


Exhibit "A"
Presented by 
Dave Young
5/20/2024 Item # 8
2024-2284 Ord.

Exhibit "A"
Presented by
Robert Angelo
10/7/2024 for
Item # 15
CC Ord # 2024-
2293

Schedule of ADS, Letter to BOCC, and Adoption

- ✓ Letter to BOCC April ~~22~~ 23
- ✓ Notice sent to LCR by April 29 for publication on May 2 and May 9 for display ad.
- Notice sent to LCR by May 20 for publication on May 23.
- First reading of ordinance on May 20. *Sent to Attorney on 4/29*
- Second reading of ordinance on June 3.

*Currently 2020
County Commercial Intensive
will be rezoned
As City Commercial
Intensive
with 50:1 setbacks*



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue

Lake City, FL 32055

Telephone: (386) 719-5750

growthmanagement@lcfla.com

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

Petitioner(s): PEURRUNG, VICTORIA

Whose mailing address is: 205 W US Highway 90, Lake City, Florida 32055

2194 + 2196 W US Hwy 90

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 1272, Pages 0426, 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 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 / Retail use and is zoned C1 (Commercial, Intensive) Under the Columbia County zoning ordinance.
5. If not already connected to the City's utility services, petitioner(s) agree(s) to and file 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) 719-5750

growthmanagement@lcfla.com

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

DATED this 8th day of March, 2024

Signed, sealed and delivered in the presence of:

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

Summer Nunez (Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

(Witness) Printed Name

(Witness) Signature

PEURRUNG, VICTORIA

(Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

(Owner) Printed Name

(Owner) Signature

STATE OF FL

COUNTY OF Columbia

I HEREBY CERTIFY that on this day, March 8th 2024, personally appeared before me, by means of Physical presence or online notarization, who is personally known to me or who has produced Driver's License as identification, who is person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this 8th day of March, 2024

(Notary Seal on)



(Notary Signature) Notary Public, State of FLORIDA

Personally Known

OR Produced Identification

Type of Identification Produced

Driver's License



Columbia County Property Appraiser

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

PARCEL: 36-3S-16-02631-000 (10740) | STORES/1 STORY (1100) | 0.583 AC

LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION, 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426.

VYP, LLC
 Owner: 794 SW MANDIBI DR
 LAKE CITY, FL 32024
 Site: 2196 W US HIGHWAY 90, LAKE CITY

2024 Working Values	
Mkt Lnd	\$228,600
Ag Lnd	\$0
Bldg	\$34,779
XFOB	\$0
Just	\$263,379
Appraised	\$263,379
Assessed	\$263,379
Exempt	\$0
Total Taxable	\$263,379

Sales	3/29/2014	\$180,000	I (Q)
Info	1/26/2006	\$100	I (U)
	12/9/2003	\$100	I (U)

county:\$239,425
 city:\$0
 other:\$0
 school:\$263,379

NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This website was last updated: 4/11/2024 and may not reflect the data currently on file at our office.



**PLEASE FIND ATTACHED THE REPORT
FOR THE FOLLOWING SITE**

BV Project #: 164758.23R000-001.389 [Version 3]

