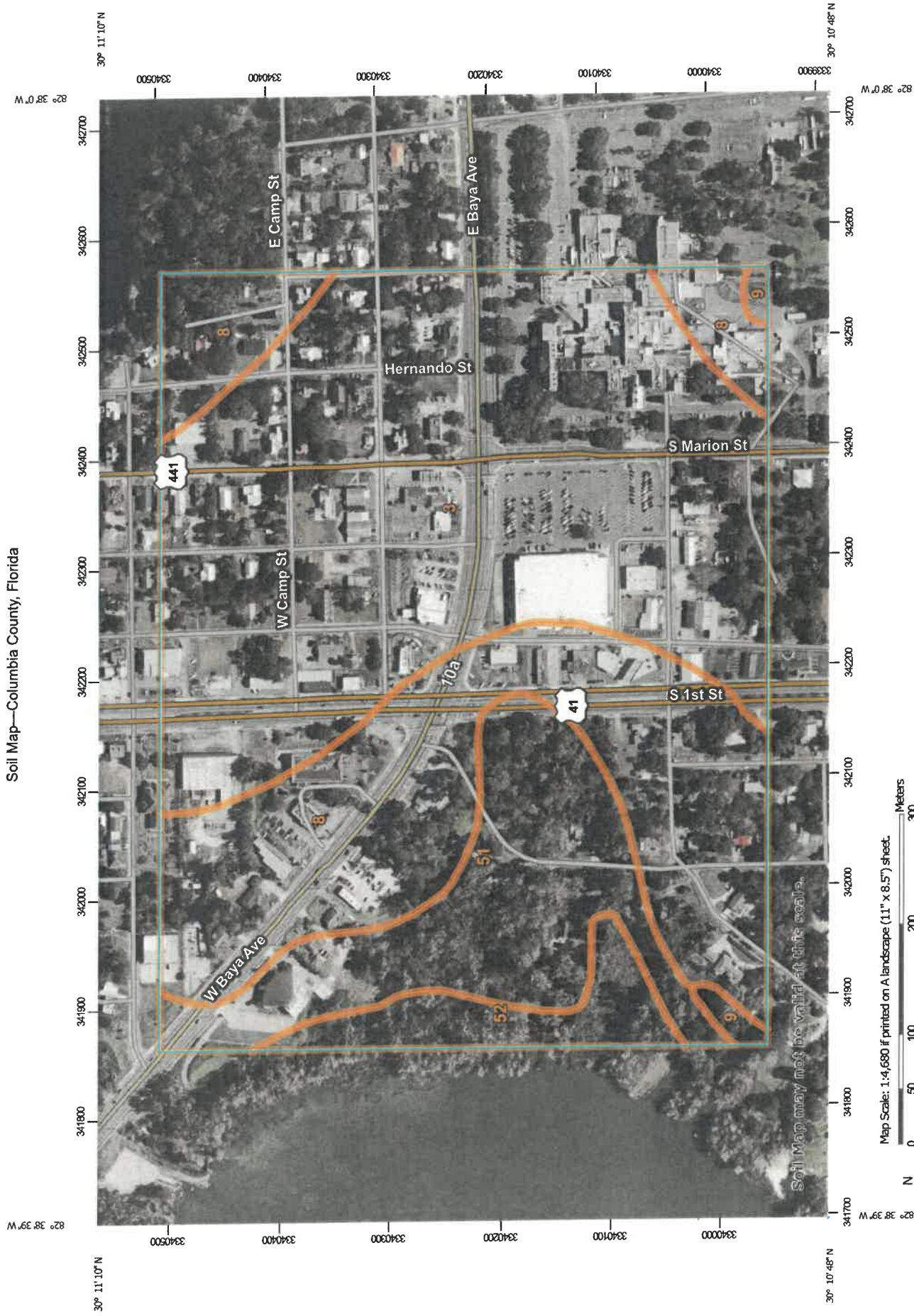
CATEGORY: MED. FINE SAND AND SILT

Environmental Geology - Rock and Sediment Distribution

Zoom to

OBJECTID	949
DEP_GEOLOGY_ENVIRONMENTAL_AREA	71 651 301 998
PERIMETER	52.362.545
TYPE	7
CATEGORY	MED. FINE SAND AND SILT
SHAPE	undefined
SHAPEAREA	71 651 301 998
SHAPELEN	52.362.545

Soil Map—Columbia County, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:4,680 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spot Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Florida
 Survey Area Data: Version 20, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	47.9	49.5%
8	Blanton fine sand, 0 to 5 percent slopes	29.7	30.7%
9	Blanton fine sand, 5 to 8 percent slopes	0.7	0.7%
51	Plummer fine sand	14.1	14.6%
52	Plummer fine sand, depressional	4.3	4.4%
Totals for Area of Interest		96.7	100.0%

