



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

FOR PLANNING USE ONLY
 Application # CPA 22-01
 Application Fee \$ 750.00
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

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

A. PROJECT INFORMATION

- Project Name: ST Johns LLC REZONING
- Address of Subject Property: S.W. SR 47 AT MARVIN BURNETT
- Parcel ID Number(s): 07-45-17-08122005
- Existing Future Land Use Map Designation: RSF2 County
- Proposed Future Land Use Map Designation: COMMERCIAL INTENSIVE
- Zoning Designation: COMMERCIAL INTENSIVE
- Acreage: 9.699
- Existing Use of Property: VACANT
- Proposed use of Property: COMMERCIAL INTENSIVE

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): ST Johns LLC Title: _____
 Company name (if applicable): _____
 Mailing Address: 13820 W. NEWBERRY RD., ST 100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 267-3692 Fax: (_____) Email: bmartin429@gmail.com

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

- If the applicant is agent for the property owner*.
 Property Owner Name (title holder): ST Johns LLC
 Mailing Address: 13820 W. NEWBERRY RD., ST 100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 267-3692 Fax: (_____) Email: bmartin429@gmail.com

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

***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: ND
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes No
Future Land Use Map Amendment Application No. _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes No
Variance Application No. _____
Special Exception: Yes No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

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

NOTICE TO APPLICANT

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

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

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

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

William Martin

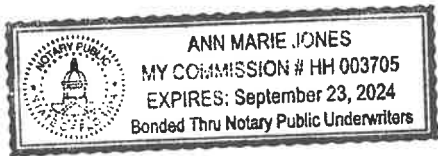
Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

2/09/2022

Date



Ann Marie Jones
Ann Marie Jones

2/9/22



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

FOR PLANNING USE ONLY

Application # Z 22-01
 Application Fee \$ 750.00
 Receipt No. _____
 Filing Date _____
 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: ST JOHNS LLC REZONING
2. Address of Subject Property: SW SR 47 AT MARVIN BURNETT
3. Parcel ID Number(s): 07-45-17-08127-005
4. Future Land Use Map Designation: COMMERCIAL INTENSIVE
5. Existing Zoning Designation: RSF2 COUNTY
6. Proposed Zoning Designation: COMMERCIAL INTENSIVE
7. Acreage: 9.694
8. Existing Use of Property: VACANT
9. Proposed use of Property: COMMERCIAL INTENSIVE

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): ST JOHNS LLC Title: _____
 Company name (if applicable): _____
 Mailing Address: 13820 W-NEWBERRY RD, SUITE 100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 262-3692 Fax: () Email: bmartin429@gmail.com

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

3. If the applicant is agent for the property owner*.
 Property Owner Name (title holder): ST JOHNS LLC
 Mailing Address: 13820 W-NEWBERRY RD, STE 100
 City: NEWBERRY State: FL Zip: 32669
 Telephone: (352) 262-3692 Fax: () Email: bmartin429@gmail.com

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

***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.

NOTICE TO APPLICANT

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

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

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

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

William Martin

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

2/9/2022

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 9 day of Feb, 2022, by (name of person acknowledging).



Ann Marie Jones

Signature of Notary

Ann Marie Jones

Printed Name of Notary

Personally Known _____ OR Produced Identification
Type of Identification Produced

Columbia County Property Appraiser

2021 Working Values

updated: 8/12/2021

Jeff Hampton

Retrieve Tax Record

2020 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 07-4S-17-08127-005 (29833) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Show Search Results

Owner	ST JOHNS LLC 13820 W NEWBERRY RD STE 100 NEWBERRY, FL 32669		
Site			
Description*	S1/2 OF NE1/4 OF NE1/4 W OF SR-47. 482-143, LE 1318-991, DC 1327- 1297, DC 1327-1298, WD 1330-1324, 372-81, 804-766, 894- 679, 912-1064, 1037-1953		
Area	9.694 AC	S/T/R	07-4S-17
Use Code**	VACANT (0000)	Tax District	1

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$264,275	Mkt Land	\$264,722
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$264,275	Just	\$264,722
Class	\$0	Class	\$0
Appraised	\$264,275	Appraised	\$264,722
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$264,275	Assessed	\$264,722
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$264,275 city:\$264,275 other:\$264,275 school:\$264,275	Total Taxable	county:\$264,722 city:\$264,722 other:\$0 school:\$264,722



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/6/2017	\$70,000	1330/1324	WD	I	Q	01
7/7/2016	\$100	1318/0991	LE	I	U	14
4/7/1995	\$727,500	0804/0766	WD	V	U	35
7/31/1990	\$127	1037/1953	WD	V	U	03
7/21/1990	\$127	1036/1953	WD	V	U	03

Building Characteristics

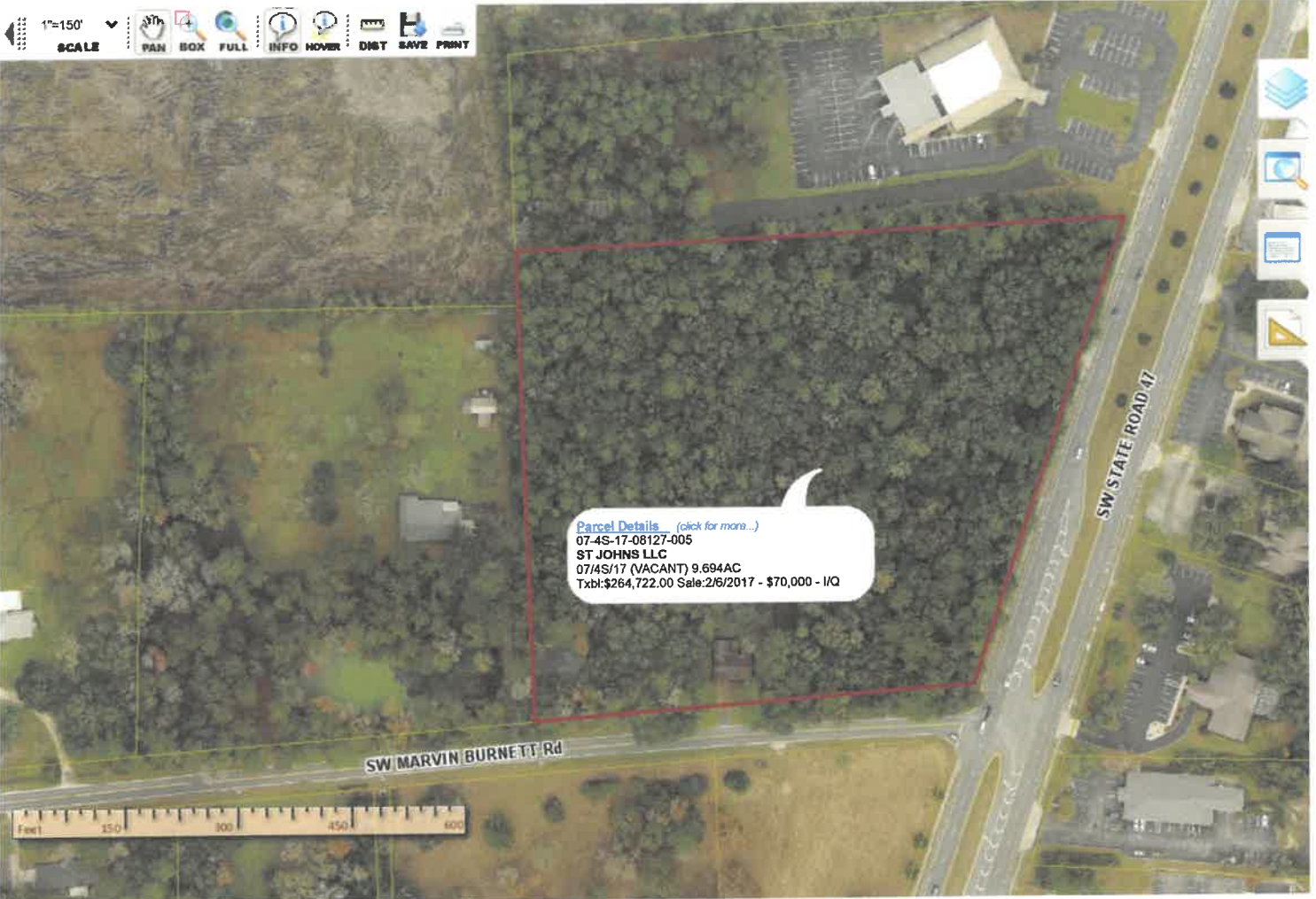
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

1"=150'
SCALE

PAN BOX FULL INFO HOME DMS SAVE PRINT



[Parcel Details](#) (click for more...)
 07-4S-17-08127-005
 ST JOHNS LLC
 07/4S/17 (VACANT) 9.694AC
 Txbl:\$264,722.00 Sale:2/6/2017 - \$70,000 - I/Q



Inst: 201912026068 Date: 11/07/2019 Time: 2:35PM
Page 1 of 19 B: 1398 P: 848, P.DeWitt Cason, Clerk of Court
Columbia, County, By: PT
Deputy Clerk

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS
CHRIS GREENE
JAKE HILL, JR.
EUGENE JEFFERSON
MELINDA MOSES

CITY MANAGER
JOSEPH HELFENBERGER

CITY CLERK
AUDREY E. SIKES

CITY ATTORNEY
FRED KOBERLEIN, JR.