Service: Topographic Survey

Site Name: Take 5 Oil Change 2194 - FL

Site Address: 2194 West US Highway 90

City/State: Lake City/FL

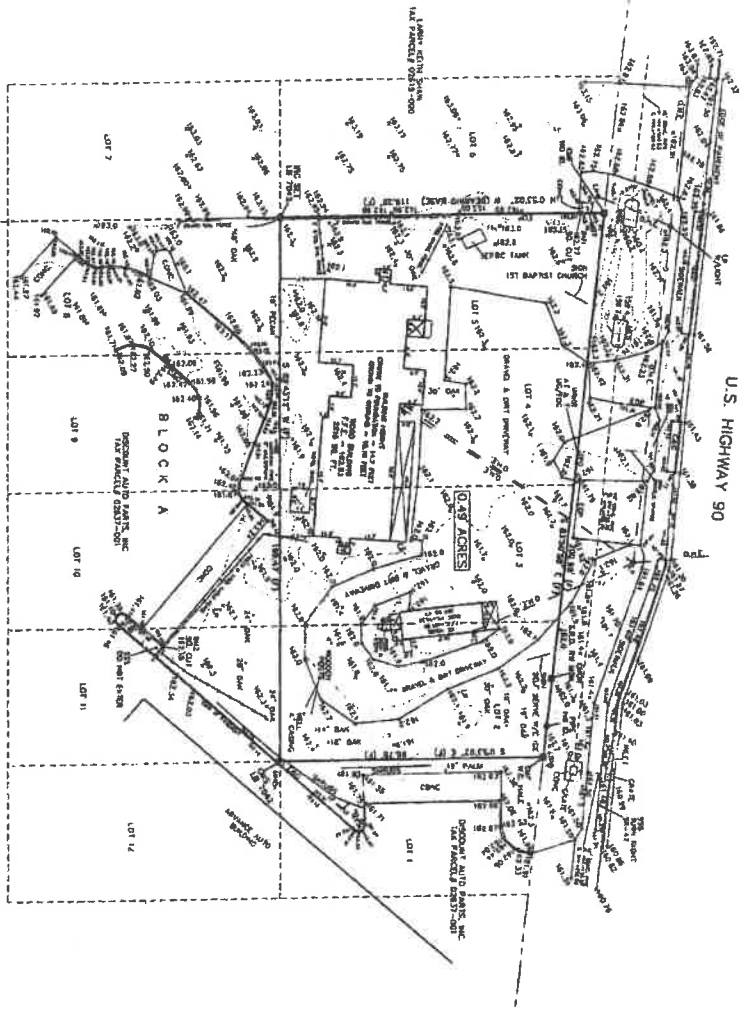
In order to ensure that all comments are addressed properly, please send them to **Alyssa Girten** at alyssa.girten@bureauveritas.com. Also, please place the BV Project # in the subject line for reference.

If you have any questions regarding this project, please contact **Cliff Stout** at Cliff.Stout@bureauveritas.com.

RECORD LEGAL DESCRIPTION

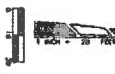
LOTS 2, 3, 4 AND 5, BLOCK A, WESTWOOD PARK, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION EMBRACING A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. NIHISER, SURVEYORS, DATED JUNE 8, 1926, AND FILED IN THE OFFICIAL RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1926; LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAYS.

ALTA/ASCM LAND TITLE SURVEY
 LOT 2, 3, 4 & 5, BLOCK A WESTWOOD PARK
 IN SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST
 COLUMBIA COUNTY, FLORIDA



LOT 1	
Area	0.48 Acres
Owner	WILSON O. ESTERSON, Manager, Vantage Properties, LLC, a Florida limited liability company, as Successor and/or assignee
Reference	1. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 30% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0002.
Reference	2. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 70% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0003.
Reference	3. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 30% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0002.
Reference	4. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 70% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0003.
Reference	5. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 30% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0002.
Reference	6. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 70% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0003.
Reference	7. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 30% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0002.
Reference	8. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 70% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0003.
Reference	9. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 30% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0002.
Reference	10. AS/ASCM Survey of Block A, Westwood Park, Columbia County, Florida, dated 02/24/2011, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 70% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0003.

1. 0.48 Acres
 2. 0.48 Acres
 3. 0.48 Acres
 4. 0.48 Acres
 5. 0.48 Acres
 6. 0.48 Acres
 7. 0.48 Acres
 8. 0.48 Acres
 9. 0.48 Acres
 10. 0.48 Acres
 11. 0.48 Acres



DESCRIPTION:

1) Subdivision of Block A, Westwood Park, Section 36, recorded in the Public Records of Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 30% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0002, and plat of the 70% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0003.

NOTES:

- 1) Representation is as shown and depicted on the face of the plat.
- 2) The survey was prepared in accordance with the Florida Surveying and Mapping Act, Chapter 471, Florida Statutes, and the Surveying and Mapping Board of Florida, Chapter 60, Florida Administrative Code.
- 3) Blotting projects have been made. Surveyors use one record on sheet indicated.
- 4) Blotting instruments were used by the Surveyors.
- 5) Unblotted measurements, if any, were not marked with the survey.
- 6) The survey was made without the aid of a theodolite. Total station or other electronic distance measuring instrument was used to measure distances. A single person cannot run and hold a level in a blotting survey and can only be used to check the level.
- 7) Date of final survey completion: May 14, 2013.
- 8) Description of the final survey: Survey of Block A, Westwood Park, Columbia County, Florida, as Subdivision No. 2011-0001, and plat of the 30% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0002, and plat of the 70% undivided interest therein, recorded in Public Records of Columbia County, Florida, as Subdivision No. 2011-0003.
- 9) 514 address: 2124 W. U.S. Highway 90, Suite C, Ft. Smith, Arkansas, 72303.
- 10) Blotting Station: Front = 20, Side = 20, and (3) at 4 other feet & enclosed. Front = 15 per Columbia County Building Department.
- 11) Project site is zoned Commercial Urban (C1).
- 12) Building Height: 12.5 feet. Crown to Foundation = 11.7 feet. Crown to Ground = 13.10 feet. Max. Floor Height = 12.5 feet. Max. Area Ratio = 0.12.