RESOLUTION NO. 2024 PZ/CPA 24-03

PLANNING AND ZONING BOARD CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA APPROVAL OF AN AMENDMENT OF FIFTY (50) OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 24-03, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR A CHANGE IN THE LAND USE CLASSIFICATION FROM RESIDENTIAL MODERATE, (ALLOWING UP TO FOUR DWELLING UNITS PER ACRE) AND/OR RESIDENTIAL MEDIUM, (ALLOWING UP TO EIGHT DWELLING UNITS PER ACRE) TO COMMERCIAL ON PROPERTY DESCRIBED AS TAX PARCEL NOS. 13898-000,13905-000, 13906-000 AND 14072-001 IN THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake City Land Development Regulations, as amended (the "LDRs"), empowers the Planning and Zoning Board of the City of Lake City, Florida (the "Board"), to recommend approval or denial of amendments to the City of Lake City Comprehensive Plan (the "Comprehensive Plan"), to the City Council of the City of Lake City, Florida (the "Council"), in accordance with said regulations; and

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida (the "LPA"), to recommend to the Council, approval or denial of amendments to the Comprehensive Plan, in accordance with said statute; and

WHEREAS, the Board has been designated as the LPA; and

WHEREAS, an application for an amendment, as described below, has been filed with the City; and

WHEREAS, pursuant to the LDRs, the Board, serving also as the LPA, held the required

public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Board, serving also as the LPA has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Board, serving also as the LPA has determined and found that recommending to the Council the approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; now therefore

BE IT RESOLVED BY THE PLANNING AND ZONING BOARD, OF THE CITY OF LAKE CITY, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA:

1. Pursuant to an application, CPA 24-03, submitted by Lance Jones of Jones Engineering & Consulting, LLC, as agent for The Law Office of Travis Koon, LLC, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the Board, serving also as the LPA, recommends to the Council that the future land use classification be changed from RESIDENTIAL, MODERATE (less than or equal to four dwelling units per acre) and/or RESIDENTIAL, MEDIUM (less than or equal to eight dwelling units per acre) to Commercial on property generally described as Tax Parcel Nos. 13898-000, 13905-000, 13906-000 and 14072-001 and more particularly described as:

PARCEL 13898-000 (FROM DEED):

LOTS 1 AND 2, BLOCK 2, BAKER HEIGHTS SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 PAGE 104 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCELS 13905-000, 13906-000, 14072-001 (FROM SURVEYOR):

LOTS 1 AND 2, BLOCK 3, BAKER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF

COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE RIGHT OF WAY FOR STATE ROAD NO. 25 (SOUTH FIRST STREET).

ALSO

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S26°12'12"E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N63°47'48"E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S01°08'30"E 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S79°58'48"W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 159.23 FEET; THENCE S89°55'41"W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N63°47'48"E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN W63°47'48"W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT THENCE S00°29'44"E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING THENCE N89°39'15"E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N77°48'44"E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S01°08'30"E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S16°11'04"E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N88°51'26"E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S01°08'30"E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N00°29'64"W ALONG SAID

EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 3:

LOT NO. 2, BLOCK NO 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N49°13'59"W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N49°13'59"W, ALONG SAID SOUTH LINE, 150.57 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N40°24'17"E, ALONG SAID WEST LINE 148.50 FEET; THENCE S49°11'49"E, 70.65 FEET; THENCE S56°21'25"E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S17°44'37"W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S28°16'49"W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.


2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.
3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 07th day of October, 2024.

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


Christopher Lydick, Chairman

ATTEST, BY THE SECRETARY TO THE
PLANNING AND ZONING BOARD OF THE
CITY OF LAKE CITY, FLORIDA:


Robert Angelo, Secretary to the Planning
and Zoning Board

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney

NOTICE OF PUBLIC MEETING CITY OF LAKE CITY PLANNING AND ZONING BOARD

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, October 8, 2024 at 5:30 PM or as soon after.

Agenda items-

1. CPA 24-03, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre and Residential Moderate, allowing up to four (4) dwelling units per acre to Commercial on land located on parcels 13898-000, 13905-000, 13906-000 and 14072-001.
2. Z24-04, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Residential Single Family 2 (RSF-2) and Residential Office (RO) to Commercial General (CG) on property located on 13898-000, 13905-000, 13906-000 and 14072-001.
3. SPR 24-10, an application submitted by Carol Chadwick, P.E., (agent) for Affiliated Property Management LLC, (owner), for a Site Plan Review for Aspire Dental Addition, in a Commercial Intensive zoning district, and located on parcel 07604-102, which is regulated by the Land Development Regulations Section 4.13

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings 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.

SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech.



