



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

**FOR PLANNING USE ONLY**  
 Application # Z \_\_\_\_\_  
 Application Fee \$ ~~750~~ 750<sup>00</sup>  
 Receipt No. N/A  
 Filing Date 6/27/22  
 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: First Baptist Church Annex
2. Address of Subject Property: 157 E Duval Street, Lake City, FL 32055
3. Parcel ID Number(s): 12696-000
4. Future Land Use Map Designation: Commercial
5. Existing Zoning Designation: Commercial General
6. Proposed Zoning Designation: Commercial Central Business District
7. Acreage: 0.22
8. Existing Use of Property: Office/Education
9. Proposed use of Property: Office or other uses as allowed by zoning

**B. APPLICANT INFORMATION**

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Chase Moses      Title: Broker  
 Company name (if applicable): Hunt & Moses Realty, LLC  
 Mailing Address: 184 N Marion Ave  
 City: Lake City      State: FL      Zip: 32055  
 Telephone: (386) 755-2774      Fax: (386) 755-8534      Email: chase@candlermoses.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): First Baptist Church of Lake City, Inc.  
 Mailing Address: 182 NE Justice Street  
 City: Lake City      State: FL      Zip: 32055  
 Telephone: (386) 752-5422      Fax: ( )      Email: \_\_\_\_\_

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

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

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: Yes - Pascal Rodney (Buyer)  
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 city's comprehensive plan or would have an adverse effect on the city'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.

J. Chen Moses  
Applicant/Agent Name (Type or Print)

J. Chen  
Applicant/Agent Signature

6/22/22  
Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 22 day of June, 2022 by (name of person acknowledging).

(NOTARY SEAL or STAMP)