To: Wilson O. Esterson, Vantage Properties, LLC, a Florida limited liability company, as Successor and/or assignee

Surveyor: J. Brown, F.S.M.
 Printed Map No. 3624
 Date: 02/24/2013
 Office: 2500 N. Florida Avenue, Suite 100, Ft. Smith, Arkansas 72303-3251
 Phone: (501) 725-4188
 Fax: (501) 725-4187

ALTA/ASCM LAND TITLE SURVEY		CDL No. 388398
Donald F. Lee and Associates, Inc.		
SURVEYORS & ENGINEERS 1407 West Hwy 168 Fort Smith, Arkansas 72304 Phone: (501) 725-4188 Fax: (501) 725-4187 Certified by Arkansas / 28798		JTB
Date: 02/24/2013	VANTAGE PROPERTIES	Sheet: 17-267
Order: A & B		Plot Date: 12-18-09
Order: A & B		Plot Date: 12-18-09
Order: 7 & 8		Plot: 8-20-20

HFD/lss
1803.02-14-055
3/20/2014

REC. 2700
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION \$170.00

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps Green & Stadler, LLP
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:201412004811 Date:4/3/2014 Time:2:49 PM
Doc Stamp-Deed:1260.00
DC,P.DeWitt Cason.Columbia County Page 1 of 3 B:1272 P 426

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of March, 2014, by WILLIAM D. EPPERSON, a single person not residing on the property, but whose mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office address is 7585 216th Street, O'Brien, Florida 32071, hereinafter called the Grantee:

WITNESSETH:

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

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36, Township 3 South, Range 16 East, in Columbia County, Florida, according to Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8, 1926, and filed in the Office of the Clerk of Circuit Court, Columbia County, Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, and limitations of record, if any, and all zoning and land

use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

N. B. Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by him or any member of his family as their homestead.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

Signed, sealed and delivered in the presence of:

① Mary A. Miller
Witness
✓ MARY A. MILLER
(Print/type name)

② Greg Harris
Witness
✓ Greg Harris
(Print/type name)

William D. Epperson (SEAL)
WILLIAM D. EPPERSON

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this 29th day of March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.



(NOTARIAL SEAL)

Crystal C. King
Notary Public, State of Florida
CRYSTAL C. KING
(Print/type name)

My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company

VYP,LLC

Filing Information

Document Number	L06000119883
FEI/EIN Number	20-8146945
Date Filed	12/15/2006
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	03/07/2022
Event Effective Date	NONE

Principal Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Mailing Address

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Changed: 03/07/2022

Registered Agent Name & Address

PEURRUNG, VICTORIA
794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Authorized Person(s) Detail

Name & Address

Title MGR

PEURRUNG, VICTORIA Y

794 SW MANDIBA DRIVE
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2022	03/18/2022
2023	04/03/2023
2024	02/03/2024

Document Images

02/03/2024 -- ANNUAL REPORT	View image in PDF format
04/03/2023 -- ANNUAL REPORT	View image in PDF format
03/18/2022 -- ANNUAL REPORT	View image in PDF format
03/07/2022 -- LC Name Change	View image in PDF format
04/20/2021 -- ANNUAL REPORT	View image in PDF format
04/17/2020 -- ANNUAL REPORT	View image in PDF format
12/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
02/22/2019 -- ANNUAL REPORT	View image in PDF format
01/09/2018 -- ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
01/06/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
02/10/2013 -- ANNUAL REPORT	View image in PDF format
01/19/2012 -- ANNUAL REPORT	View image in PDF format
01/11/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
03/25/2007 -- ANNUAL REPORT	View image in PDF format
12/15/2006 -- Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, PEURRUNG, VICTORIA (owner name), owner of property parcel

number 363S1602631000 (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. Kimmy Phan	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.

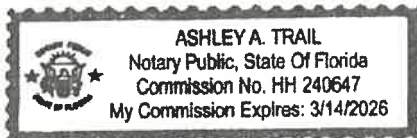
Victoria Peurrung _____ 3-28-24 _____
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Kimmy Phan Victoria Peurrung,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) Driver license on this 28th day of March, 2024.

