

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.

Daniel Crapp

Applicant/Agent Name (Type or Print)

1-8-20

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8th day of Jan 2020 by (name of person acknowledging).

Vera Lisa Hicks

Signature of Notary

Vera Lisa Hicks

Printed Name of Notary

(NOTARY SEAL or STAMP)

Personally Known OR Produced Identification
Type of Identification Produced



**C & W BUSINESS PARK
FOR 2008**

PARENT PARCELS – 02-4S-16-02712-008 – 2.81 AC. (DELETED ALL USED UP)

02-4S-16-02712-000 – 47.79 AC – 6.79 AC = 41.00 AC (LEFT)

**HEADER PARCEL – 02-4S-16-02712-100 – A S/D LYING IN THE NE1/4 OF THE SE1/4
OF SEC 02-4S-16 CONTAINING 9.46 AC RECORDED ON 10/10/2007 IN PLAT BOOK
9 PAGES 39 & 40.**

:PROPERTY IS ZONED COLUMBIA COUNTY COMMERCIAL INTENSIVE:

(CO) (CI)

LOT	1	02-4S-16-02712-101	1.68 AC.
LOT	2	02-4S-16-02712-102	1.86 AC.
LOT	3	02-4S-16-02712-103	2.14 AC.
LOT	4	02-4S-16-02712-104	1.03 AC.
LOT	5	02-4S-16-02712-105	.90 AC.
LOT	6	02-4S-16-02712-106	.90 AC.
LOT	7	02-4S-16-02712-107	.95 AC.

C & W BUSINESS PARK S/D
LEGAL DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 02 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 294.09 FEET TO THE NORTHWESTERLY ROW OF SW BRANFORD ROAD (SR-247); THENCE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS W ALONG SAID NORTHWESTERLY ROW 308.02 FEET TO A POINT OF A CURVE; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 12 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 22 MINUTES 14 SECONDS WEST 70.71 FEET, AN ARC LENGTH OF 78.54 FEET TO THE EASTERLY LINE OF SW REAL TERRACE; THENCE NORTH 48 DEGREES 37 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY LINE 149.38 FEET TO A POINT OF A CURVE; THENCE RUN NORTHERLY ALONG SAID EAST LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 65 DEGREES 10 MINUTES 05 SECONDS A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 02 MINUTES 36 SECONDS WEST 495.45 FEET AN ARC LENGTH OF 523.20 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 510.64 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2; THENCE SOUTH 01 DEGREE 42 MINUTES 28 SECONDS EAST ALONG SAID EAST LINE 45.40 FEET TO THE POINT OF BEGINNING

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 02 DEGREES 10 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 294.09 FEET TO THE NORTHWESTERLY ROW OF SW BRANFORD ROAD (SR-247); THENCE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS WEST ALONG SAID NORTHWESTERLY ROW, 488.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 41 DEGREES 22 MINUTES 08 SECONDS WEST ALONG SAID NORTHWESTERLY ROW, 177.46 FEET; THENCE NORTH 48 DEGREES 37 MINUTES 30 SECONDS WEST, 590.70 FEET; THENCE NORTH 71 DEGREES 46 MINUTES 03 SECONDS EAST, 295.69 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; A CENTRAL ANGLE OF 81 DEGREES 51 MINUTES 11 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 67 DEGREES 18 MINUTES 21 SECONDS EAST, 39.31 FEET, AN ARC LENGTH OF 42.86 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 14 MINUTES 53 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 30 MINUTES 12 SECONDS EAST

208.37 FEET, AN ARC LENGTH OF 209.68 FEET; THENCE SOUTH 48 DEGREES 37 MINUTES 40 SECONDS EAST ALONG SAID WESTERLY LINE 149.39 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 48 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 37 MINUTES 46 SECONDS EAST, 70.71 FEET, AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE NORTH 01 DEGREE 42 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 2, 45.40 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 593.55 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT ON A CURVE; THENCE RUN SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 06 DEGREES 17 MINUTES 42 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 53 MINUTES 16 SECONDS WEST 59.30 FEET, AN ARC DISTANCE OF 59.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 01 MINUTE 37 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 16 MINUTES 23 SECONDS EAST 206.32 FEET, AN ARC DISTANCE OF 207.60 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86 DEGREES 03 MINUTES 15 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 44 MINUTES 26 SECONDS WEST 40.94 FEET, AN ARC DISTANCE OF 45.06 FEET; THENCE SOUTH 71 DEGREES 46 MINUTES 03 SECONDS WEST, 109.79 FEET; THENCE NORTH 18 DEGREES 13 MINUTES 57 SECONDS WEST 257.92 FEET; THENCE NORTH 64 DEGREES 08 MINUTES 35 SECONDS EAST, 105.32 FEET; THENCE SOUTH 81 DEGREES 29 MINUTES 31 SECONDS EAST, 99.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.46 ACRES, MORE OR LESS