PUBLIC NOTICE

[Illegible text in the left column of the public notice sign]

[Illegible text in the right column of the public notice sign]

**CITY OF LAKE CITY
NOTICE
LAND USE ACTION**

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z24-04, an application by Lance Jones, agent for The Law Offices of Travis Koon, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL MULTI-SINGLE 1 (RSF-1) and RESIDENTIAL OFFICE (RO) to COMMERCIAL GENERAL (CG) on property described, as follows:

From RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) PARCEL 14072-001 and 13906-000

A parcel of land lying in Section 32, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly describes as follows:

LOT NO. 2, BLOCK NO. 10, LAKE VILLAS ADDITION NO. 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PARCEL CONVEYED IN OFFICIAL RECORDS BOOK 1139, PAGE 2248 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 10, LAKE VILLAS ADDITION #3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 108-E OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 49°13'59" W, ALONG THE SOUTH LINE OF SAID LOT 2, 1.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 49°13'59" W, ALONG SAID SOUTH LINE, 150.97 FEET TO THE WEST LINE OF SAID LOT 2; THENCE N 40°24'17" E, ALONG SAID WEST LINE 148.50 FEET; THENCE S 49°11'49" E, 70.65 FEET; THENCE S 56°21'25" E, 34.05 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 24°47'13", A CHORD BEARING AND DISTANCE OF S 17°44'37" W, 70.83 FEET, AN ARC DISTANCE OF 71.38 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 45°51'37", A CHORD BEARING AND DISTANCE OF S 28°16'49" W, 89.61 FEET, AN ARC DISTANCE OF 92.05 FEET TO THE POINT OF BEGINNING.

Containing 0.18 acres, more or less

AND

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN S 26°12'12" E, 150.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE N 63°47'48" E, 88.28 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 25; THENCE S 01°08'30" E, 25.50 FEET TO ITS INTERSECTION WITH THE NORTHERLY EDGE OF A CONCRETE PAVED DITCH; THENCE S 79°58'48" W ALONG SAID NORTHERLY EDGE OF SAID CONCRETE PAVED DITCH 152.23 FEET; THENCE S 89°55'41" W STILL ALONG SAID NORTHERLY EDGE OF A CONCRETE DITCH 97.11 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'44" W ALONG SAID EASTERLY LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 97.31 FEET TO THE SOUTH LINE OF EL PRADO STREET; THENCE N

63°47'48" E ALONG SAID SOUTH LINE OF EL PRADO STREET 113.58 FEET TO THE POINT OF BEGINNING.

Containing 0.966 acres, more or less

From RESIDENTIAL OFFICE (RO) to COMMERCIAL GENERAL PARCEL 13905-000

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, BAKER HEIGHTS, IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 104, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 63°47'48" W ALONG SOUTH LINE OF EL PRADO STREET 113.58 FEET TO A CONCRETE MONUMENT; THENCE S 00°29'44" E, 112.96 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND THE POINT OF BEGINNING; THENCE N 89°39'15" E, 88.62 FEET ALONG SAID SOUTH EDGE OF A CONCRETE DITCH; THENCE N 77°48'44" E, 162.14 FEET STILL ALONG SAID CONCRETE DITCH, POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #25 (FIRST STREET); THENCE S 01°08'30" E ALONG WEST LINE OF SAID STATE ROAD #25 A DISTANCE OF 9.06 FEET; THENCE S 16°11'04" E ALONG SAID WEST RIGHT OF WAY LINE 165.68 FEET TO A CONCRETE MONUMENT; THENCE N 88°51'26" E, 3 FEET ALONG SAID RIGHT OF WAY TO A CONCRETE MONUMENT; THENCE S 01°08'30" E STILL ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.87 FEET TO A CONCRETE MONUMENT AND TO THE NORTH LINE OF LAKE VILLA SUBDIVISION, BLOCK 1, THENCE S 89°39'15" W, 296.43 FEET ALONG SAID NORTH LINE OF LAKE VILLA, BLOCK 1 TO A CONCRETE MONUMENT BEING ON THE EAST LINE OF LAKE VILLA ADDITION NO. 3; THENCE N 00°29'64" W ALONG SAID EAST LINE OF LAKE VILLA ADDITION NO. 3 A DISTANCE OF 236.00 FEET TO THE SOUTH EDGE OF A CONCRETE PAVED DITCH AND TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTIONS OF PARCELS 1 AND 2 LYING IN RIGHT OF WAY RECORDED IN DEED BOOK 64, PAGE 65; OFFICIAL RECORDS BOOK 352, PAGE 69 AND OFFICIAL RECORDS BOOK 896, PAGE 2053, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Containing 1.388 acres, more or less

All said containing 2.534 acres, more or less

WHEN;	August 13, 2024 at 5:30pm or as soon after.
WHERE:	City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida. Members of the public may also view the meeting on our YouTube channel at: https://www.youtube.com/c/CityofLakeCity .