STATE OF FLORIDA

COUNTY OF COLUMBIA

I, Audrey E. Sikes, Clerk of the City of Lake City, DO HEREBY CERTIFY the attached to be a true and correct copy of City of Lake City Ordinance 2019-2127 (18 pages), as promulgated and on file in the City Clerk's office and the official records of the City of Lake City, Florida.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the Corporate Seal of this City this 7th day of November 2019.

SEAL OF THE CITY OF LAKE CITY, FLORIDA.



AUDREY E. SIKES, MMC
City Clerk

ORDINANCE NO. 2019-2127

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 19-06, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; REDEFINING THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR LAND USE CLASSIFICATION OF THE REAL PROPERTY TO BE ANNEXED; PROVIDING THAT EFFECTIVE JANUARY 1, 2020, THE REAL PROPERTY TO BE ANNEXED SHALL BE ASSESSED FOR PAYMENT OF MUNICIPAL AD VALOREM TAXES AND BE SUBJECT TO ALL GENERAL AND SPECIAL ASSESSMENTS; PROVIDING THAT EXISTING LICENSED BUSINESSES, TRADES, OR PROFESSIONS OPERATING WITHIN THE REAL PROPERTY TO BE ANNEXED MAY CONTINUE SUCH BUSINESSES, TRADES, OR PROFESSIONS THROUGHOUT THE ENTIRE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; DIRECTING THE CITY CLERK WITHIN SEVEN DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE, TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE, FLORIDA OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH, THE CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF COLUMBIA COUNTY, FLORIDA, THE PROPERTY APPRAISER OF COLUMBIA COUNTY, FLORIDA, THE TAX COLLECTOR OF COLUMBIA COUNTY, FLORIDA, AND ALL PUBLIC UTILITIES AUTHORIZED TO CONDUCT BUSINESS WITHIN THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owner of certain real property more particularly described herein below, has petitioned that the same be voluntarily annexed and incorporated into the boundaries of the City of Lake City, Florida, hereinafter referred to as the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to a petition, ANX 19-06, by St. Johns LLC, the owner of real property, as described below and depicted on Schedule A: Location Map, attached hereto and incorporated as part of this ordinance, which real property is contiguous to the existing boundaries of the City and is reasonably compact, has petitioned the City to have said real property annexed into the City.

Parcel Number: 07-4S-17-08158-000

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 7; thence North, along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 50.00 feet to the North right-of-way line of Southwest Marvin Burnett Road for the Point of Beginning; thence continue North, along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 161.00 feet; thence East parallel to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 337.00 feet; thence South parallel to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 7, a distance of 161.00 feet to the North right-of-way line of said Southwest Marvin Burnett Road; thence West parallel to the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 7 and along the North right-of-way line of said Southwest Marvin Burnett Road, a distance of 337.00 feet to the Point of Beginning.

Containing 1.10 acre, more or less.

Section 2. The City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, finds that the petition bears the signatures of all owners of the real property in the area proposed to be annexed.

Section 3. The City Council finds that the real property, described in Section 1 above, presently is contiguous to the boundaries of the City that said real property meets the criteria established by Chapter 171, Florida Statutes, as amended, and that said real property should be annexed to the boundaries of the City.

Section 4. The real property, described in Section 1 above and depicted on Schedule A: Location Map, attached hereto and incorporated as part of this ordinance, is hereby annexed to the boundaries of the City, and said real property in every way is a part of the City.

Section 5. The boundaries of the City are hereby redefined to include the real property described in Section 1 hereof.

Section 6. Annexation. The real property, described in Section 1 above, shall continue to be classified as RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) under the land use classifications as designated on the Future Land Use Plan Map of the County Comprehensive Plan and classified as RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) under the zoning districts as designated on the Official Zoning Atlas of the County Land Development Regulations until otherwise changed or amended by appropriate ordinance of the City.

Section 7. Effective January 1, 2020, all real property lying within the boundaries of the City, as hereby redefined, shall be assessed for payment of municipal ad valorem taxes, and shall be subject to all general and special assessments.

Section 8. All persons who have been lawfully engaged in any occupation, business, trade or profession, within the area, described in Section 1 above, upon the effective date of this ordinance under a valid license or permit issued by the County and all other necessary state or federal regulatory agencies, may continue such occupation, business, trade or profession within the entire boundaries of the City, as herein defined, upon securing a valid occupational license from the City, which shall be issued upon payment of the appropriate fee, without the necessity of taking or passing any additional examination or test which otherwise is required relating to the qualification of such occupations, businesses, trades or professions.

Section 9. The City Clerk is hereby directed to file, within seven (7) days of the effective date of this ordinance, a certified copy of this ordinance with the following:

- a) Florida Department of State, Tallahassee, Florida;
- b) Florida Office of Economic and Demographic Research, Tallahassee, Florida;
- c) Clerk of the Circuit Court of the County;
- d) Chief Administrative Officer of the County;
- e) Property Appraiser of the County;
- f) Tax Collector of the County; and
- g) All public utilities authorized to conduct business within the City.

Section 10. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 11. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

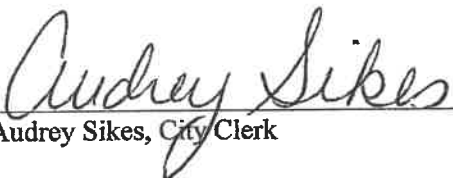
Section 12. Effective Date. This ordinance shall become effective upon adoption.

PASSED UPON FIRST READING on the 7th day of October 2019.

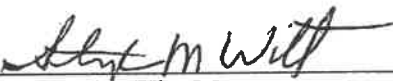
PASSED AND DULY ADOPTED UPON SECOND AND FINAL READING, in regular session
with a quorum present and voting, by the City Council this 21st day of October 2019.

Attest:

CITY COUNCIL OF THE
CITY OF LAKE CITY, FLORIDA



Audrey Sikes, City Clerk



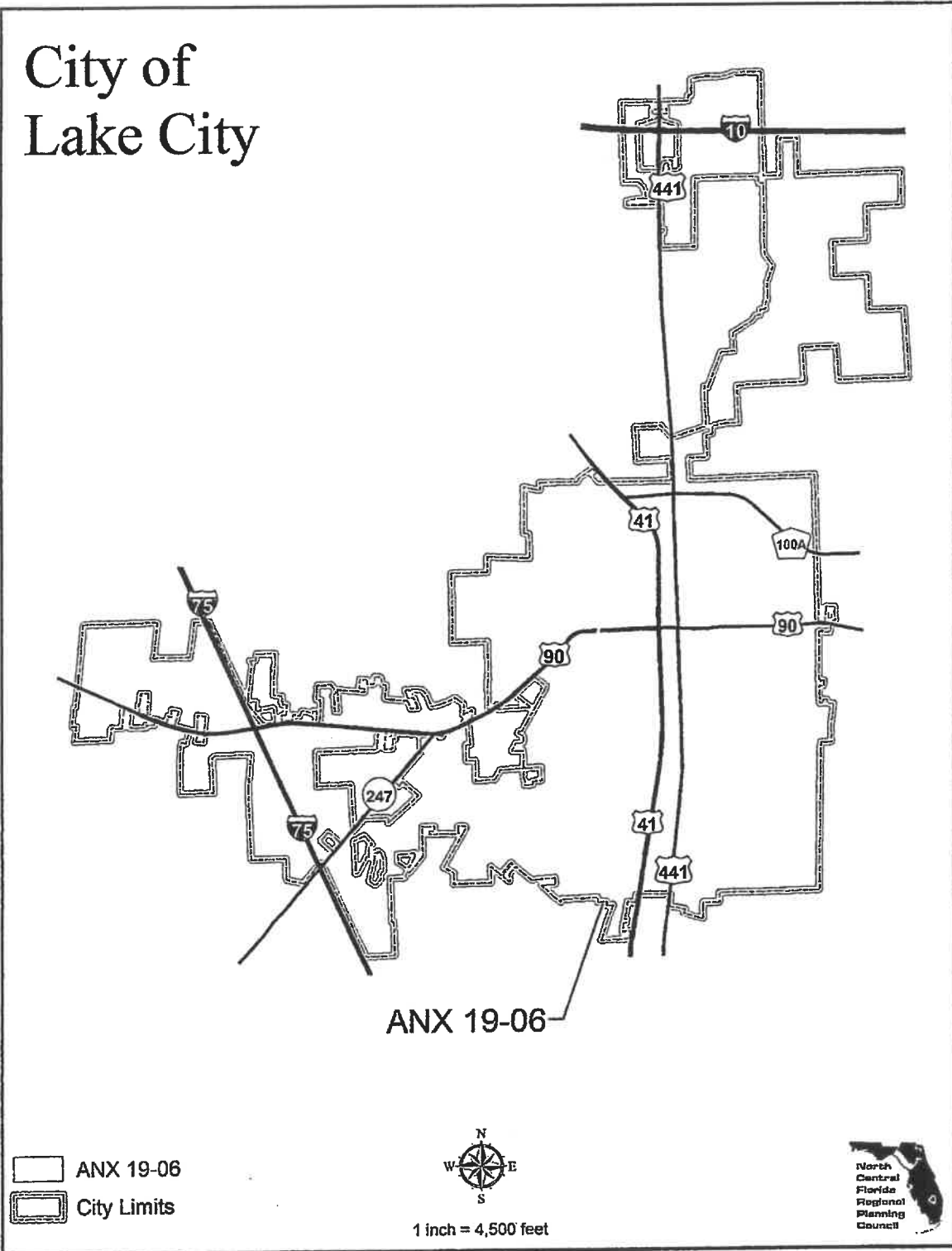
Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:



Fred Koberlein Jr., City Attorney

Schedule A: Location Map





DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5766

growthmanagement@lcfla.com

**PETITION OF OWNER TO VOLUNTARILY ANNEX
REAL PROPERTY TO THE CITY OF LAKE CITY, FLORIDA**

Petitioner(s) William B. MARTIN
ST. Johns Limited Liability Co
whose mailing address is 13820 W. NEW KERRY ROAD, STE 100
DEWBERRY FL 32669

hereby petition the City Council of the City of Lake City, Florida, to voluntarily annex the real property of petitioner(s) to the City of Lake City, Florida ("City"), pursuant to and in accordance with the provisions of Chapter 171.044, Florida Statutes, and state(s):

1. That petitioner(s) is/are the sole owner(s) of the real property described on Schedule "A" attached hereto and by this reference made a part of this petition (the "Real Property"), as evidenced by a deed or other document recorded in Official Record Book 1330, Pages 1324, public records of Columbia County, Florida, copy of which is attached hereto.
2. If the Real Property is annexed to the City, petitioner(s) agree(s) to and will abide by and comply with all of the existing and future laws, rules and regulations which presently are and from time to time in the future may be in effect within the City.
3. That the Real Property of the petitioner(s) qualifies and is eligible to be annexed to the boundaries of the City, pursuant to the provisions of Chapter 171, Florida Statutes.
4. That the Real Property of the petitioner(s) is presently classified under the Columbia County Land Use Plan for COMMERCIAL use and is zoned RESIDENTIAL SINGLE FAMILY-2 under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file(s) an application for a connection to the City's water and sewer utility lines to serve said Real Property upon application for Development Permit and agree(s) to abide by and comply with all the terms and conditions of the city codes, resolutions, and further agree(s) to pay all costs relating to the connection fees, installation costs, impact fees, and service charges.



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5766

growthmanagement@lcfla.com

WHEREFORE, petitioner(s) request(s) that the City immediately take action to approve this petition and to annex the Real Property into the City.

DATED this 6th day of September, 2019

Signed, sealed and delivered in the presence of:

Note: Name must appear as on deed. Attach corporate seal if required

JACQUILINE KITE

(Witness) Printed Name

WILLIAM MARTIN

(Owner) Printed Name

[Handwritten signature of Jacqueline Kite]

(Witness) Signature

[Handwritten signature of William Martin]

(Owner) Signature

(Witness) Printed Name

(Owner) Printed Name

(Witness) Signature

(Owner) Signature

(Witness) Printed Name

(Owner) Printed Name

(Witness) Signature

(Owner) Signature

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County named above to take acknowledgments,

personally appeared FL DC 11635-922-4-1 19-6 William Barry Martin

known to be the person or persons described in and who executed the foregoing instrument, and acknowledged before me that said person or persons executed the same.

WITNESS my hand and official seal in the County and State named above this 6th day of September, 2019



[Handwritten signature of Ann Marie Jones]

Notary Public, State of Florida
My Commission Expires: September 23, 2020



352-262-3692

[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
ST. JOHNS LIMITED LIABILITY COMPANY

Filing Information

Document Number	L05000000431
FE/EIN Number	20-3739691
Date Filed	12/23/2004
Effective Date	01/01/2005
State	FL
Status	ACTIVE

Principal Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Mailing Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Registered Agent Name & Address

Martin, William B
13820 W Newberry Road
Suite 100
Newberry, FL 32669

Name Changed: 03/10/2019

Address Changed: 03/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Banks, Judith
13820 W Newberry Road
Suite 100

Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2017	01/14/2017
2018	01/14/2018
2019	03/10/2019

Document Images

03/10/2019 - ANNUAL REPORT	View image in PDF format
01/14/2018 - ANNUAL REPORT	View image in PDF format
01/14/2017 - ANNUAL REPORT	View image in PDF format
03/02/2016 - ANNUAL REPORT	View image in PDF format
01/25/2015 - ANNUAL REPORT	View image in PDF format
01/21/2014 - ANNUAL REPORT	View image in PDF format
02/13/2013 - ANNUAL REPORT	View image in PDF format
01/06/2012 - ANNUAL REPORT	View image in PDF format
01/21/2011 - ANNUAL REPORT	View image in PDF format
01/19/2010 - ANNUAL REPORT	View image in PDF format
03/12/2009 - ANNUAL REPORT	View image in PDF format
02/25/2008 - ANNUAL REPORT	View image in PDF format
02/27/2007 - ANNUAL REPORT	View image in PDF format
06/21/2006 - ANNUAL REPORT	View image in PDF format
12/23/2004 - Florida Limited Liabilities	View image in PDF format

Legend

2018Aerials

Roads

- Roads
- others
- Dir
- Interstate
- Main
- Other
- Paved
- Private
- Addresses

Parcels

Addressing:2018 Base Flood Elevation

2018 Base Flood Elevations

DEFAULT

Base Flood Elevations

2018 Base Flood Elevation Zones

0.2 PCT ANNUAL CHANCE

A

AE

AH

2018 Flood Zones

0.2 PCT ANNUAL CHANCE

A

AE

AH

DevZones1

others

A-1

A-2

A-3

CG

CHI

CI

CN

CSV

ESA-2

I

ILW

MUD-1

PRD

PRRD

RMF-1

RMF-2

RO

RR

RSF-1

RSF-2

RSF-3

RSF/MH-1

RSF/MH-2

RSF/MH-3

DEFAULT

FutureLandUseMap

Mixed Use Development

Light Industrial

Industrial

Highway Interchange

Commercial

Residential High Density

(< 20 d.u. per acre)

Residential Medium/High Density

(< 14 d.u. per acre)

Residential Medium Density

(< 8 d.u. per acre)

Residential Moderate Density

(< 4 d.u. per acre)