Ashley A Trail
 NOTARY'S SIGNATURE

(Seal/Stamp)



9589 0710 5270 1427 8387 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

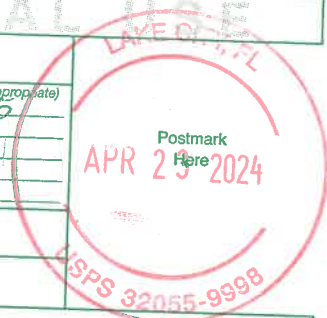
OFFICIAL USE

Certified Mail Fee	\$ 4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 3.55
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$.64

Total Postage and Fees \$ 8.59

Sent To Board of County Commissioners
 Street and Apt. No., or PO Box No. 135 NE Hernando Ave Suite 203
 City, State, ZIP+4® Lake City, FL 32055



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:

Ordinance 2024-2284- Annexation of real property within Columbia County.

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

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

In accordance with the provisions of controlling law, the City hereby publishes the following information:

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

1. Summary of the proposed ordinance:

The voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, FL.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No estimated direct impact of the proposed ordinance on private, for profit businesses in the City.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

Zero

4. Additional information the governing body deems useful (if any):

City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by posting on the City website.

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses).

Prepared by and return to:
WOOD, ATTER & WOLF, P.A.
814 A1A North, Suite 202
Ponte Vedra Beach, FL 32082

Inst:201412011082 Date:7/25/2014 Time:9:49 AM
Doc Stamp-Deed:0.70
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1278 P:620

QUITCLAIM DEED

This Quitclaim Deed made this 13th day of March, 2014, by **Sam Lewis and Ann I. Lewis, husband and wife ("Grantors")**, to **Ishaq Ibrahim Abuayyash and Hamzaeh Ibrahim Abuayyash, both married men, as Tenants in Common, ("Grantees")**, residing at 272 W. Duval Street, Lake City, FL 32025 and 1286 S.W. Indian Glen, Lake City, FL 32025 respectively.

NOW THEREFORE, Grantors, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand, paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim to Grantees forever, all the right, title, interest, claim and demand which they have in and to that real property located in Columbia County, Florida, and more particularly described as follows:

Commence at the Southwest Corner of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and run N 88°15'07" E along the South line of said Section 36, a distance of 1332.26 feet; thence N 4°55'50" E 77.84 feet; thence N 84°51'35" W 200.00 feet to the Point of Beginning; thence continue N 84°51'35" W 100.00 feet; thence N 4°55'50" E 563.00 feet to its intersection with the Southerly right-of-way line of U.S. Highway 90 (State Road No. 10); thence S 84°51'35" E along Southerly right-of-way line 100.00 feet; thence S 4°55'50" W 563.00 feet to the Point of Beginning, said lands lying in the SW ¼ of SW ¼, said Section 36, Township 3 South Range 16 East.

Being the same lands as described in the Warranty Deed recorded in official Records Book 467 page 473 of the Public Records of Columbia County, Florida.
Prepared without benefit of Title Insurance.

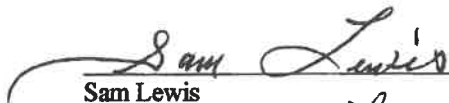
This document is being re-recorded for the purpose of correcting the legal description contained in the Quit Claim Deed, recorded on March 25, 2014 in official Records Book 1271, page 1493 of the Public Records of Columbia County, Florida.

**THE PROPERTY HEREIN ABOVE REFERENCED IS NOT HOMESTEAD
PROPERTY OF THE GRANTORS.**

THIS DOCUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, to the only proper use and benefit of Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the day and year first written above.




 Sam Lewis

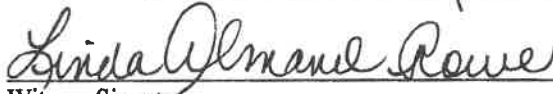


 Ann I. Lewis

WITNESSES:




 Witness Signature
 Print Name: E. Carole Wright



 Witness Signature
 Print Name: Linda Almand Rowe

STATE OF FLORIDA)
)
 COUNTY OF ~~SEBASTIAN~~ DUNAL)

The foregoing instrument was acknowledged before me this 25th day of JUNE, 2014, by Sam Lewis and Ann I. Lewis husband and wife, who are personally known to me or who produced _____ as identification.



 NOTARY PUBLIC
 Jill Johnson-KESTNER

[Print, type or stamp commissioned name of notary or deputy clerk.]



RECORD LEGAL DESCRIPTION

PARCEL 1:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N88°15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1332.26 FEET; THENCE N4°55'50"E 77.84 FEET; THENCE N84°51'35"W 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N84°51'35"W 100.00 FEET; THENCE N4°55'50"E 563.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 90 (STATE ROAD NO. 10); THENCE S84°51'35"E ALONG SOUTHERLY RIGHT-OF-WAY LINE 100.00 FEET; THENCE S4°55'50"W 563.00 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 36, TOWNSHIP 3 SOUTH RANGE 16 EAST.