Copies of the amendment are available for public inspection by contacting the Growth Management office at growthmanagement@lcfla.com or by calling 386-719-5820.

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

**FOR MORE INFORMATION CONTACT
ROBERT ANGELO
PLANNING AND ZONING TECHNICIAN
AT 386-719-5820**

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Tuesday, September 24, 2024 8:08 AM
To: Angelo, Robert
Subject: RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Confirmed!

Kym Harrison – 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Tuesday, September 24, 2024 8:05 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Looks good.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from City officials regarding City business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, September 23, 2024 3:51 PM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 79388 79389 79390 RE: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

3 proofs attached for approval to publish on 9/26 as follows:

P&Z 3 col x 6 297.00
BOA 3 col x 5.5 272.25
HPA 3 col x 5.75 284.63

Kym Harrison – 386-754-0401

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1086 SW Main Blvd. Ste 103

Lake City, FL 32025

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, September 23, 2024 3:03 PM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Non-Legal Ad for P&Z, BOA, and HPA for 10-08-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **September 26, 2024** paper.

Thank You
Robert Angelo
City of Lake City
Growth Management
growthmanagement@lcfla.com
386-719-5820



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**NOTICE OF PUBLIC MEETING
CITY OF LAKE CITY
PLANNING AND ZONING BOARD**

THIS SERVES AS PUBLIC NOTICE the Planning and Zoning Board will hold a meeting on Tuesday, October 8, 2024 at 5:30 PM or as soon after.

Agenda items-

1. **CPA 24-03**, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre and Residential Moderate, allowing up to four (4) dwelling units per acre to Commercial on land located on parcels 13898-000, 13905-000, 13906-000 and 14072-001.
2. **Z24-04**, an application by Lance Jones, agent for The Law Office of Travis Koon, PLLC, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from Residential Single Family 2 (RSF-2) and Residential Office (RO) to Commercial General (CG) on property located on 13898-000, 13905-000, 13906-000 and 14072-001.
3. **SPR 24-10**, an application submitted by Carol Chadwick, P.E., (agent) for Affiliated Property Management LLC, (owner), for a Site Plan Review for Aspire Dental Addition, in a Commercial Intensive zoning district, and located on parcel 07604-102, which is regulated by the Land Development Regulations Section 4.13.

Meeting Location: City Council Chambers located on the 2nd Floor of City Hall at 205 North Marion Avenue, Lake City, FL 32055.

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

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SPECIAL REQUIREMENTS: 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.

Robert Angelo
Planning and Zoning Tech.

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WD Lake City, LLC
1102 18th Ave
Nashville TN 37212

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

PS Form 3800, January 2023

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Cornerstone Development Group, LLC
PO BOX 1867
Lake City FL 32056

USPS 32055-9998

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Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

ODP Lake City LLC
PO Box 1867
Cockeysville MD 21030

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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9589 0710 5270 1377 9877 26

9589 0710 5270 1377 9877 26

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Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

New Life Christian Fellowship of Lake City, Inc.
422 Baya Dr
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
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9589 0710 5270 1377 9877 33

9589 0710 5270 1377 9877 33

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Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Waffle House
PO Box 6426
Nacross GA 30091

USPS 32055-9998

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7022 0410 0000 6201 9893

7022 0410 0000 6201 9893

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

St John Martin E
582 SW Elm St
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
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7022 0410 0000 6201 9907

7022 0410 0000 6201 9907

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Swisher Perry Ward
608 SW Elm St
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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For delivery information, visit our website at www.usps.com

7022 0410 0000 6201 9914

7022 0410 0000 6201 9914

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Moore Jr, J. S. ELLIOTT
619 SW Elm St
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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9589 0710 5270 1377 9877 64

9589 0710 5270 1377 9877 64

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Resderce, LLC
461 SW Main St
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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For delivery information, visit our website at www.usps.com

9589 0710 5270 1377 9877 95

9589 0710 5270 1377 9877 95

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Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

RCD Property Management, LLC
3101 SW Harbor Blvd
Palm City FL 34990

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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9589 0710 5270 1377 9878 01

9589 0710 5270 1377 9878 01

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Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

McDonald's
PO Box 13218
Columbus GA 31918

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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9589 0710 5270 1377 9878 38

9589 0710 5270 1377 9878 38

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Stevens, Don Richard
456 SW Overhill Cir
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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For delivery information, visit our website at www.usps.com

9589 0710 5270 1377 9878 25

9589 0710 5270 1377 9878 25

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Stevens, Ailsa
5159 SW State Road
Lake City FL 32024

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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9589 0710 5270 1377 9878 32

9589 0710 5270 1377 9878 32

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Swant of Lake City, Inc.
115 SW Enclave Dr
Lake City FL 32024