Residential Low Density

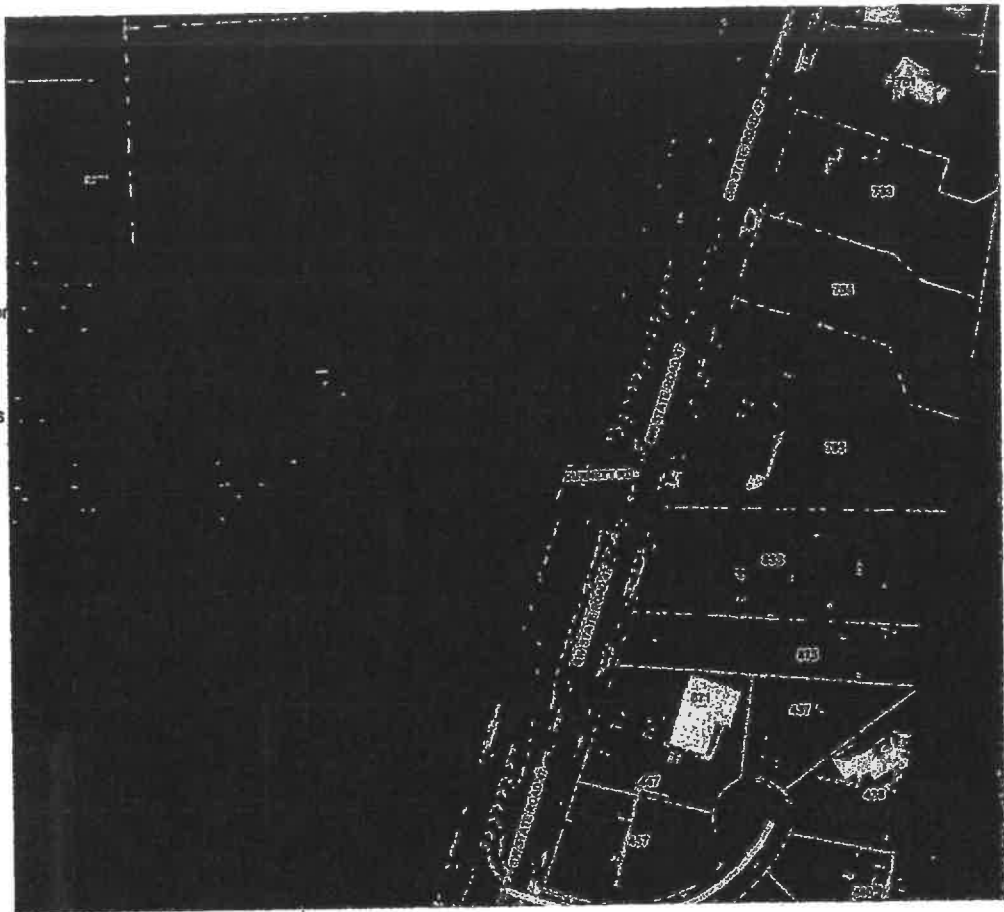
(< 2 d.u. per acre)

Residential Very Low Density

(< 1 d.u. per acre)

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jul 10 2019 10:29:54 GMT-0400 (Eastern Daylight Time)



Zoning

Parcel Information

Parcel No: 07-4S-17-08158-000

Owner: ST JOHNS LIMITED LIABILITY C

Subdivision:

Lot:

Acres: 1.09702408

Deed Acres: 1.1 Ac

District: District 5 Tim Murphy

Future Land Uses: Commercial, Lake City, Residential - Low

Flood Zones: A

Official Zoning Atlas: RSF-2

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

BOUNDARY SURVEY IN SECTION 7, TOWNSHIP 3 SOUTH
RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

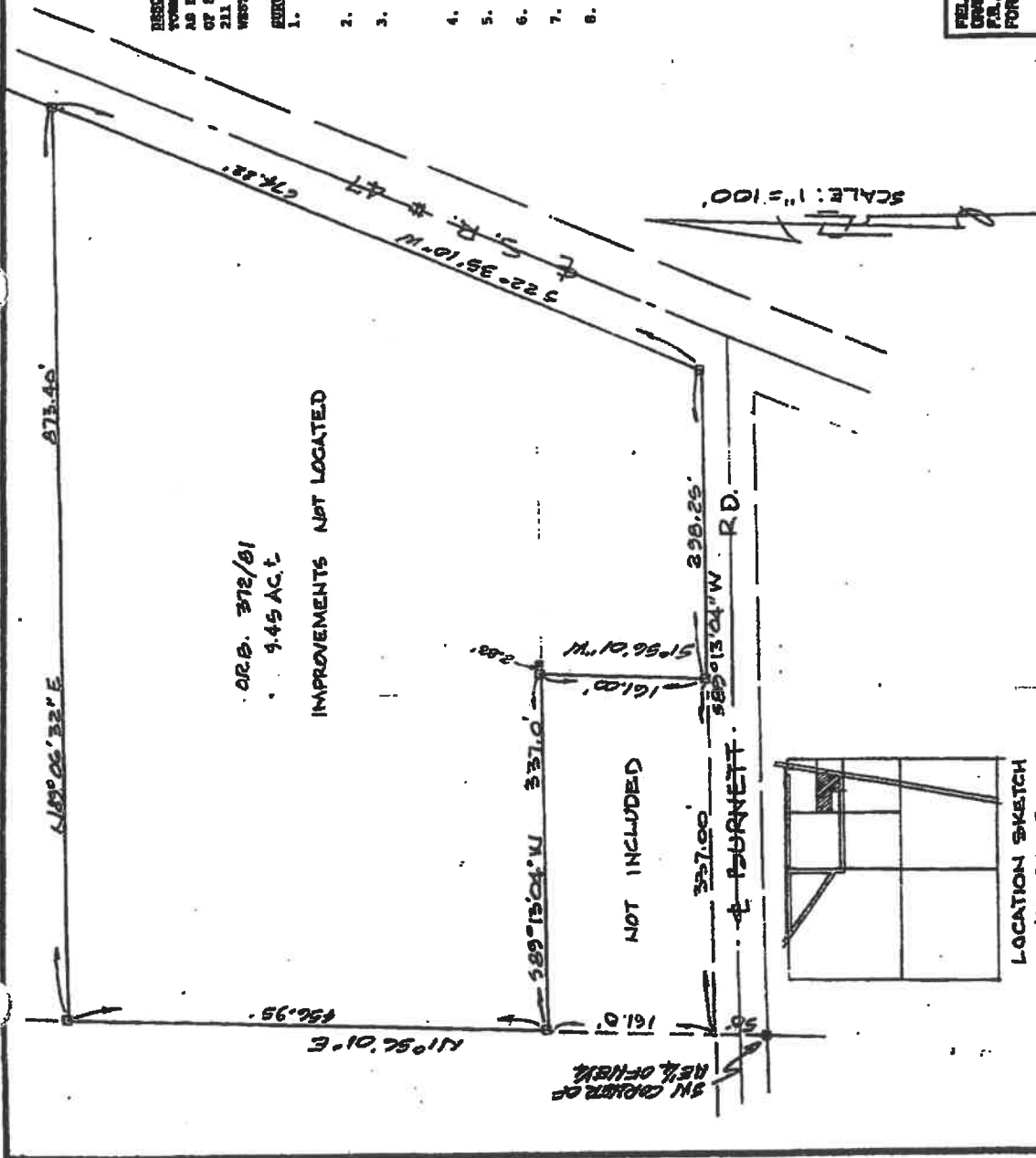
- LEGEND:
 1. \square = CONCRETE MONUMENT FOUND.
 2. \square = CONCRETE MONUMENT, P.L.S. NO. 1079, SET.
 3. \odot = POWER POLE.

DESCRIPTION:
 CORNER 17 EAST, RANGE 17 EAST, SECTION 7: S 1/4 OF NE 1/4 OF NE 1/4
 CORNER 4 SOUTH, RANGE 17 EAST, SECTION 7: S 1/4 OF NE 1/4 OF NE 1/4
 AS LIND WEST OF S.E. NO. 47 EX. BEGINS AT SW COR. NE 1/4 OF NE 1/4
 OF SAID SEC. 7, AND RUN N ALONG WEST LINE OF SAID NE 1/4 OF NE 1/4
 211 FEET, THENCE EAST 337 FEET, THENCE SOUTH 211 FEET, THENCE
 WEST 337 TO P.O.B.

- SURVEYOR'S NOTES:
 1. RECORDARY BASED ON INFORMATION FOUND IN ACCORDANCE WITH
 THE SECTION BEARINGS AND PREVIOUS SURVEYS IN THE IMMEDIATE
 AREA BY THIS OFFICE.
 2. BEARINGS BASED ON AN ASSUMED BEARING OF S 89°13'04" W FOR
 THE SOUTH LINE OF THE SAID NE 1/4 OF NE 1/4.
 3. THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE
 THE 500-YEAR-FLOOD-ZONE AS PER FLOOD INSURANCE RATE MAP,
 DATED 6 JAN. 1988 COMMUNITY PANEL NO. 120070 01789, AND
 120404 00080.
 4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING
 ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES
 WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 6. THIS OFFICE ACCEPTS NO RESPONSIBILITY FOR ANY SURVEY DRAW-
 ING UNLESS IT IS SIGNED AND A SEAL ENDORSED THEREON.
 7. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
 COMMITTEE OR A TITLE POLICY.
 8.
 A. DR. BILL MARTIN

BRITTS SURVEYING
 1428 WEST DUVAL STREET
 LAKE CITY, FLORIDA, 32085
 (904) 752-7188 L-6509
 FAX: 904-752-4875

FIELD SURVEY DATE 12-19-84
 DRAWING DATE 12-28-84
 FOR: DR. MARTIN

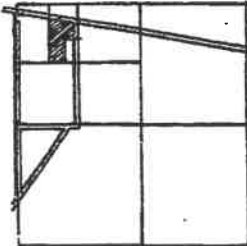


OR B. 372/81
 9.45 AC. ±

IMPROVEMENTS NOT LOCATED

NOT INCLUDED

4 BURNETT



LOCATION SKETCH
 NO SCALE

SCALE: 1" = 100'

Legal Description: Property St Johns LLC wishes to annex

Official Record Book – B: 1330, P: 1324

Township 4 South, Range 17 East

Section 7: Commence at the SW corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 7, Township 4 South, Range 17 East and run North along West line of NE $\frac{1}{4}$ of NE $\frac{1}{4}$, 50.00 feet more or less to the North right of way line of graded county road for Point of Beginning, thence continue North along West line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ for 161.00 feet, thence run East parallel to the South line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$, 337.00 feet, thence run South parallel to the West line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 161.00 feet more or less to the North right of way line of said graded county road, thence run West parallel to the South line of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ and along North right of way line of said graded County Road, 337.00 feet more or less to the Point of Beginning.

IN COLUMBIA COUNTY, FLORIDA

American Title Services of Lake City, Inc.

321 SW Main Boulevard, Suite 105

Lake City, Florida 32025

Phone: (386) 754-4026

Fax: (386) 754-4028

DATE: 3/5/17

TO: St. Johns Limited Liability
2631-A NW 41st St.
Gainesville, FL 32606

RE: FILE # 16142

Dear _____

This is to advise you that we have closed and disbursed the above captioned transaction.
Enclosed is/are the following documents:

- Owner's Title Insurance Policy
- Original Warranty Deed
- Original Mobile Home Title(s)
- Declaration of Real Property
- RP Decals/Registration of Mobile Home
- Original Closing Statement
- Other _____

- Mortgage Title Insurance Policy
- Endorsement(s) _____
- Original Mortgage _____
- Proof of Lien on Mobile Home _____
- Notice of Commencement _____
- Other _____

Thank you for using American Title Services of Lake City, Inc. as your settlement agent and we look forward to handling any of your title insurance needs in the future.

Sincerely,
American Title Services of Lake City, Inc.



American Title Services
Of Lake City, Inc.

Elaine R. Davis
President / Closer

321 SW Main Blvd., Suite 105 Phone: 386-754-4026
Lake City, FL 32025 Fax: 386-754-4028
Email: elaine@americantitleservices.net

Prepared by:
Elaine P. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-642

Inst: 201712002269 Date: 02/07/2017 Time: 4:19PM
Page 1 of 2 B: 1330 P: 1324, P. DeWitt Cason, Clerk of Court
Columbia County, By: BD
Deputy Clerk Doc Stamp-Deed: 490.00

General Warranty Deed

Made this February 6, 2017, A.D. By **LAWRENCE R. ROUSH**, whose post office address is 12041 145th Road, Live Oak, Florida 32060, and **WILLIAM ROBIN ROUSH**, whose post office address is 2821 Evergreen Place, Gainesville, Georgia 30501, hereinafter called the grantor,

to **ST. JOHNS LIMITED LIABILITY COMPANY**, a Florida limited liability company, whose post office address is: 2631-A NW 11st Street, Gainesville, Florida 32606, 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:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 7: Commence at the SW corner of the NE 1/4 of NE 1/4 of Section 7, Township 4 South, Range 17 East and run North along West line of NE 1/4 of NE 1/4, 50.00 feet more or less to the North right of way line of graded county road for Point of Beginning, thence continue North along West line of the NE 1/4 of NE 1/4 for 161.00 feet; thence run East parallel to the South line of the NE 1/4 of NE 1/4, 337.00 feet, thence run South parallel to the West line of the NE 1/4 of NE 1/4 for 161.00 feet more or less to the North right of way line of said graded county road, thence run West parallel to the South line of the NE 1/4 of NE 1/4 and along North right of way line of said graded County Road, 337.00 feet more or less to the Point of Beginning.
IN COLUMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08158-000

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, 2016.

pared by:
ine R. Davis / Debbie G. Moore
merican Title Services of Lake City, Inc.
1 SW Main Boulevard, Suite 105
ke Florida 32025

le Number: 16-642

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.

Nicole A. Moore
Witness Printed Name NICOLE A. MOORE

Debbie G. Moore
Witness Printed Name Debbie G. Moore

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 6th day of February, 2017, by LAWRENCE R. ROUSH and WILLIAM ROBIN ROUSH, who is/are personally known to me or who has produced DRIVERS' LICENSES as identification.



Lawrence R. Roush (Seal)
LAWRENCE R. ROUSH
Address: 12041 145th Road, Live Oak, Florida 32060

William Robin Roush (Seal)
WILLIAM ROBIN ROUSH
Address: 2821 Evergreen Place, Gainesville, Georgia 30501

Debbie G. Moore
Notary Public
Print Name: Debbie G. Moore
My Commission Expires: _____

The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

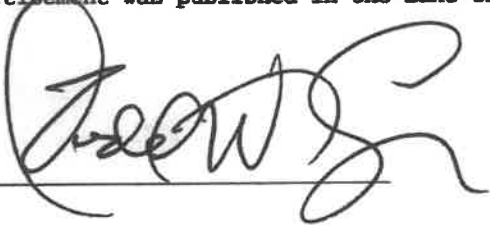
AFFIDAVIT OF PUBLICATION

Legal Reference: ORDINANCE NO. 2019-2126
NOTICE OF ENACTMENT OF OR

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

10/11/2019



Affiant

Sworn to and subscribed before me this 11th day of October, 2019


Kathleen A. Riotto

My commission expires August 20, 2022



KATHLEEN A RIOTTO
Commission # GG 229648
Expires August 20, 2022
Bonded thru Budget Notary Services

NOTICE OF ENACTMENT OF ORDINANCES BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA
NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the City Council of the City of Lake City, Florida, at public hearings on October 21, 2019 at 6:00 p.m., or as soon thereafter as the matters can be heard, in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. Copies of the said ordinances may be inspected by any member of the public at the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances.
ORDINANCE NO. 2019-2126
AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 19-05, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; REDEFINING THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR LAND USE CLASSIFICATION OF THE REAL PROPERTY TO BE ANNEXED; PROVIDING THAT EFFECTIVE JANUARY 1, 2020, THE REAL PROPERTY TO BE ANNEXED SHALL BE ASSESSED FOR PAYMENT OF MUNICIPAL AD VALOREM TAXES AND BE SUBJECT TO ALL GENERAL AND SPECIAL ASSESSMENTS; PROVIDING THAT EXISTING LICENSED BUSINESSES, TRADES, OR PROFESSIONS OPERATING WITHIN THE REAL PROPERTY TO BE ANNEXED MAY CONTINUE SUCH BUSINESSES, TRADES, OR PROFESSIONS THROUGHOUT THE ENTIRE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; DIRECTING THE CITY CLERK WITHIN SEVEN DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE, TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE, FLORIDA OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH, THE

CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF COLUMBIA COUNTY, FLORIDA, THE PROPERTY APPRAISER OF COLUMBIA COUNTY, FLORIDA, THE TAX COLLECTOR OF COLUMBIA COUNTY, FLORIDA, AND ALL PUBLIC UTILITIES AUTHORIZED TO CONDUCT BUSINESS WITHIN THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

ORDINANCE NO. 2019-2127
AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 19-06, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING CERTAIN REAL PROPERTY LOCATED IN COLUMBIA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA, INTO THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; REDEFINING THE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING FOR LAND USE CLASSIFICATION OF THE REAL PROPERTY TO BE ANNEXED; PROVIDING THAT EFFECTIVE JANUARY 1, 2020, THE REAL PROPERTY TO BE ANNEXED SHALL BE ASSESSED FOR PAYMENT OF MUNICIPAL AD VALOREM TAXES AND BE SUBJECT TO ALL GENERAL AND SPECIAL ASSESSMENTS; PROVIDING THAT EXISTING LICENSED BUSINESSES, TRADES, OR PROFESSIONS OPERATING WITHIN THE REAL PROPERTY TO BE ANNEXED MAY CONTINUE SUCH BUSINESSES, TRADES, OR PROFESSIONS THROUGHOUT THE ENTIRE BOUNDARIES OF THE CITY OF LAKE CITY, FLORIDA; DIRECTING THE CITY CLERK WITHIN SEVEN DAYS OF THE EFFECTIVE DATE OF THIS ORDINANCE, TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE FLORIDA DEPARTMENT OF STATE, FLORIDA OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH, THE CLERK OF THE CIRCUIT COURT OF COLUMBIA COUNTY, FLORIDA, THE CHIEF ADMINISTRATIVE OFFICER OF COLUMBIA COUNTY, FLORIDA, THE PROPERTY APPRAISER OF COLUMBIA COUNTY, FLORIDA, THE TAX COLLECTOR OF COLUMBIA COUNTY, FLORIDA, AND ALL PUBLIC UTILITIES AUTHORIZED TO CONDUCT BUSINESS WITHIN THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the petitions.

Copies of the petitions are available for public inspection at the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceeding should contact Joyce Bruner, Office of City Manager, 366.719.5768. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY).

539211
October 11, 2019


Ordinance Number: 2019-2127
Passed on first reading on October 7, 2019

Record of Vote on First Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>X</u>	_____	_____	_____
Chris Greene, Council Member	<u>X</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>X</u>	_____	_____	_____
Eugene Jefferson, Council Member	<u>X</u>	_____	_____	_____
Melinda Moses, Council Member	<u>X</u>	_____	_____	_____

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.


AUDREY E. SIKES, MMC
City Clerk

Ordinance Number: 2019-2127
Passed on second and final reading on October 21, 2019

Record of Vote on Second and Final Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>X</u>	_____	_____	_____
Chris Greene, Council Member	<u>X</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>X</u>	_____	_____	_____
Eugene Jefferson, Council Member	<u>X</u>	_____	_____	_____
Melinda Moses, Council Member	<u>X</u>	_____	_____	_____

Certification

I, Katy McCrary, Deputy Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.


KATY MCCRARY
Deputy Clerk



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
ST. JOHNS LIMITED LIABILITY COMPANY

Filing Information

Document Number	L05000000431
FEI/EIN Number	20-3739691
Date Filed	12/23/2004
Effective Date	01/01/2005
State	FL
Status	ACTIVE

Principal Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Mailing Address

13820 W Newberry Rd
Suite 100
GAINESVILLE, FL 32669

Changed: 01/14/2018

Registered Agent Name & Address

Martin, William B
13820 W Newberry Road
Suite 100
Newberry, FL 32669

Name Changed: 03/10/2019

Address Changed: 03/10/2019

Authorized Person(s) Detail

Name & Address

Title MGR

Banks, Judith
13820 W Newberry Road
Suite 100

Case No.

Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2017	01/14/2017
2018	01/14/2018
2019	03/10/2019

Document Images

03/10/2019 – ANNUAL REPORT	View image in PDF format
01/14/2018 – ANNUAL REPORT	View image in PDF format
01/14/2017 – ANNUAL REPORT	View image in PDF format
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06/21/2006 – ANNUAL REPORT	View image in PDF format
12/23/2004 – Florida Limited Liabilities	View image in PDF format

**Operating Agreement
of
St. Johns, L.L.C.**

**Limited Liability Company Operating Agreement
of St. Johns, L.L.C.,
a Florida Limited Liability Company**

This Operating Agreement (the "Agreement") is created this 1st day of January, 2005, by Meridian Group, L.L.C., a Florida Limited Liability Company (the "Member").

BACKGROUND AND BASIS FOR OPERATING AGREEMENT

1. The Member desires to organize and operate a limited liability company under the Florida Limited Liability Company Act, Florida Statutes chapter 608 (the "Act"), in accordance with the terms and subject to the conditions set forth in this Operating Agreement.

2. The Member now sets forth the terms and conditions by which the LLC will be governed as of the Effective Date hereof.

**SECTION 1.
DEFINED TERMS**

The following capitalized terms shall have the meanings specified in this Section I. Other terms are defined in the text of this Agreement; and, throughout this Agreement, those terms shall have the meanings respectively ascribed to them.

Act shall mean the Florida Limited Liability Company Act, as amended, Florida Statutes Code §§ 608.401 to 608.703 or any corresponding provision or provisions of succeeding law.

Agreement means this Agreement, as amended from time to time.

Code means the Internal Revenue Code of 1986, as amended, or any corresponding provision of any succeeding law.

Interest means a Person's share of the Profits and Losses of, and the right to receive distributions from, the LLC.

Interest Holder means any Person who holds an Interest, whether as a Member or as an unadmitted assignee of a Member.

Involuntary Withdrawal means, the occurrence of any of the following events:

- (i) The Member makes an assignment for the benefit of creditors;
- (ii) The Member files a voluntary petition of bankruptcy;
- (iii) The Member is adjudged bankrupt or insolvent or there is entered against the Member an order for relief in any bankruptcy or insolvency proceeding;

LLC shall mean the limited liability company formed pursuant to the Articles of Organization and this Agreement by the parties hereto, as said limited liability company may from time to time be constituted.

Member means the Person signing this Agreement and any Person who subsequently is admitted as a member of the LLC.

Membership Rights means all of the rights of a Member in the LLC, including a Member's: (i) Interest; (ii) right to inspect the LLC's books and records; (iii) right to participate in the management of and vote on matters coming before the LLC; and (iv) unless this Agreement or the Articles of Organization provide to the contrary, right to act as an agent of the LLC.

Person means and includes an individual, corporation, partnership, association, limited liability company, trust, estate, or other entity.

Positive Capital Account means a Capital Account with a balance greater than zero.

Profit and Loss means, for each taxable year of the LLC (or other period for which Profit or Loss must be computed) the LLC's taxable income or loss determined in accordance with the Code.

Treasury Regulations means the income tax regulations, including any temporary regulations, from time to time promulgated under the Code.

Department of State means the Florida Department of State.

Successor means all Persons to whom all or any part of an Interest is transferred either because of (i) the sale or gift by Member of all or any part of its Interest, (ii) an assignment of Member's Interest due to Member's Involuntary Withdrawal, or (iii) because Member dies and the Persons are Member's personal representatives, heirs, or legatees.

Transfer means, when used as a noun, any voluntary sale, hypothecation, pledge, assignment, attachment, or other transfer, and, when used as a verb, means voluntarily to sell, hypothecate, pledge, assign, or otherwise transfer.

Withdrawal means a Member's dissociation from the LLC by any means.

SECTION 2. FORMATION AND PURPOSES

2.1. *Organization.* The Member desires to organize a limited liability company pursuant to the Act and the provisions of this Operating Agreement (the "Company"), and for that purpose, the Member shall cause Articles of Organization, in the form attached as Exhibit B, to be executed and filed with the Department of State.

2.2. *Name of the LLC.* The name of the LLC shall be "St. Johns, LLC." The LLC may do business under that name and under any other name or names upon which Member may, in its sole discretion, determine. If the LLC does business under a name other than that set forth in its Articles of Organization, then the LLC shall file a fictitious name registration as required by law.

2.3. *Purpose.* The LLC is organized solely to acquire, purchase, buy, sell, own, trade in, hold, develop, lease, manage, subdivide, and otherwise deal in and with the real property described in Exhibit C, and to engage in such other lawful activities as are reasonably necessary, convenient, or incidental to that purpose.

2.4. *Term.* The term of the LLC shall commence upon the acceptance of the Articles of Organization by the Department of State. The LLC shall terminate on January 1, 2035, unless sooner terminated as provided in this Agreement or the Act.

2.5. *Principal Office.* The principal office of the LLC shall be located at 2841 N.W. 41st Street, Gainesville, Florida 32606, or at any other place which Member, in its sole discretion, determines.

2.6. *Registered Agent/Registered Office.* The name and street address of the LLC's registered agent and registered office in the State of Florida shall be John Hudson, 2841 N.W. 41st Street, Gainesville, Florida 32606.

2.7. *Member.* The name, present mailing address, and Membership Units of the sole Member is set forth on Exhibit A.

SECTION 3 CAPITAL ACCOUNTS

3.1. *Initial Capital Contributions.* Upon the execution of this Agreement, Member shall contribute to the LLC the cash and property set forth on Exhibit A.

3.2. *No Other Capital Contributions Required.* Member shall not be required to contribute any additional capital to the LLC, and except as set forth in the Act, no Member shall have any personal liability for any obligations of the LLC.

3.3. *Loans.* Any Member may, at any time, make or cause a loan to be made to the LLC in any amount and on those terms upon which the LLC and the Member agree.

3.4. *Capital Accounts.* A capital account shall be maintained by the LLC for the Member.

SECTION 4 PROFITS, LOSSES, AND DISTRIBUTIONS

4.1. *Distributions of Cash Flow.* Cash Flow for each taxable year of the LLC shall be distributed to Member no later than seventy-five (75) days after the end of the taxable year.

4.2. *Allocation of Profit or Loss.* All Profit or Loss shall be allocated to the Member.

4.3. *Liquidation and Dissolution.* If the LLC is liquidated, the assets of the LLC shall be distributed to Member or to a Successor or Successors.

SECTION 5 RIGHTS, POWERS, AND DUTIES OF MANAGEMENT

5.1. *Management.* The LLC shall be managed solely by the Member.

5.2. *Personal Services.* Member shall not be required to perform services for the LLC solely by virtue of being a Member.