Tiffany Redd  
Signature of Notary  
Tiffany Redd  
Printed Name of Notary

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

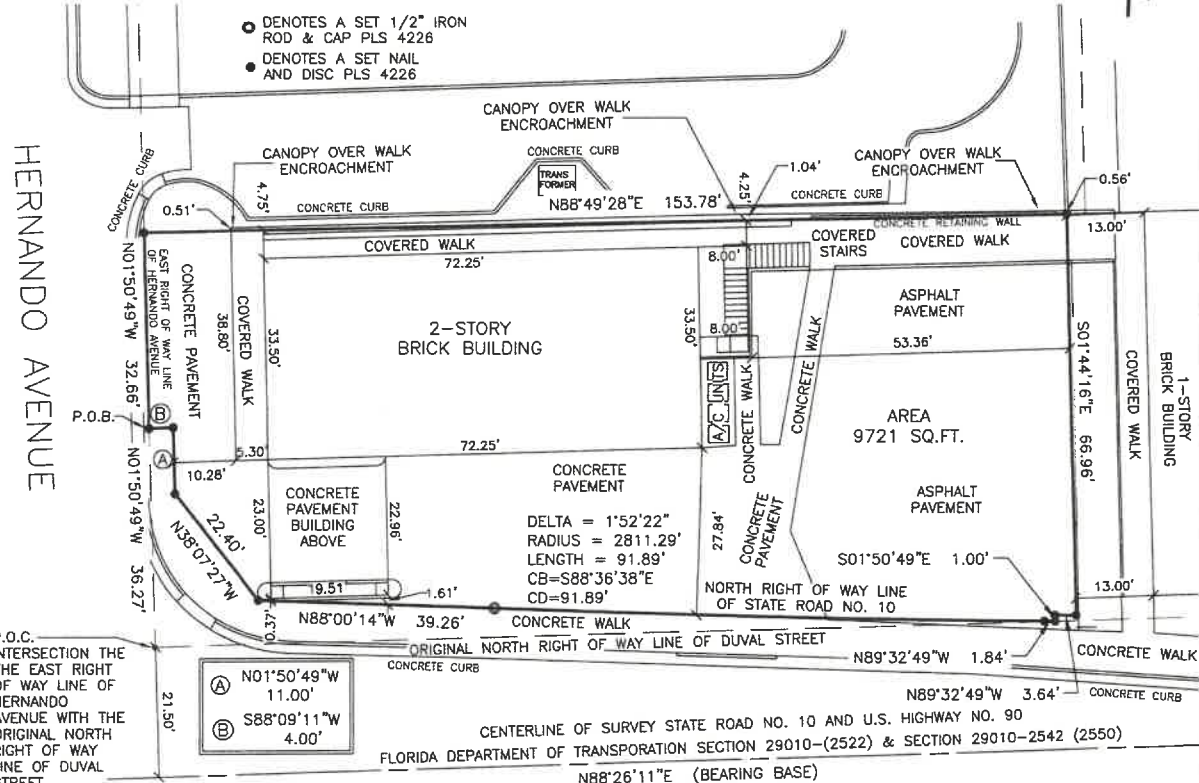


# MAP OF SURVEY

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

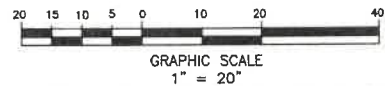
COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF HERNANDO AVENUE (A 33 FOOT RIGHT OF WAY) WITH THE ORIGINAL NORTH RIGHT OF WAY OF DUVAL STREET (A 43 FOOT RIGHT OF WAY) THENCE RUN N01°50'49"W, ALONG THE EAST RIGHT OF WAY LINE OF HERNANDO AVENUE A DISTANCE OF 36.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°50'49"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 32.66 FEET; THENCE RUN N88°49'26"E, A DISTANCE OF 153.78 FEET; THENCE RUN S01°44'16"E, A DISTANCE OF 66.96 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 10 (U.S. HIGHWAY NUMBER 90); THENCE RUN N89°32'49"W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 3.64 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S01°50'49"E, A DISTANCE OF 1.00 FOOT; THENCE CONTINUE ALONG SAID NORTH LINE, N89°32'49"W, A DISTANCE OF 1.84 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2811.49 FEET, A CHORD WHICH BEARS N88°36'38"W AND A CHORD DISTANCE OF 91.89 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°52'22" FOR A DISTANCE OF 91.89 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH LINE, N88°00'14"W, A DISTANCE OF 39.26 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, N38°07'27"W, A DISTANCE OF 22.40 FEET; THENCE CONTINUE ALONG SAID NORTH LINE, N01°50'49"W, A DISTANCE OF 11.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, S88°09'11"W, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD.



INTERSECTION THE THE EAST RIGHT OF WAY LINE OF HERNANDO AVENUE WITH THE ORIGINAL NORTH RIGHT OF WAY LINE OF DUVAL STREET  
 CENTERLINE OF SURVEY STATE ROAD NO. 10 AND U.S. HIGHWAY NO. 90  
 FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 29010-(2522) & SECTION 29010-2542 (2550)  
 N88°26'11"E (BEARING BASE)

**SURVEYORS NOTES:**  
 1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.  
 2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT, TITLE SEARCH, OR ABSTRACT OF TITLE. THE SURVEYOR HAS NOT SEARCHED THE PUBLIC RECORDS FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS. THERE MAY BE EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS.  
 3. BEARINGS ARE BASED ON THE CENTERLINE OF DUVAL STREET AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS. SECTION 29010-(2522), THE CENTERLINE BEARING BEING N88°26'11"E.  
 4. THIS SURVEY IS BASED ON AN ASSUMED HORIZONTAL DATUM. CONTROL WAS COMPUTED FROM RECOVERED MONUMENTS FROM THE BEARING BASE STATED ABOVE THE HORIZONTAL POSITIONAL ACCURACY MEETS OR EXCEEDS THE STANDARD ESTABLISHED FOR URBAN LAND CLASSIFICATION.

NOTE: According to the Federal Emergency Management Agency Firm Map No. 12023C0284 D, Community No. 120406, effective November 02, 2018, this property appears to be located in Zone "X" (unshaded), an area subject to minimal flooding.



**CERTIFIED TO:**  
 PASCAL RODNEY  
 FIRST BAPTIST CHURCH OF LAKE CITY, INC.  
 INTEGRITY TITLE SERVICES, LLC  
 FIRST AMERICAN TITLE INSURANCE COMPANY

B.O.C. = BACK OF CURB	F.B.S. = FORM BOARDS	P.B. = PLAT BOOK	RES. = RESIDENCE	(C) = CALCULATED DATA	AVY = AIR RELEASE VALVE	☐ = PHONE BOX
CATV = CABLE TELEVISION BOX	F.F. = FINISH ELEVATION	P.C. = POINT OF CURVATURE	RANGE = REGISTERED LAND SURVEYOR	(D) = DEED DATA	BOV = BLOW OFF VALVE	☐ = UTILITY/POWER POLE
C.B.S. = CONC. BLOCK STRUCTURE	F.F. = FINISH FLOOR	P.C. = POINT OF COMPOUND CURVE	R/W = RIGHT OF WAY	(M) = MEASURED DATA	☐ = RECLAIMED WATER VALVE	☐ = CLEANOUT
C.B. = CHORD BEARING	FND = FOUND	P.C.P. = PERMANENT CONTROL POINT	S/W = SIDEWALK	(P) = PLAT DATA	☐ = SANITARY MANHOLE	☐ = SANITARY MANHOLE
CC = CHORD	HWP = HANDED WALTER & ASSOCIATES	P.I. = POINT OF INTERSECTION	SOFT = SQUARE FEET	(E) = EXISTING	☐ = SANITARY VALVE	☐ = SIGN POST
C.I.F. = CHARLIE FENCE	I.D. = IDENTIFICATION	P.L. = PROFESSIONAL LAND SURVEYOR	TANG. = TANGENT LENGTH OF CURVE		☐ = TRANSFORMER PAD	☐ = UTILITY BOX
C.M. = CONCRETE MONUMENT	L.R. = LENGTH OF CURVE	P.O.B. = POINT OF BEGINNING	T.O.B. = TOP OF BANK		☐ = WATER METER	☐ = WATER VALVE
C.P. = CONCRETE PIPE	LL = LOOSE LEAF	P.O.C. = POINT OF COMMENCEMENT	U = UTILITY		☐ = WELL	
COR = CORNER	LB = LICENSED SURVEYING BUSINESS	P.R.C. = POINT OF REVERSE CURVE	UG = UNDERGROUND			
CONC. = CONCRETE	MAD = NAIL AND DISC	PP = POWER POLE	Δ = CENTERLINE			
D = DRAINAGE	NAD = NOT TO SCALE	PRM = PERMANENT REFERENCE MONUMENT	Δ = DELTA (CENTRAL ANGLE)			
E.O.P. = EDGE OF PAVEMENT	N/R = NON-RADIAL	P.T. = POINT OF TANGENCY	Δ = LEGAL DESCRIPTION DATA			
E.L. = ELEVATION	N.T.S. = NOT TO SCALE	PG = PAGE				
ESMT = EASEMENT	O/S = OFFSET	R = RADIUS				
F.B. = FIELD BOOK	O.R. = OFFICIAL RECORD	R.P. = RADIUS POINT				

Do Not Use Building Ties to Construct  
 No Underground Installations or Improvements Have Been Located Except as Noted. The Surveyor Has Not Abstracted The Lands Shown Hereon For Easements, Rights Of Way And Restrictions, If Any. Elevations Refer To National Geodetic Vertical Datum Of 1929, unless otherwise noted. Deed or Plotted Lines. There may be additional restrictions and/or easements that are not recorded on this plot of survey that may be found in the public records of this county.

**SURVEY PREPARED FOR:**  
 PASCAL RODNEY

Address: \_\_\_\_\_

Scale: 1" = 20'      Sec. 32      Twp. 3 S.      Rng. 17 E.

Survey Type	Survey Date	CC	Field Book	Page	By
Boundary	05-26-22	CC	LL	LL	CC

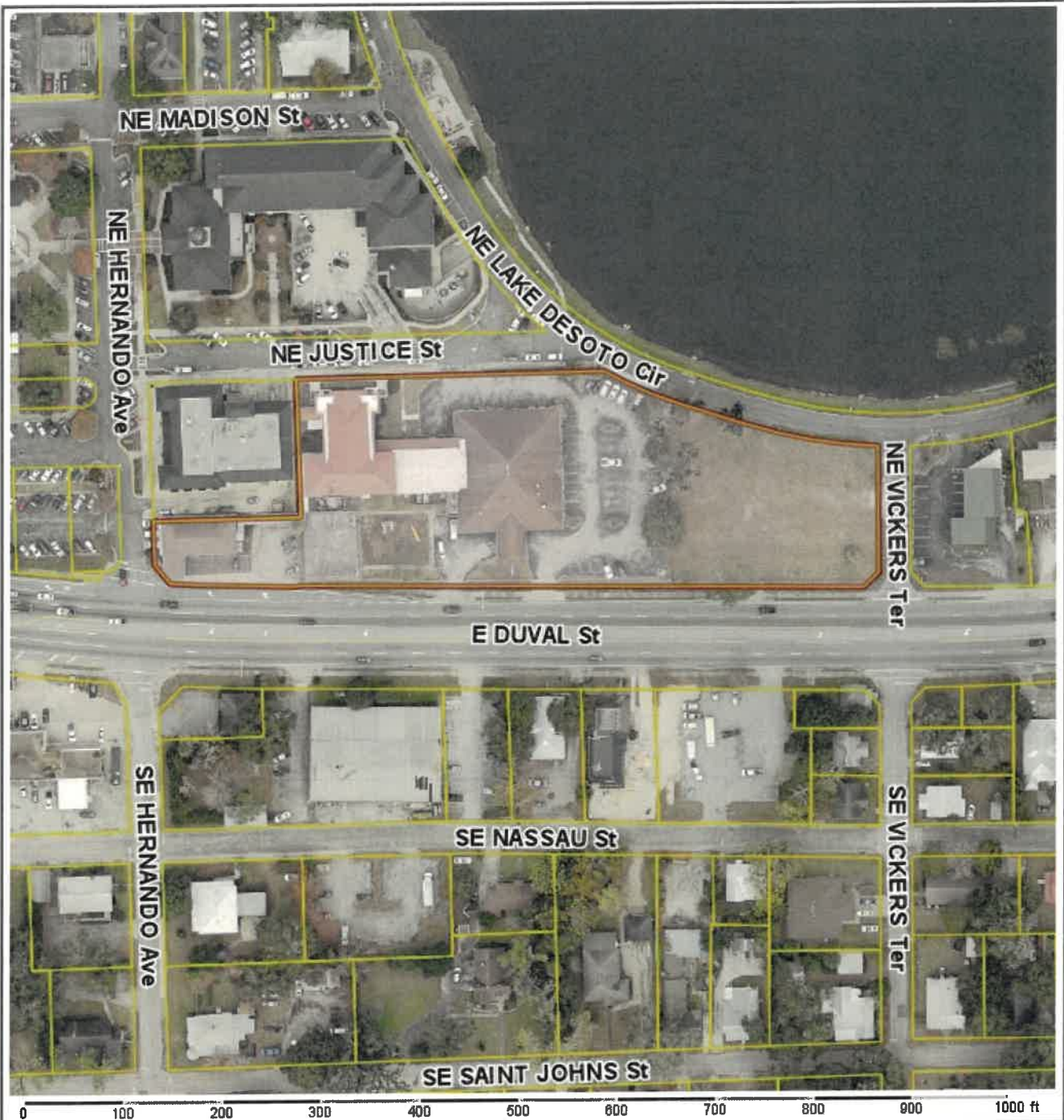
**E.C. CASTLEBERRY, P.L.S.**  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA REGISTRATION NO. 4226  
 LAND SURVEYING AND MAPPING  
 723 N.W. BALTIC ROAD  
 MAYO, FLORIDA PHONE 407 508-8147

Revisions	F.B./PG.	C.C.	Date	By

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I hereby certify that the foregoing is a true and correct copy of the original record with the Standard of Practice as set forth in Chapter 384.27, Florida Administrative Code, pursuant to Section 422.05, Florida Statutes.

E.C. Castleberry, P.L.S. 5/27/22  
 CAROL CASTLEBERRY, P.L.S. 3/22/22



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

**PARCEL: 00-00-00-12696-000 (41233) | CHURCHES-EX (7100) | 2.819 AC**  
 C DIV: ALL BLOCKS 23 & 24, EX THE W 150 FT OF THE N 140 FT FOR COURTHOUSE ANNEX & PART OF E DIV:  
 BLOCKS 248 & 249. ORB 418-683, 630-319, 639-181 WD 74

**NOTES:**



<b>Owner: FIRST BAPTIST CHURCH OF LAKE CITY</b>		<b>2022 Working Values</b>	
182 NE JUSTICE ST LAKE CITY, FL 32055		Mkt Lnd \$614,195	Appraised \$1,745,829
Site: 182 NE JUSTICE St, LAKE CITY		Ag Lnd \$0	Assessed \$1,745,829
Sales	8/30/2000 \$330,000 V (Q)	Bldg \$1,127,334	Exempt \$1,745,829
Info	8/9/1991 \$190,909 V (Q)	XFOB \$4,300	county:\$0
		Just \$1,745,829	Total city:\$0
			Taxable other:\$0
			school:\$0

This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](http://GrizzlyLogic.com)



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 Site: 182 NE JUSTICE St, LAKE CITY

Sales 8/30/2000 \$330,000 V(Q)  
 Info 8/9/1991 \$190,909 V(Q)

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Bldg	\$1,127,334	Exempt	\$1,745,829
XFOB	\$4,300	county:	\$0
Just	\$1,745,829	city:	\$0
		other:	\$0
		school:	\$0

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**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>KSF</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
710	Office Building	11.03	1.49	5.24	57.80	7.81

**Potable Water Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Office Building	15.00	52.40	786.00

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

**Sanitary Sewer Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Office Building	15.00	52.40	786.00

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

**Solid Waste Analysis\*\***

<b>Use</b>	<b>Pounds Per 100 SF</b>	<b>Total Floor Area</b>	<b>Total (Tons Per Year)</b>
Office Building	1.00	5240.00	6.20

\*\*based on Tampa Typical Solid Waste Generation Rates



## LAND DEVELOPMENT REGULATIONS ANALYSIS

### Section 15.2.2

Nature and Requirements of Planning and Zoning Board Report. When pertaining to the rezoning of land, the report and recommendation of the Planning and Zoning Board to the City Council required by Section 15.2.1 shall show that the Planning and Zoning Board has considered the proposed change in relation to the following, where applicable:

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan

*The property is located on an arterial road (US 90/Duval Street) and is connected to all available public utilities – water, sewer, gas and private electric. Lands adjacent to the west are zoned C-CBD, lands to the north are zoned RO and include the Columbia County Administrative Offices, lands to the east are zoned CG; lands to south are also zoned CG.*

*The rezoning would have no adverse effect based on adjacent zoning designations and existing uses.*

2. The existing land use pattern.

*The existing land use pattern is Commercial. The proposed C-CBD zoning is compatible.*

3. The creation of an isolated district unrelated to adjacent and nearby districts.

*Land adjacent to the east is zoned C-CBD. NO isolated district would be created.*

4. The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

*The proposed change permits uses currently allowed by the CG zoning. The existing facility has been historically utilized for office space and educational uses for the church. Under the C-CBD zoning these uses remain viable options. No adverse impact is expected on population density or public utilities.*

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

*The existing and proposed boundaries are consistent with the surrounding properties and condition present on the subject property.*

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

*The proposed use of the property is commercial, similar to the current use.*

7. The impact of the proposed change upon living conditions in the neighborhood.

*No adverse impact on living condition is expected.*

8. The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

*No expected significant change in traffic.*

9. The impact of the proposed change upon drainage.

*None anticipated as site is presently developed with almost entirely impervious surfaces.*

10. The impact of the proposed change upon light and air to adjacent areas.

*None, site is already developed.*

11. The impact of the proposed change upon property values in the adjacent area.

*None anticipated as proposed use is consistent with existing use.*

12. The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

*All adjacent properties are developed with uses which conform to the area and either the C-CBD or CG zonings observed along Duval Street and Hernando Avenue in immediate proximity to the subject.*

13. The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

*All adjacent properties are developed with uses which conform to the area and either the C-CBD or CG zonings observed along Duval Street and Hernando Avenue in immediate proximity to the subject.*

14. Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

*The site does not have sufficient onsite parking for use as a stand-alone facility under the CG zoning.*

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

*The proposed zoning conforms with adjacent uses observed along Duval Street, Hernando Avenue and Marion Avenue.*

16. The availability of alternate adequate sites in the City in districts already permitting such use.

*Vacant land along Duval Street within walking distance to the amenities provided by downtown is in very limited supply. Additionally, limited existing facilities available for purchase as alternate developed site.*

When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider:

1. The need and justification for the change.

*The facility was built in 1945 and served as automotive repair center, services station, ambulatory services, and later as an education/office facility when acquired by the church and adjoined with their existing complex.*

*Due to the implementation of the Land Development Regulations, this property no longer conforms due to the limited parking. Had the property not been joined with the larger church complex, it would exist today as a legal non-conforming parcel. The proposed C-CBD zoning would bring the property, as a stand-alone facility, back into a conforming status and alleviate future potential for non-conformity.*

2. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the 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 Comprehensive Plan.

*The proposed zoning of C-CBD is consistent with surrounding zoning in the downtown area and is consistent with the Commercial designation of the Future Land Use Map.*

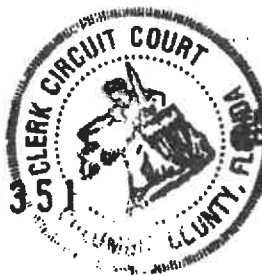
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Rec. 15.00  
Exp. date 2310.00

BK 0914 PG 2309

Prepared by and return to:  
GUY W. NORRIS, ATTORNEY AT LAW  
NORRIS, KOBERLEIN & JOHNSON  
P. O. DRAWER 2349  
LAKE CITY, FL 32056-2349



FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FL

00-20351

00 NOV 22 PM 3:38

Documentary Stamp 2310.00  
Intangible Tax 0  
P. DeWitt Cason  
Clerk of Court  
By JAM D.C.

RECORDS SECTION

*JAM*

WARRANTY DEED

THIS INDENTURE, Made this 30th day of August, 2000, between JOHN E. HOWELL, Route 15, Box 3802, Lake City, Florida 32024, H. SLADE HOWELL, 384 Friendship Church Road, Boone, North Carolina 28607, and ROCENA H. SANTANGINI, 213 Hunter Trail, Long Leaf Country Club, Southern Pines, North Carolina 28387, Grantors, and FIRST BAPTIST CHURCH OF LAKE CITY, INC., FEIN 59-2990453, 206 East Orange Street, Lake City, Florida 32055, Grantee,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

The West one-half (W 1/2) of Lot or Block Two Hundred and Forty Eight (248) in the Eastern Division of the City of Lake City, Florida, situate in the NE 1/4 of NW 1/4 of Section 32, Township 3 South, Range 17 East, said Lot or Block No. 248 bounded on the North by Circle Street and on the South by East Duval Street, as said streets are presently located;

and

The East one-half (E 1/2) of Lot or Block Two Hundred and Forty Eight (248) in the Eastern Division of the City of Lake City, Florida, bounded on the North by Circle Street, on the East by Division Street, on the South by East Duval Street, as said streets are presently located, and on the West by the W 1/2 of said Lot or Block No. 248, and situate in the NE 1/4 of NW 1/4 of Section 32, Township 3 South, Range 17 East, Columbia County, Florida.

SUBJECT TO: Taxes and special assessments for 2000 and subsequent years; reservations, restrictions and

easements of record; easements shown by the plat of said property; existing leases; and easements. BK 0914 PG 2310

Parcel No. 00-00-00-13207-000 and 00-00-00-13208-000 OFFICIAL RECORDS

The above described property does not constitute the homestead of any of the Grantors.

And said Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Sign [Signature]  
Print EMY W. NORRIS

[Signature] (SEAL)  
JOHN E. HOWELL

Sign [Signature]  
Print DIANNE A. CREWS

Signed, sealed and delivered in the presence of:

Sign [Signature]  
Print HELEN NICOLE HOWELL

[Signature] (SEAL)  
H. SLADE HOWELL

Sign [Signature]  
Print LESLIE B. WISE

Signed, sealed and delivered in the presence of:

Sign [Signature]  
Print ERICA L. STREET

[Signature] (SEAL)  
ROCENA H. SANTANGINI

Sign [Signature]  
Print JANELLE SMITH

STATE OF FLORIDA  
COUNTY OF COLUMBIA

BK 0914 PG 2311

The foregoing instrument was acknowledged before me this 13<sup>th</sup>  
day of ~~August~~ <sup>September</sup>, 2000, by JOHN E. HOWELL, who is ~~officially recorded~~ OFFICIAL RECORDS to  
me or has produced n/a as identification.

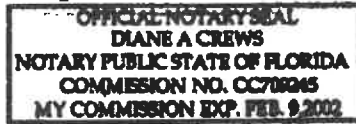
NOTARY PUBLIC:

Sign Diane A. Crews

Print Diane A. Crews

State of Florida at Large (Seal)

My Commission Expires:



STATE OF NORTH CAROLINA  
COUNTY OF WATAUGA

The foregoing instrument was acknowledged before me this 30<sup>th</sup>  
day of August, 2000, by H. SLADE HOWELL, who is personally known to  
me or has presented himself as identification.

NOTARY PUBLIC:

Sign Lisa M Alderson

Print Lisa M Alderson

State of North Carolina at Large (Seal)

My Commission Expires: 6/12/03

STATE OF NORTH CAROLINA  
COUNTY OF MOORE

The foregoing instrument was acknowledged before me this 30<sup>th</sup>  
day of August, 2000, by ROCENA H. SANTANGINI, who is personally  
known to me or has presented Erica L. Street, LLC as  
identification. herself

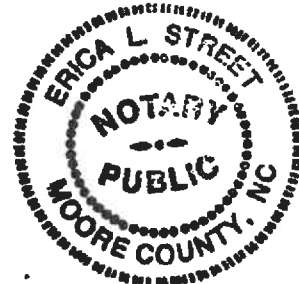
NOTARY PUBLIC:

Sign Erica L. Street

Print Erica L. Street

State of North Carolina at Large (Seal)

My Commission Expires: December 14, 2004





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

AGENT AUTHORIZATION FORM

I, Tommy Johnson, Trustee, First Baptist Church of Lake City, Inc. (owner name), owner of property parcel

number 12696-000 (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. J. Chase Moses	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.

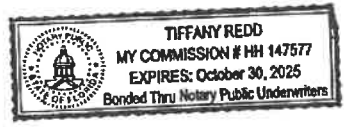
Tommy Johnson (Owner Signature (Notarized))      6-27-22 (Date)

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Aaron Johnson, personally appeared before me and is known by me or has produced identification (type of I.D.) FL DL on this 27 day of June, 2022.

Tiffany Redd  
 NOTARY'S SIGNATURE

(Seal/Stamp)





## Columbia County Tax Collector

generated on 6/22/2022 9:43:18 AM EDT

## Tax Record

Last Update: 6/22/2022 9:41:49 AM EDT

<b>Register for eBill</b>
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## Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R12696-000	REAL ESTATE	2021			
<b>Mailing Address</b> FIRST BAPTIST CHURCH OF LAKE CITY 182 NE JUSTICE ST LAKE CITY FL 32055		<b>Property Address</b> 217 DUVAL LAKE CITY  <b>GEO Number</b> 000000-12696-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
02 1758449	001				
<b>Legal Description (click for full description)</b>					
00-00-00 7100/71002.82 Acres C DIV: ALL BLOCKS 23 & 24, EX THE W 150 FT OF THE N 140 FT FOR COURTHOUSE ANNEX & PART OF E DIV: BLOCKS 248 & 249. ORB 418-683, 630-319, 639-181 WD 749-764, WD 914-2309,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	1,758,449	1,758,449	\$0	\$0.00
CITY OF LAKE CITY	4.9000	1,758,449	1,758,449	\$0	\$0.00
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	1,758,449	1,758,449	\$0	\$0.00
LOCAL	3.6430	1,758,449	1,758,449	\$0	\$0.00
CAPITAL OUTLAY	1.5000	1,758,449	1,758,449	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.3615	1,758,449	1,758,449	\$0	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0000	0	0	\$0	\$0.00
<b>Total Millage</b>		18.9675	<b>Total Taxes</b>	\$0.00	
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levyng Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$0.00
<b>Total Assessments</b>				\$0.00	
Taxes & Assessments				\$0.00	
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

[Prior Years Payment History](#)

**Prior Year Taxes Due**

NO DELINQUENT TAXES