BEING THE SAME LANDS AS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 467 PAGE 473 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN N88°15'07"E ALONG THE SOUTH LINE OF SAID SECTION 36 AT A DISTANCE OF 1,030.21 FEET TO THE POINT OF BEGINNING; THENCE N4°55'50"E 114.07 FEET; THENCE S84°51'35"E 100.00 FEET; THENCE S4°55'50"W 101.99 FEET TO SAID SOUTH LINE OF SECTION 36; THENCE S88°15'07"W ALONG SAID SOUTH LINE 100.68 FEET TO THE POINT OF BEGINNING.

Angelo, Robert

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, April 29, 2024 11:59 AM
To: Angelo, Robert
Subject: RE: 73993 RE: Display Ad for Annexation ANX 24-03

Confirmed

Thank you much,
Kymerlee Harrison 386-754-0401
Support your local news source while reaching our community of loyal subscribers

Serving:

COLUMBIA • SUWANNEE • HAMILTON • LAFAYETTE
1086 SW Main Blvd. Ste 103, Lake City, FL 32055
PH 386-754-0401

Why Local Newsprint Advertising?

- 1 Newspaper readers are ENGAGED
- 2 Newspapers are viewed as TRUSTWORTHY

From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, April 29, 2024 11:58 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: RE: 73993 RE: Display Ad for Annexation ANX 24-03

Looks good.

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



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

From: LCR-Classifieds <classifieds@lakecityreporter.com>
Sent: Monday, April 29, 2024 11:40 AM
To: Angelo, Robert <AngeloR@lcfla.com>
Subject: 73993 RE: Display Ad for Annexation ANX 24-03

Robert,

3x14 ad attached for approval to publish 5/2 & 5/9. Total cost 1284.26

Thank you much,
Kymerlee Harrison 386-754-0401
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COLUMBIA • SUWANNEE • HAMILTON • LAFAYETTE

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PH 386-754-0401

Why Local Newsprint Advertising?

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From: Angelo, Robert <AngeloR@lcfla.com>
Sent: Monday, April 29, 2024 10:41 AM
To: LCR-Classifieds <classifieds@lakecityreporter.com>
Subject: Display Ad for Annexation ANX 24-03

Kym,

To be published as a nonlegal advertisement, no less than two columns wide, with the title - **NOTICE OF VOLUNTARY ANNEXATION** - at least 18 point in size, in the Lake City Reporter on **May 2, 2024** and **May 9, 2024**.