5.3. *Liability and Indemnification.*

(a) The Member shall not be liable, responsible, or accountable, in damages or otherwise, to the LLC for any act performed by it with respect to LLC matters, except for fraud.

(b) The LLC shall indemnify the Member for any act performed by it with respect to LLC matters, except for fraud.

SECTION 6 TRANSFER OF INTERESTS AND WITHDRAWALS OF MEMBERS

6.1. *Transfers by Member.* The Member may Transfer all, or any portion of, its interest or rights in, its Membership Rights to one or more Successors.

6.2. *Transfer to a Successor.* In the event of any Transfer of all or any part of Member's Interest to a Successor, the Successor shall thereupon become a Member and the LLC shall be continued.

SECTION 7
DISSOLUTION, LIQUIDATION, AND TERMINATION OF THE LLC

7.1. *Events of Dissolution.* The LLC shall be dissolved upon the happening of any of the following events:

- (a) When the period fixed for its duration in Section 2.4 has expired;
- (b) Upon the unanimous written agreement of the Members;
- (c) Upon the sale or other disposition of all or substantially all of the property of the LLC (except that if such property is sold with a purchase money mortgage, the LLC shall continue until such mortgage is satisfied);
- (d) (i) The adjudication of the LLC as insolvent within the meaning of insolvency in either bankruptcy or equity proceedings; (ii) the filing of an involuntary petition in bankruptcy against the LLC (which is not dismissed within 90 days); (iii) the filing against the LLC of a petition for reorganization under the Federal Bankruptcy Code or any state statute (which is not dismissed within 90 days); (iv) a general assignment by the LLC for the benefit of creditors; (v) the voluntary claim (by the LLC) that it is insolvent under any provisions of the Bankruptcy Code (or any state insolvency statutes); or (vi) the appointment for the LLC of a temporary or permanent receiver, trustee, custodian, or sequestrator and such receiver, trustee, custodian, or sequestrator is not dismissed within 90 days; or
- (e) As otherwise required by law.

7.2. *Procedure for Winding Up and Dissolution.* If the LLC is dissolved, the affairs of the LLC shall be wound up. On winding up of the LLC, the assets of the LLC shall be distributed, first, to creditors of the LLC in satisfaction of the liabilities of the LLC, and then to the Person(s) who is/are the Member(s) of the LLC in proportion to its/their Interests.

7.3. *Filing of Articles of Dissolution.* If the LLC is dissolved, Articles of Dissolution shall be promptly filed with the Department of State. If there are no remaining Members, the Articles of Dissolution shall be filed by the last Person to be a Member; if there are no remaining Members, nor a Person who last was a Member, the Articles shall be filed by the legal or personal representatives of the Person who last was a Member.

SECTION 8
BOOKS, RECORDS, ACCOUNTING, AND TAX ELECTIONS

8.1. *Bank Accounts.* All funds of the LLC shall be deposited in a bank account or accounts opened in the LLC's name. The Member shall unanimously determine the institution or institutions at which the accounts will be opened and maintained, the types of accounts, and the Persons who will have authority with respect to the accounts and the funds therein.

8.2. *Books and Records.* The Member shall not be required to keep or cause to be kept complete and accurate books and records of the LLC nor supporting documentation of the transactions with respect to the conduct of the LLC's business. The books and records, if any, shall be maintained in accordance with sound accounting principles and practices.

8.3. *Annual Accounting Period.* The annual accounting period of the LLC shall be its taxable year. The LLC's taxable year shall be selected by the Member, subject to the requirements and limitations of the Code.

SECTION 9
GENERAL PROVISIONS

9.1. *Applicable Law.* All questions concerning the construction, validity, and interpretation of this Agreement shall be governed by the internal law, not the law of conflicts, of the State of Florida.


9.2. *Section Titles.* The headings herein are inserted as a matter of convenience only, and do not define, limit, or describe the scope of this Operating Agreement or the intent of the provisions hereof.

9.3. *Terms.* Common nouns and pronouns shall be deemed to refer to the masculine, feminine, neuter, singular and plural, as the identity of the Person may in the context require.

9.4. *Separability of Provisions.* Each provision of this Agreement shall be considered separable; and if, for any reason, any provision or provisions herein are determined to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation of or affect those portions of this Operating Agreement which are valid.

IN WITNESS WHEREOF, the Member has executed this Agreement under seal, as of the date set forth hereinabove.

MEMBER:


John Hudson, as Trustee of the William B. Martin Irrevocable Trust, dated December 21, 2004, Managing Member of Meridian Group, LLC.

**EXHIBIT A
ST. JOHNS LLC
NAME, ADDRESS, AND PERCENTAGE INTEREST
OF THE SOLE MEMBER**

NAME OF MEMBER	ADDRESS OF MEMBER	PERCENTAGE INTEREST
Meridian Group, LLC	2841 N.W. 41 st Street Gainesville, Florida 32606	100%
Totals		100%



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

January 3, 2005

JOHN BOVAY
901 N.W. 57TH STREET
GAINESVILLE, FL 32605

The Articles of Organization for ST. JOHNS LIMITED LIABILITY COMPANY were filed on December 23, 2004, effective January 1, 2005, and assigned document number L05000000431. Please refer to this number whenever corresponding with this office.

In accordance with section 608.406(2), F.S., the name of this limited liability company is filed with the Department of State for public notice only and is granted without regard to any other name recorded with the Division of Corporations.

The certification you requested is enclosed.

A limited liability annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file date. A Federal Employer Identification (FEI) number may be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Tammi Cline
Document Specialist
Registration/Foreign Qualification
Division of Corporations

Letter Number: 205A00000106

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Organization of ST. JOHNS LIMITED LIABILITY COMPANY, a limited liability company organized under the laws of the state of Florida, filed on December 23, 2004 effective January 1, 2005, as shown by the records of this office.

The document number of this limited liability company is L05000000431.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Third day of January, 2005



CR2EO22 (2-03)

Glenda E. Hood
Glenda E. Hood
Secretary of State

COPY

**ARTICLES OF ORGANIZATION
OF ST. JOHNS
LIMITED LIABILITY COMPANY**

The undersigned, being authorized to execute and file these Articles of Organization, hereby certifies that:

ARTICLE I — Name:

The name of the limited liability company (hereinafter referred to as the "Company") is "St. Johns Limited Liability Company."

ARTICLE II — Address:

The mailing address and street address of the principal office of the Company is 2841 41st Street, Gainesville, Florida 32606.

ARTICLE III — Registered Agent:

The name and the Florida street address of the initial registered agent are John Hudson, at 2841 41st Street, Gainesville, Florida 32606.

ARTICLE IV — Management:

The Company is to be managed by the Managing Member.

ARTICLE V — Limitation on Agency Authority of Members:


Pursuant to section 608.4235 of the Florida Limited Company Act, no member of the Company shall be an agent of the Company solely by virtue of being a member.

ARTICLE VI — Effective Date of Company's Existence:

The effective date of the Company's existence shall be January 1st, 2005.

FILED
2004 DEC 23 PM 1:21
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

IN WITNESS WHEREOF, I have signed these Articles of Organization and acknowledged them to be my act this 20th day of December.



John C. Bovay,
Authorized Representative

In accordance with Section 608.408(3), Florida Statutes, the execution of this affidavit constitutes an affirmation under the penalties of perjury that the facts stated herein are true.



John C. Bovay,
Authorized Representative

Elaine R. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-642

Inst: 201712002269 Date: 02/07/2017 Time: 4:19PM
Page 1 of 2 B: 1330 P: 1324, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 490.00

General Warranty Deed

Made this February 6, 2017 A.D. By **LAWRENCE R. ROUSH**, whose post office address is 12041 145th Road, Live Oak, Florida 32060, and **WILLIAM ROBIN ROUSH**, whose post office address is 2821 Evergreen Place, Gainesville, Georgia 30501, hereinafter called the grantor,

to **ST. JOHNS LIMITED LIABILITY COMPANY**, a Florida limited liability company, whose post office address is: 2631-A NW 41st Street, Gainesville, Florida 32606, 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:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 7: Commence at the SW corner of the NE 1/4 of NE 1/4 of Section 7, Township 4 South, Range 17 East and run North along West line of NE 1/4 of NE 1/4, 50.00 feet more or less to the North right of way line of graded county road for Point of Beginning, thence continue North along West line of the NE 1/4 of NE 1/4 for 161.00 feet, thence run East parallel to the South line of the NE 1/4 of NE 1/4, 337.00 feet, thence run South parallel to the West line of the NE 1/4 of NE 1/4 for 161.00 feet more or less to the North right of way line of said graded county road, thence run West parallel to the South line of the NE 1/4 of NE 1/4 and along North right of way line of said graded County Road, 337.00 feet more or less to the Point of Beginning.
IN COLUMBIA COUNTY, FLORIDA.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 08158-000

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, 2016.