AKA LOTS 1 THRU 7 – CYPRESS LAKE BUSINESS PARK S/D

LIST OF LANDOWNERS

1. C&W LAND TRUST (PARCELS 02712-101, 102, AND 103)
291 NW MAIN BLVD
LAKE CITY, FL 32055
2. CHAD STRAIT (PARCELS 02712-104 AND 105)
124 SW BUTTERCUP DR
LAKE CITY, FL 32024
3. PREMIERE INVESTMENTS LLC (PARCEL 02712-106)
1140 SW BASCOM NORRIS DR
LAKE CITY, FL 32025
4. EASTPARK LLC (PARCEL 02712-107)
736 SW ARNOR LN
LAKE CITY, FL 32024



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

AGENT AUTHORIZATION FORM

I, PREMIERE INVESTMENTS, L. L. C. (owner name), owner of property parcel
 number 02-4S-16-02712-106 (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. DANIEL CRAPPS	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.

_____ Date 1/4/26 _____
 Owner Signature (Notarized) _____ Date _____

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is PREMIERE INVESTMENTS, L. L. C.,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) PK on this 11 day of Jan, 2026

NOTARY'S SIGNATURE

(Seal/Stamp)





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

AGENT AUTHORIZATION FORM

I, CHAD R. STRAIT (owner name), owner of property parcel
 number 02-4S-16-02712-104
02-4S-16-02712-105 (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. DANIEL CRAPPS	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.

Chad Strait _____ Date 1-22-26

Owner Signature (Notarized)

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is CHAD R. STRAIT,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) PK on this 22 day of Jan, 2026

Vera Lisa Hicks
 NOTARY'S SIGNATURE

(Seal/Stamp)





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

AGENT AUTHORIZATION FORM

MARK A. GANSKOP, MGR OF EASTPARK LLC
 I, _____ (owner name), owner of property parcel
 number 02-4S-16-02712-107 (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. DANIEL CRAPPS	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.

Owner Signature (Notarized) _____ Date 12-23-25

NOTARY INFORMATION:
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

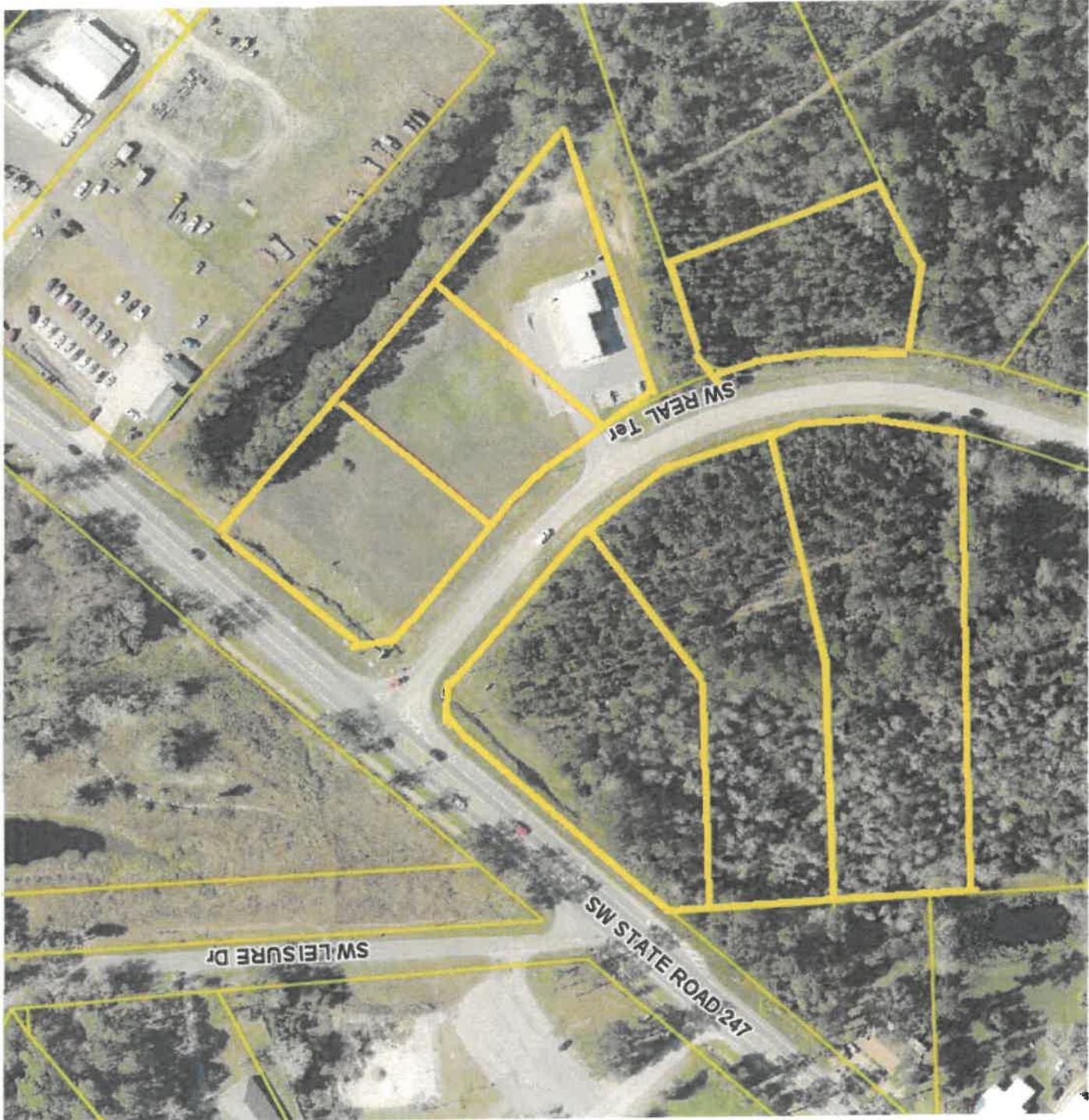
The above person, whose name is MARK A. GANSKOP, MGR OF EASTPARK LLC,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) _____ on this 23 day of Dec, 2025.