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

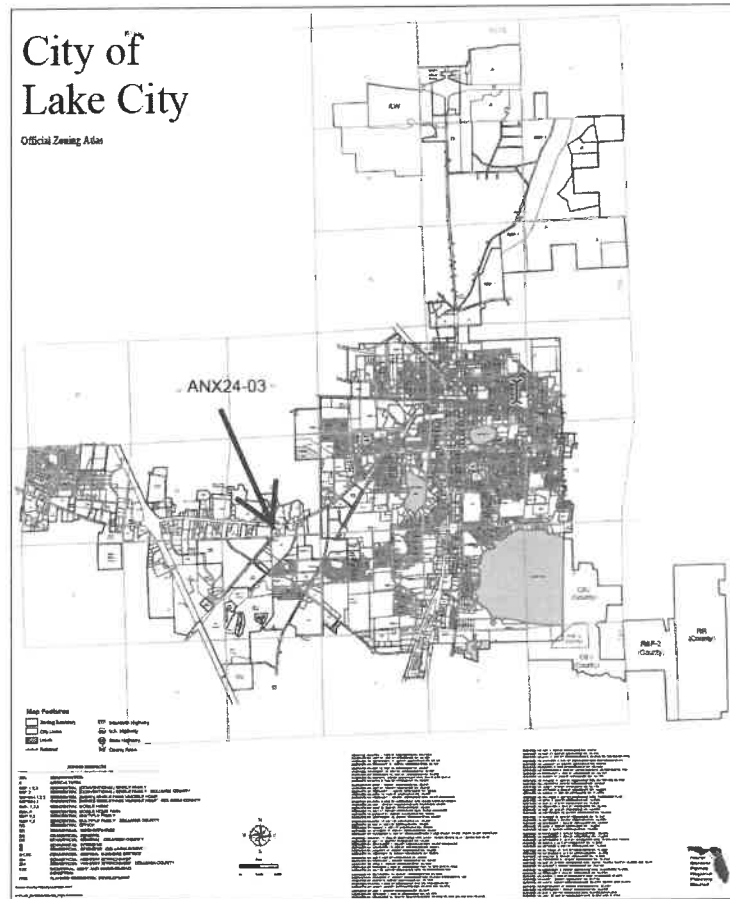


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NOTICE OF VOLUNTARY ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to Section 171.044, Florida Statutes, as amended, that the ordinance, which title hereinafter appears, will be considered for enactment by the City Council of the City of Lake City, Florida, on May 20, 2024 at 6:00 p.m., or as soon thereafter as the matter can be heard in the City Council Meeting Room, Second Floor, City Hall located at 205 North Marion Avenue, Lake City, Florida. At the aforementioned public hearing all interested parties may be heard with respect to the ordinance. The complete legal description of the areas to be annexed, as well as a copy of the ordinance, can be obtained from the Office of the City Clerk, City Hall located at 205 North Marion Avenue, Lake City, Florida, during regular business hours.

Ordinance No. 2024-2284, Petition No. ANX 24-03, by JCP-VYP, LLC, provides for the voluntary annexation of a parcel of land contiguous to the boundaries of the City of Lake City, Florida, as shown on the location map below. The area to be annexed is located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida. The area to be annexed consists of 0.583 acres, more or less.



The title of said ordinance reads, as follows:

ORDINANCE NO. 2024-2284

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, PURSUANT TO PETITION NO. ANX 24-03, 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; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

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 petition for voluntary annexation and the ordinance adopting the voluntary annexation are available for public inspection by contacting the Office of the City Clerk at clerk@lcfla.com or by calling 386.719.5826.

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.

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 Joyce Bruner, 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).

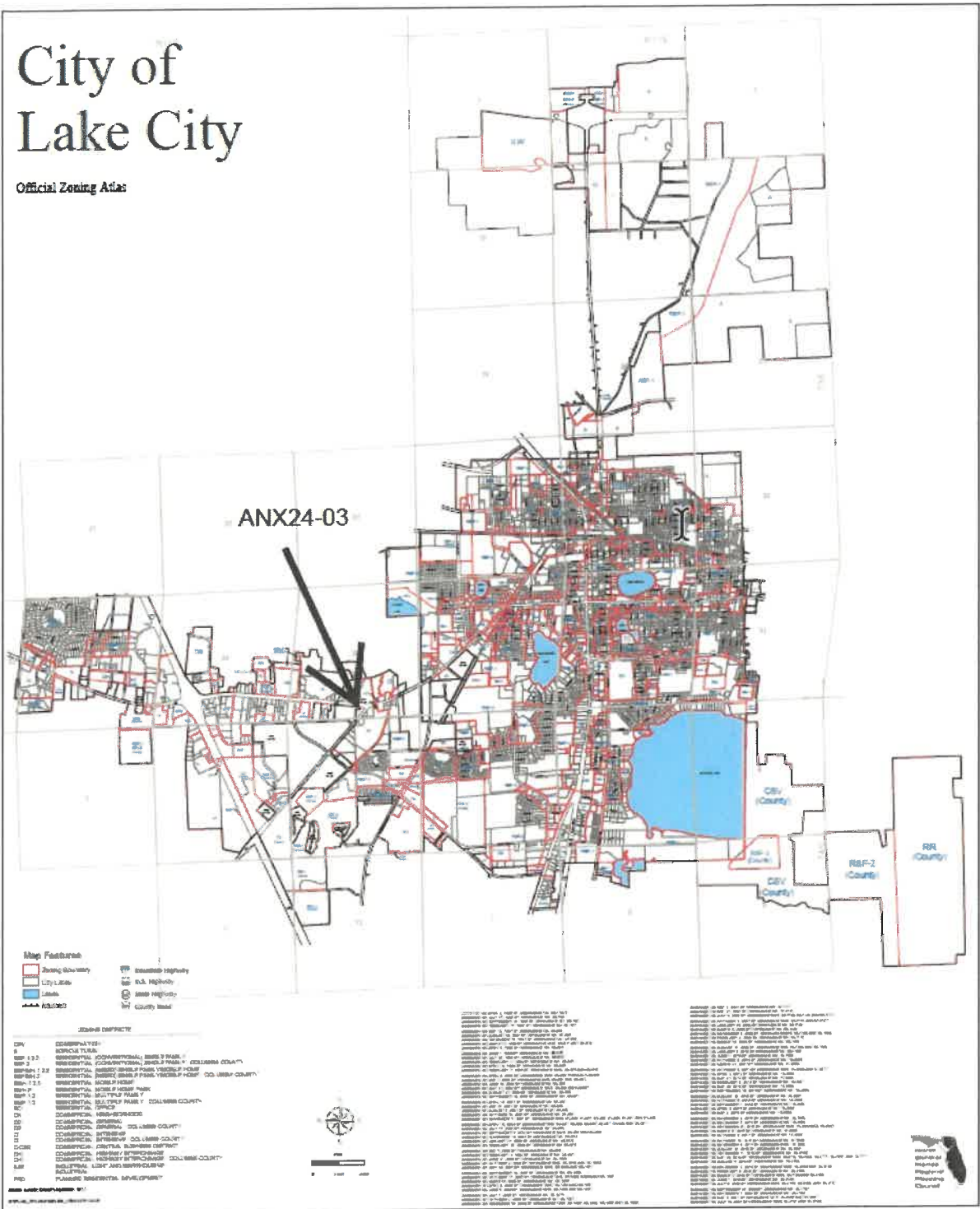
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City of Lake City

Official Zoning Atlas



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9589 0710 5270 1427 8387 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL MAIL	
Certified Mail Fee \$ <u>4.40</u>	
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy) \$ <u>3.55</u>	
<input type="checkbox"/> Return Receipt (electronic) \$ _____	
<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ <u>.64</u>	
Total Postage and Fees \$ <u>8.99</u>	
Sent To <u>Board of County Commissioners</u>	
Street and Apt. No., or PO Box No. <u>135 NE Hernando Ave, Suite 203</u>	
City, State, ZIP+4® <u>Lake County, FL 32055</u>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



April 22, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

RE: Petition No. ANX 24-03 (JCP-VYP, LLC)

Letter for Notice of Voluntary Annexation
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

Please find enclosed the above referenced notice of voluntary annexation and map concerning area of voluntary annexation.

If you have any questions concerning the matter please contact Robert Angelo, Planning and Zoning Tech, Lake City, FL, at 386-719-5820.

Sincerely,

Robert Angelo
Planning and Zoning Tech
City of Lake City



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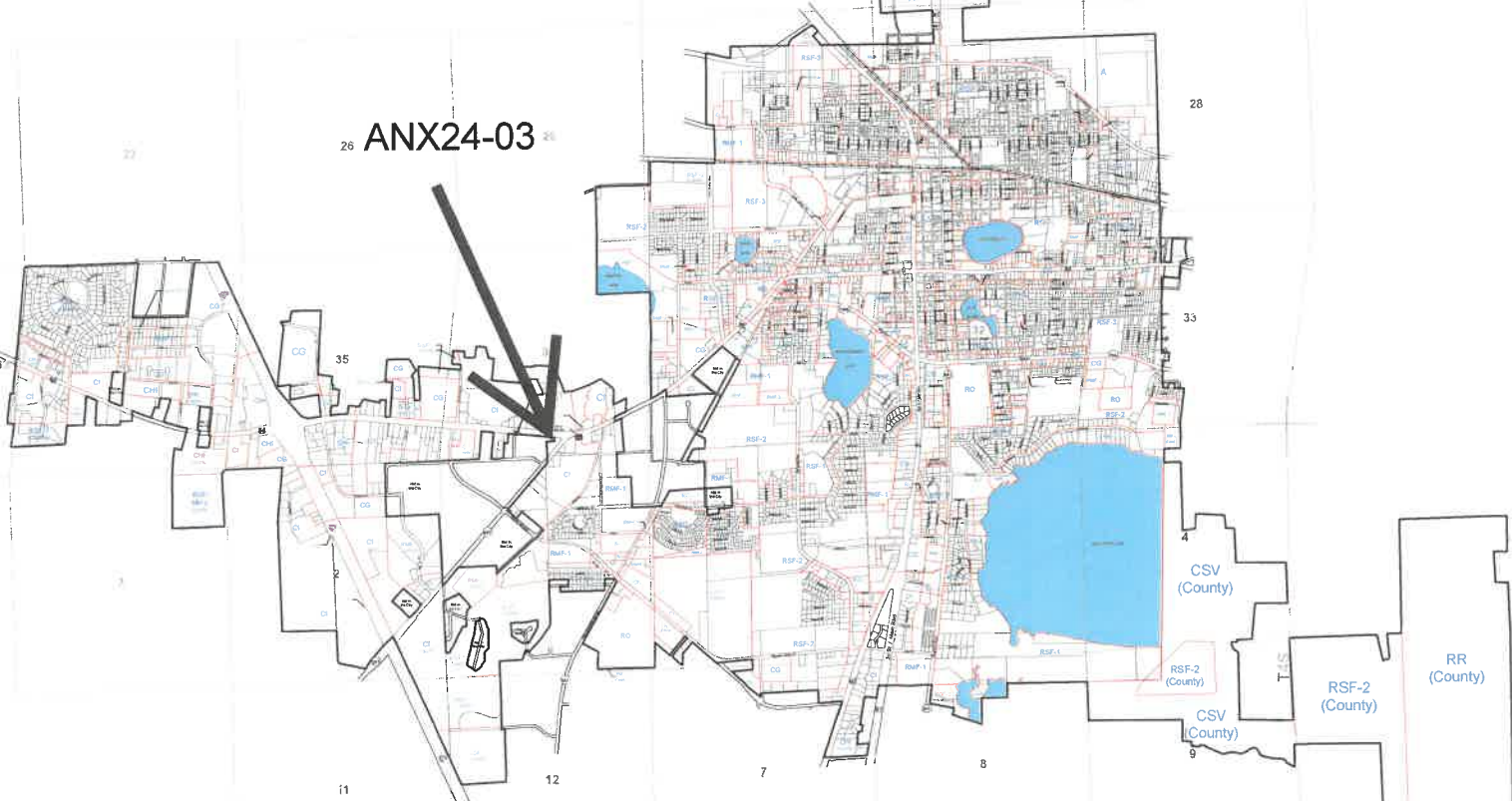
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City of Lake City

Official Zoning Atlas

R16E

R17E



26 ANX24-03

- Map Features**
- Zoning Boundary
 - City Limits
 - Lakes
 - Railroad
 - Interstate Highway
 - U.S. Highway
 - State Highway
 - County Road

ZONING DISTRICTS

- CSV CONSERVATION
- A AGRICULTURAL
- RSF-1,2,3 RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY
- RSF-2 RESIDENTIAL (CONVENTIONAL) SINGLE FAMILY - COLUMBIA COUNTY
- RSF/MH-1,2,3 RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME
- RSF/MH-2 RESIDENTIAL (MIXED) SINGLE FAMILY/MOBILE HOME - COLUMBIA COUNTY
- RMH-1,2,3 RESIDENTIAL MOBILE HOME
- RMH-P RESIDENTIAL MOBILE HOME PARK
- RMF-1,2 RESIDENTIAL MULTIPLE FAMILY
- RMF-1,2 RESIDENTIAL MULTIPLE FAMILY - COLUMBIA COUNTY
- RO RESIDENTIAL OFFICE
- CN COMMERCIAL NEIGHBORHOOD
- CC COMMERCIAL GENERAL
- CG COMMERCIAL GENERAL - COLUMBIA COUNTY
- CI COMMERCIAL INTENSIVE
- CCB COMMERCIAL CENTRAL BUSINESS DISTRICT
- CH COMMERCIAL HIGHWAY INTERCHANGE
- ILW INDUSTRIAL LIGHT AND WAREHOUSING
- IFD PLANNED INDUSTRIAL DEVELOPMENT



ADOPTED ON APRIL 1, 1988 BY ORDINANCE NO. 66-778-B
 AMENDED ON JULY 18, 1989 BY ORDINANCE NO. 80-750
 AMENDED ON SEPTEMBER 16, 1989 BY ORDINANCE NO. 80-750
 AMENDED ON FEBRUARY 7, 1989 BY ORDINANCE NO. 87-758
 AMENDED ON MARCH 11, 1989 BY ORDINANCE NO. 87-758
 AMENDED ON AUGUST 16, 1987 BY ORDINANCE NO. 87-808
 AMENDED ON DECEMBER 18, 1987 BY ORDINANCE NO. 87-808
 AMENDED ON MARCH 5, 1989 BY ORDINANCE NOS. 88-877 AND 88-878
 AMENDED ON APRIL 1, 1989 BY ORDINANCE NO. 88-877
 AMENDED ON APRIL 1, 1989 BY ORDINANCE NO. 88-878
 AMENDED ON APRIL 1, 1989 BY ORDINANCE NO. 88-879
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 AMENDED ON APRIL 1, 1989 BY ORDINANCE NO. 88-998
 AMENDED ON APRIL 1, 1989 BY ORDINANCE NO. 88-999
 AMENDED ON APRIL 1, 1989 BY ORDINANCE NO. 88-1000



April 22, 2024

Board of County Commissioners
Columbia County, FL
135 NE Hernando Avenue, Suite 203
Lake City, FL 32055

RE: Petition No. ANX 24-03 (JCP-VYP, LLC)

Letter for Notice of Voluntary Annexation
Map Concerning Voluntary Annexation

Dear Board of County Commissioners, Columbia County, FL

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Planning and Zoning Tech
City of Lake City

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