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

PS Form 3800, January 2023

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9589 0710 5270 1377 9878 49

9589 0710 5270 1377 9878 49

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Wheeler Agency, Inc
622 SW Main St
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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9589 0710 5270 1377 9878 56

9589 0710 5270 1377 9878 56

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Wheeler, Corp
136 SE Beverly Place
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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7022 0410 0000 6201 9926

7022 0410 0000 6201 9926

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Johnson, Jerrilyn
3328 Riverchase Dr
Middleburg FL 32068

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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7022 0410 0000 6201 9936

7022 0410 0000 6201 9936

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Hollis, Brandon Charles
315 SW Montgomery Dr
Lake City FL 32025

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

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7022 0410 0000 6201 9945

7022 0410 0000 6201 9945

Official Mail Fee \$4.85

Return Receipt (hardcopy) \$3.00
Return Receipt (electronic) \$2.95
Certified Mail Restricted Delivery \$3.00
Adult Signature Required \$3.00
Adult Signature Restricted Delivery \$3.00

Postage \$11.00

Lyons Investments Company, LLC
PO Box 1867
Douglas GA 31534

USPS 32055-9998

LAKE CITY, FL
JAN 2 2024

PS Form 3800, April 2015

7022 0410 0000 6201 9952

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark: LAKE CITY, FL 32055-9998 -2 2024

Postage: \$10.75

Total Price: \$15.10

Package: 10.75

Sender: Cornerstone Partners
426 SW Commerce Dr
Lake City FL 32025

PS Form 3800, April 2015 PSN 7530-01-000-9000 See Reverse for Instructions

7022 0410 0000 6201 9959

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark: LAKE CITY, FL 32055-9998 -2 2024

Postage: \$0.77

Total Price: \$5.12

Package: \$0.77

Sender: Sepulveda, Robert
405 SW McIntosh Ave
Lake City FL 32055-5033

PS Form 3800, April 2015 PSN 7530-01-000-9000 See Reverse for Instructions

9589 0710 0520 0653 6567 21

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark: LAKE CITY, FL 32055-9998 -2 2024

Postage: \$0.77

Total Price: \$5.12

Package: \$0.77

Sender: FU King Restaurant Inc
989 SW Ridge St
Lake City FL 32024

PS Form 3800, January 2022 PSN 7530-01-000-9000 See Reverse for Instructions

9589 0710 0520 0653 6567 52

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark: LAKE CITY, FL 32055-9998 -2 2024

Postage: \$0.77

Total Price: \$5.12

Package: \$0.77

Sender: Kicker, Delia
650 SW Main St
Lake City FL 32025

PS Form 3800, January 2022 PSN 7530-01-000-9000 See Reverse for Instructions

9589 0710 0520 0653 6567 45

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark: LAKE CITY, FL 32055-9998 -2 2024

Postage: \$0.77

Total Price: \$5.12

Package: \$0.77

Sender: Woodard
1279 SW Castle Heights Ter
Lake City FL 32025

PS Form 3800, January 2022 PSN 7530-01-000-9000 See Reverse for Instructions

9589 0710 0520 0653 6567 36

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark: LAKE CITY, FL 32055-9998 -2 2024

Postage: \$0.77

Total Price: \$5.12

Package: \$0.77

Sender: Dominguez, Robert
318 SW Montgomery Dr
Lake City FL 32025

PS Form 3800, January 2022 PSN 7530-01-000-9000 See Reverse for Instructions

9589 0710 0520 0653 6567 34

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LAKE CITY, FL 32055-9998

Certified Mail Fee \$4.35

Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postmark: LAKE CITY, FL 32055-9998 -2 2024

Postage: \$0.77

Total Price: \$5.12

Package: \$0.77

Sender: Woodard
349 SW Montgomery Dr
Lake City FL 32025

PS Form 3800, January 2022 PSN 7530-01-000-9000 See Reverse for Instructions



September 24, 2024

To Whom it May Concern,

On October 08, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N Marion. At the above-mentioned meeting we will be hearing a petition, Z 24-04 and CPA 24-03, located on parcels 13898-000, 13905-000, 13906-000, and 14072-001, more commonly known as the SW corner of Baya Ave and Main Blvd. Petition Z 24-04 is to rezone the above-mentioned parcels from Residential Single-Family 2 and Residential Office to Commercial General. Petition CPA 24-03 is to change the Future Land Use from Residential Medium, allowing eight (8) dwelling units per acre and Residential Moderate, allowing up to four dwelling units per acre, to Commercial.

If you have any questions or concerns please call 386-719-5820 or email growthmanagement@lcfla.com.

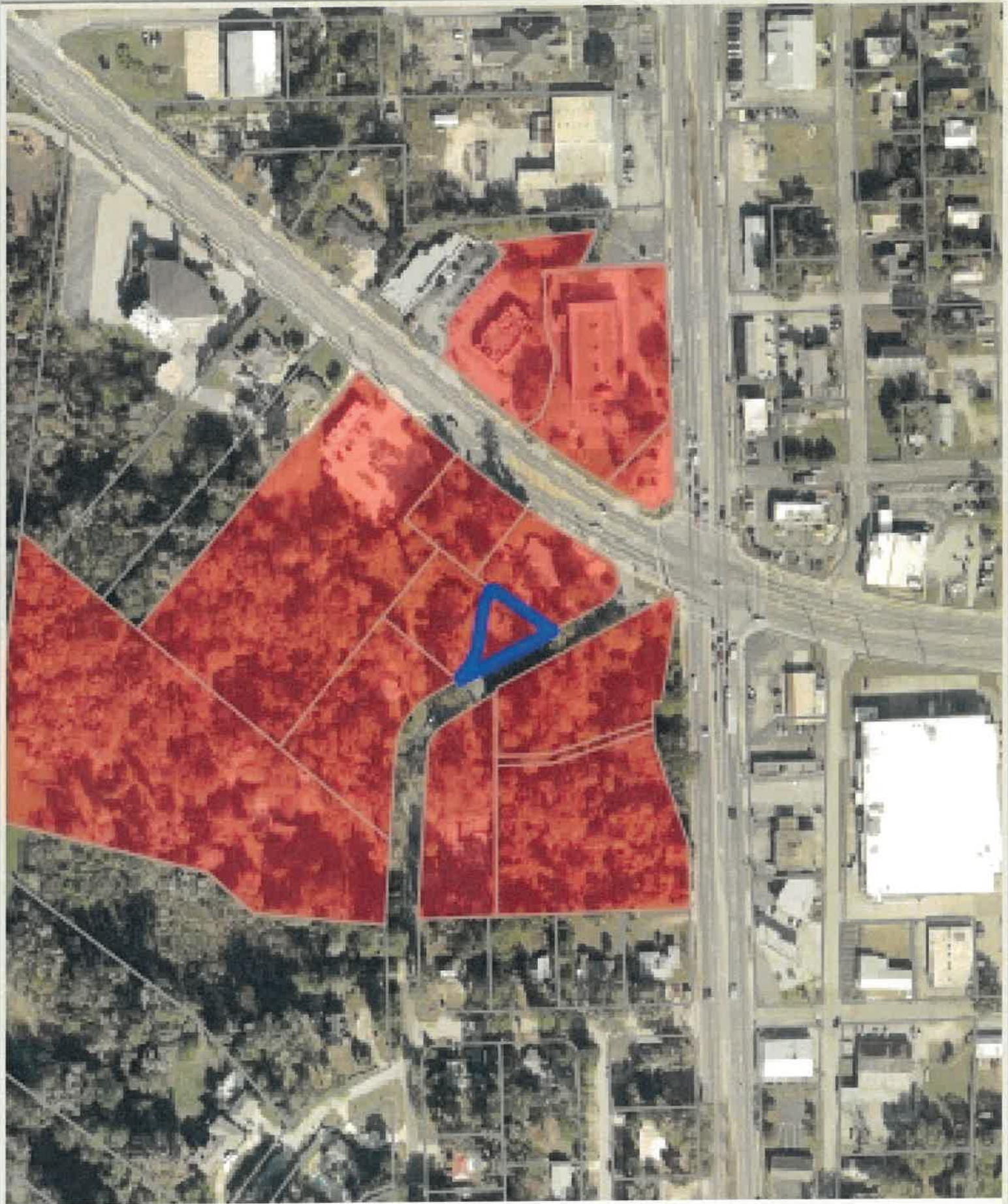
Robert Angelo

Planning and Zoning
City of Lake City

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
GDP LAKE CITY, LLC	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101	.	LAKE CITY	FL	32025-5207	
LYON INVESTMENTS COMPANY LLC	P O BOX 1499	.	DOUGLAS	GA	31534	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY, INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
WAFFLE HOUSE INC	P O BOX 6450	.	NORCROSS	GA	30091	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
SWISHER PERRY WARD	608 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
RCD PROPERTY MANAGEMENT LLC	3101 SW HARBOUR BLUFF PL	.	PALM CITY	FL	34990	

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680

1020

1360

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
GDP LAKE CITY, LLC	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101	.	LAKE CITY	FL	32025-5207	
LYON INVESTMENTS COMPANY LLC	P O BOX 1499	.	DOUGLAS	GA	31534	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY, INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
WAFFLE HOUSE INC	P O BOX 6450	.	NORCROSS	GA	30091	
CORNERSTONE PARTNERS LIMITED	426 SW COMMERCE DR STE 130	.	LAKE CITY	FL	32025	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
RADERCELL LLC	461 SW MAIN BLVD	.	LAKE CITY	FL	32025	
RCD PROPERTY MANAGEMENT LLC	3101 SW HARBOUR BLUFF PL	.	PALM CITY	FL	34990	
MCDONALD'S CORPORATION 9-1231	P O BOX 182571	.	COLUMBUS	OH	43218-2571	
STEVENS DON RICHARD	455 SW OYSTERSHELL GLN	.	LAKE CITY	FL	32024	

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380

760

1140

1520

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
WD LAKE CITY LLC	1102 18TH AVE SOUTH	.	NASHVILLE	TN	37212	
CORNERSTONE DEVELOPMENT GROUP LLC	P O BOX 1867	.	LAKE CITY	FL	32056	
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD	SUITE 520	PRINCETON	NJ	08540	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
GDP LAKE CITY, LLC	PO BOX 1610	.	COCKEYSVILLE	MD	21030	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101	.	LAKE CITY	FL	32025-5207	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY, INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
WAFFLE HOUSE INC	P O BOX 6450	.	NORCROSS	GA	30091	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR	.	LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
SWISHER PERRY WARD	608 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE	.	LAKE CITY	FL	32025	
RADERCELL LLC	461 SW MAIN BLVD	.	LAKE CITY	FL	32025	
RCD PROPERTY MANAGEMENT LLC	3101 SW HARBOUR BLUFF PL	.	PALM CITY	FL	34990	
MCDONALD'S CORPORATION 9-1231	P O BOX 182571	.	COLUMBUS	OH	43218-2571	
STEVENS DON RICHARD	455 SW OYSTERSHELL GLN	.	LAKE CITY	FL	32024	
STEVENS ALEX H JR	5159 SW STATE ROAD 247	.	LAKE CITY	FL	32024	
SWAMI OF LAKE CITY INC	115 SW ENCHANTED CT	.	LAKE CITY	FL	32024	
WHEELER AGENCY INC	622 SW MAIN BLVD	.	LAKE CITY	FL	32025	
WHEELER JOHN R	136 SE BEVERLY PL	.	LAKE CITY	FL	32025	
JOHNSON JERRI LYNN	3328 RIVERBANK DR	.	MIDDLEBURG	FL	32068	
HOLLIS BRANDON CHARLES	315 SW MONTGOMERY DR	.	LAKE CITY	FL	32025	

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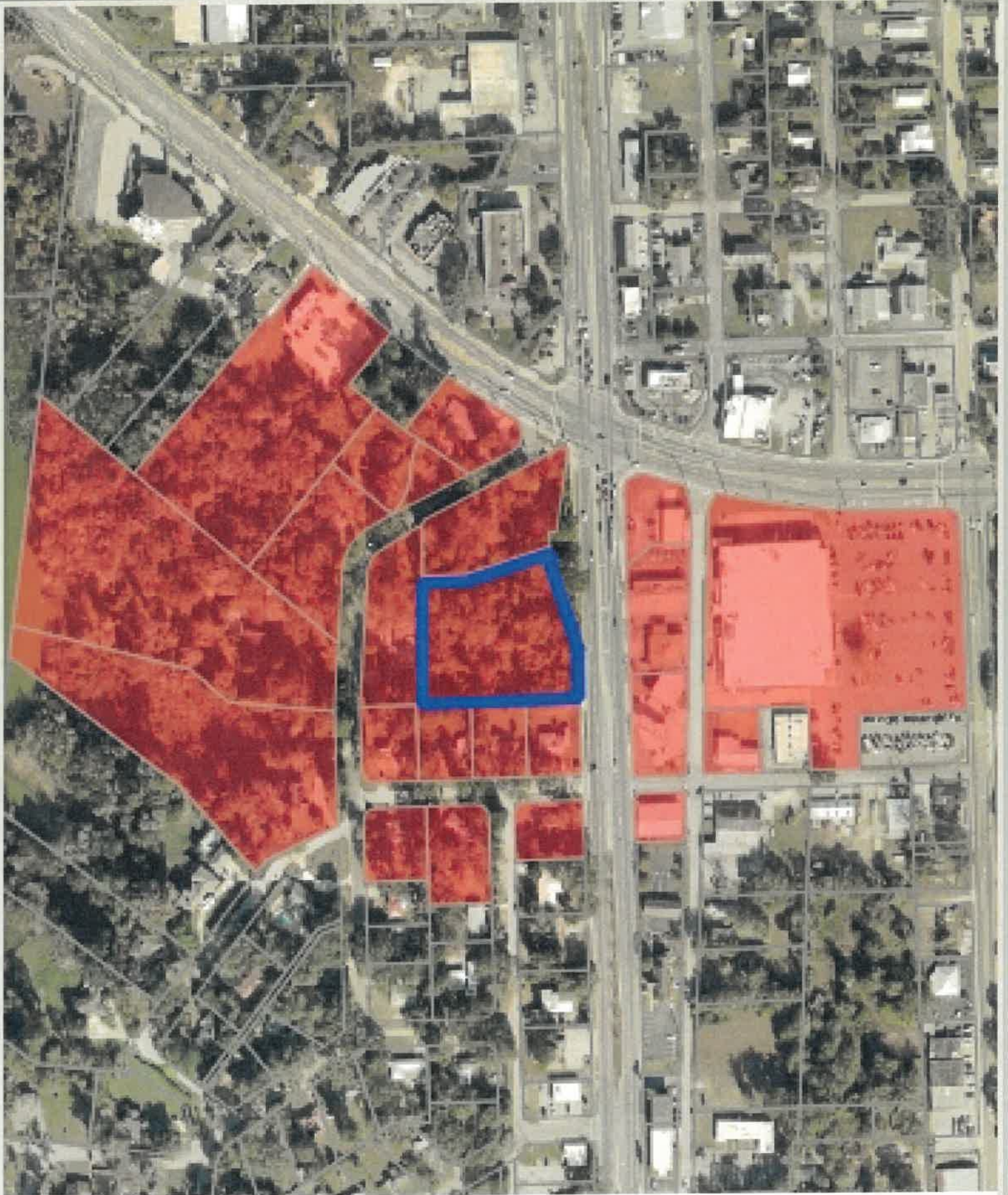


0 410 820 1230 1640

Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
WD LAKE CITY LLC	1102 18TH AVE SOUTH		NASHVILLE	TN	37212	
SEPULVEDA ROBERT	405 SW MCFARLANE AVE		LAKE CITY	FL	32055-5033	
THE LAW OFFICE OF TRAVIS KOON P.L.L.C.	284 SW BAYA DR	#101	LAKE CITY	FL	32025	
THE LAW OFFICE OF TRAVIS KOON PLLC	284 SW BAYA DR STE 101		LAKE CITY	FL	32025-5207	
WAFFLE HOUSE INC	P O BOX 6450		NORCROSS	GA	30091	
NEW LIFE CHRISTIAN FELLOWSHIP OF LAKE CITY INC	422 SW BAYA DR		LAKE CITY	FL	32025	
ST JOHN MARTIN E	582 SW EL PRADO AVE		LAKE CITY	FL	32025	
SWISHER PERRY WARD	608 SW EL PRADO AVE		LAKE CITY	FL	32025	
MOORE JAMES E JR	619 SW EL PRADO AVE		LAKE CITY	FL	32025	
STEVENS DON RICHARD	455 SW OYSTERSHELL GLN		LAKE CITY	FL	32024	
STEVENS ALEX H JR	5159 SW STATE ROAD 247		LAKE CITY	FL	32024	
SWAMI OF LAKE CITY INC	115 SW ENCHANTED CT		LAKE CITY	FL	32024	
WHEELER AGENCY INC	622 SW MAIN BLVD		LAKE CITY	FL	32025	
FU KING RESTAURANT INC	989 SW RIDGE ST		LAKE CITY	FL	32024	
KICKER DALEE JOHNSTON	650 SW MAIN BLVD #3		LAKE CITY	FL	32025	
WHEELER JOHN R	136 SE BEVERLY PL		LAKE CITY	FL	32025	
WOODARD ROBERT W	1279 SW CASTLE HEIGHTS TER		LAKE CITY	FL	32025	
JOHNSON JERRI LYNN	3328 RIVERBANK DR		MIDDLEBURG	FL	32068	
HOLLIS BRANDON CHARLES	315 SW MONTGOMERY DR		LAKE CITY	FL	32025	
DOMINGUEZ RUBENN	318 SW MONTGOMERY DR		LAKE CITY	FL	32025	
WOLF DAVID L	349 SW MONTGONERY DR		LAKE CITY	FL	32025	

GIS Buffer



0

430

860

1290

1720

September 24, 2024

To Whom it May Concern,

On October 08, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N Marion. At the above-mentioned meeting we will be hearing a petition, Z 24-04 and CPA 24-03, located on parcels 13898-000, 13905-000, 13906-000, and 14072-001, more commonly known as the SW corner of Baya Ave and Main Blvd. Petition Z 24-04 is to rezone the above-mentioned parcels from Residential Single-Family 2 and Residential Office to Commercial General. Petition CPA 24-03 is to change the Future Land Use from Residential Medium, allowing eight (8) dwelling units per acre and Residential Moderate, allowing up to four dwelling units per acre, to Commercial.

If you have any questions or concerns please call 386-719-5820 or email growthmanagement@lcfla.com.

Robert Angelo

Planning and Zoning
City of Lake City