Elaine R. Davis / Debbie G. Moore
American Title Services of Lake City, Inc.
321 SW Main Boulevard, Suite 105
Lake City, Florida 32025

File Number: 16-642

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:

Nicole A. Moore
Witness Printed Name NICOLE A. MOORE

Lawrence R. Roush (Seal)
LAWRENCE R. ROUSH
Address: 12041 145th Road, Live Oak, Florida 32060

William Robin Roush (Seal)
WILLIAM ROBIN ROUSH
Address: 2821 Evergreen Place, Gainesville, Georgia 30501

Debbie J. Moore
Witness Printed Name **Debbie G. Moore**

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 6th day of February, 2017, by LAWRENCE R. ROUSH and WILLIAM ROBIN ROUSH, who is/are personally known to me or who has produced DRIVERS' LICENSES as identification.

Debbie J. Moore
Notary Public
Print Name: **Debbie G. Moore**
My Commission Expires: _____



This instrument prepared by
and after recording return to:

John C. Bovay, Attorney at Law
901 N.W. 57th Street
Gainesville, Florida 32605

Inst:2005003121 Date:02/09/2005 Time:15:12
Doc Stamp-Deed : 0.70

Ynk DC, P. DeWitt Cason, Columbia County B:1037 P:1953

07-4S-17-08127-009

07-4S-17-08127-005

Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantor, William B. Martin, as Trustee of the William B. Martin Trust, dated July 31, 1990, in consideration of Ten and grants and conveys to the Grantee, St. Johns, LLC (a Florida limited liability company), whose mailing address is 2841 NW 41st Street, Gainesville, Florida 32606, the real property in Columbia County, Florida, described as follows:

The South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 4 South, Range 17 East as lies West of S.R. No. 47; LESS AND EXCEPT: Begin at the Southwest Corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 7, and run North along West Line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 211 feet; thence run East 337 feet; thence run South 211 feet; thence run West 337 feet to the Point of Beginning.

The Grantor warrants that the property is free of all encumbrances, except the lien for real estate taxes not yet due and payable and restrictions, reservations, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantor. The Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons.

This deed was prepared without examination of title or legal opinion, but upon information, including the legal description and the ownership interest, supplied by the Grantor.

The interest conveyed is not the homestead of the Grantor.

Signed on February 4, 2005.

Signed in the presence of:

Joseph J. Suburstein
Print Name: Joseph J. Suburstein

William B. Martin
William B. Martin, as Trustee of the
William B. Martin Trust, dated July 31, 1990
2841 NW 41st Street
Gainesville, Florida 32606

Julia Cook
Print Name: Julia Cook

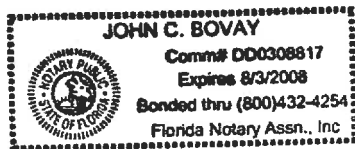
Two witnesses as to
William B. Martin, as Trustee of the
William B. Martin Trust, dated July 31, 1990

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on February 4, 2005,
by William B. Martin.

Personally Known ✓
Produced Identification _____
Type of Identification _____

John C. Bovay
Notary Public--State of Florida
Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____



PUBLIC NOTICE

[Faint, illegible text on a white sign]

Sr. J. Williams 11/17 2/13/2020



2/23/22

LAKE CITY REPORTER
PO BOX 1709
180E DUVAL ST
LAKE CITY FL 32056-1709
(386)752-1293
Fax (386)752-9400

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 02/22/22 14:06 by kharr-cn

Acct #: 45150

Ad #: 690109

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 02/25/2022 Stop: 02/25/2022

Times Ord: 1 Times Run: ***

STD 1.00 X 13.88 Words: 509

Total STD 13.88

Class: 8000 LEGAL COLUMBIA CO

Rate: LG Cost: 222.08

Affidavits: 1

Ad Descrpt: Z 22-01

Descr Cont: NOTICE OF PUBLIC HEARING

Given by: *

P.O. #:

Created: kharr 02/22/22 14:04

Last Changed: kharr 02/22/22 14:06

Contact: AP CHERYL 719-5794

Phone: (386)719-5804

Fax#:

Email:

Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 02/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

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

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at a public hearing on March 8, 2022 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the second floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

Z 22-01, an application by St. Johns LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to CITY COMMERCIAL, INTENSIVE (C) on property described, as follows:

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7 lying West of State Road 47.

Containing 9.69 acre, more or less.

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

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

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

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

above referenced public hearing.

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY). Publish in the legal section of the Lake City Reporter on February 25, 2022.

690109

February 25, 2022

NOTICE OF PUBLIC HEARING
CONCERNING AN AMENDMENT TO THE

CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendment, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at a public hearing on March 8, 2022 at 5:30 p.m., or as soon thereafter as the matter can be heard in the City Council Chambers, on the second floor of City Hall located at 205 North Marion Avenue, Lake City, Florida.

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

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

February 21, 2022

Mr. Marshall Sova
Code Enforcement
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 22-01 (St. Johns LLC)
Sign
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Marshall:

Please find enclosed the above referenced sign.

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

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

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Paul Dyal, Interim City Manager

I:\2022\lakecity\z-22-01_st.johnsllc\z_22-01_sign_.docx

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

Z 22-01, an application by St. Johns LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to CITY COMMERCIAL, INTENSIVE (CI) on property described, as follows:

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Containing 9.69 acre, more or less.

WHEN: March 8, 2022
5:30 p.m.

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 live on our YouTube channel at: <https://www.youtube.com/c/CityofLakeCity>

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

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

**FOR MORE INFORMATION CONTACT
MARSHALL SOVA
CODE ENFORCEMENT
AT 386.719.5746**



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

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

February 21, 2022

Mr. Marshall Sovo
Code Enforcement
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 22-01 (St. Johns LLC)
Sign
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Marshall:

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Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/cf

xc: Joyce Bruner, Executive Assistant
Paul Dyal, Interim City Manager

I:\2022\lakecity\z-22-01_st.johnsllc\z_22-01_sign_.docx

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

A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:

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Containing 9.69 acre, more or less.

WHEN: March 8, 2022
5:30 p.m.

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 Office of Growth Management at growthmanagement@lcfla.com or by calling 386.719.5746.

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

**FOR MORE INFORMATION CONTACT
MARSHALL SOVA
CODE ENFORCEMENT
AT 386.719.5746**

LAKE CITY REPORTER
PO BOX 1709
180E DUVAL ST
LAKE CITY FL 32056-1709
(386)752-1293
Fax (386)752-9400

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 02/22/22 14:10 by kharr-cn

Acct #: 45150

Ad #: 690110

Status: New WHOLD

CITY OF LAKE CITY
ATTN: FINANCE
205 N MARION AVE
LAKE CITY FL 32055

Start: 02/25/2022 Stop: 02/25/2022
Times Ord: 1 Times Run: ***
STD 1.00 X 15.40 Words: 572
Total STD 15.40
Class: 8000 LEGAL COLUMBIA CO
Rate: LG Cost: 246.40
Affidavits: 1
Ad Descrpt: CPA 22-02
Descr Cont: NOTICE OF PUBLIC HEARINGS
Given by: *
P.O. #:
Created: kharr 02/22/22 14:06
Last Changed: kharr 02/22/22 14:07

Contact: AP CHERYL 719-5794
Phone: (386)719-5804
Fax#:
Email:
Agency:

PUB ZONE EDT TP RUN DATES
LCR A 96 S 02/25

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

This ad has been reformatted for proofing purposes. Column breaks are not necessarily as they will appear in publication.

NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY COMPREHENSIVE PLAN BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on March 8, 2022 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

(1) CPA 22-01, an application by the City Council, to amend the text, Future Land Use Plan Map Series and Future Land Use Plan Map of the Comprehensive Plan, based upon an evaluation completed by the City, to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended.

(2) CPA 22-02, an application by St. Johns LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COUNTY RESIDENTIAL, LOW DENSITY (less than or equal to 2 dwelling units per acre) to CITY COMMERCIAL for the property described, as follows:

A parcel of land lying within Section 7, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 7 lying West of State Road 47.

Containing 9.69 acre, more or less.

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

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

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at growth-management@lcfia.com or by

calling 386.719.5746.

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

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in these proceedings should contact the Office of City Manager, 386.719.5768 at least 48 hours prior to the proceedings. If you are hearing or speech impaired, please contact the Florida Relay Service at 800.955.8770 (voice) or 800.955.8771 (TTY). Publish in the legal section of the Lake City Reporter on February 25, 2022.

690110

February 25, 2022

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CONCERNING AMENDMENTS TO THE
CITY OF LAKE CITY COMPREHENSIVE PLAN

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