NOTARY'S SIGNATURE

(Seal/Stamp)



0
110
220
330
440
550
660
770
880
990
1100 ft



COLUMBIA COUNTY Property Appraiser

Parcel 02-45-16-02712-101 <https://search.ccpaf1.com/parcel/02712101164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 1 C & W BUSINESS PARK S/D.

QC 1153-1822,

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-102 <https://search.ccpaf.com/parcel/02712102164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 2 C & W BUSINESS PARK S/D.

QC 1153-1822

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02712-103 <https://search.ccpaf1.com/parcel/02712103164S02>

Owners

C & W LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

Legal Description

LOT 3 C & W BUSINESS PARK S/D.

QC 1153-1822,

Use: 1000: VACANT COMMERCIAL

Subdivision: DIST 2



Rec. 18.50
Op. 1.70

THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

File No. 07-117

Property Appraiser's
Parcel Identification Nos.
02-4S-16-02712-101
02-4S-16-02712-102
02-4S-16-02712-103
02-4S-16-02712-107

Inst:200812012407 Date:6/30/2008 Time:4:20 PM
Doc Stamp-Deed:0.70
✓ BCP DeWitt Cason Columbia County Page 1 of 2 B-1153 P:1822

QUITCLAIM DEED

This Quitclaim Deed Made this 30th day of May 2008, BETWEEN PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company, whose mailing address is 246 SW Main Boulevard, Lake City, Florida 32025, of the County of Columbia, State of Florida, party of the first part, and DANIEL CRAPPS, as Trustee under LAND TRUST AGREEMENT dated September 1, 1990, and known as "C AND W LAND TRUST", whose mailing address is Post Office Box 3659, Lake City, Florida 32056, of the County of Columbia, State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest and claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

Lots 1, 2, 3 and 7, C & W BUSINESS PARK, a subdivision according to the plat thereof recorded in Plat Book 9, Pages 39-40 of the public records of Columbia County, Florida.

N.B.: The purpose of this deed is to confirm ownership of the lots described in the above plat.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the

only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company

DeEtte F. Brown
First Witness
DeEtte F. Brown
(Printed Name)

By: *Christopher H. Dampier*
Christopher H. Dampier
Managing Member

Terry McDavid
Second Witness
Terry McDavid
(Printed Name)

By: *Jonathan Lee Ward*
Jonathan Lee Ward
Managing Member

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of May 2008, by CHRISTOPHER H. DAMPIER and JONATHAN LEE WARD, Managing Members of PREMIERE INVESTMENTS, L.L.C., a Florida Limited Liability Company, on behalf of the company. They are personally known to me and did not take an oath.

Terry McDavid
Notary Public
My commission expires:

