

Exhibit "C"  
Submitted by  
Robert Angelo

10/7/24 for  
Item #19

CC Ord No 2024-  
2291

# Project Summary

**Project Name:** BRW SW Main Blvd Rezoning

**Project Number:** Z 24-02

**Parcel Number:** 07642-001, 07643-000, and 07637-001

## Project Notes

- Project type: Rezoning
- Future land use is: Commercial
- Proposed future land use is: Commercial
- Zoning designation is: Commercial General
- Proposed zoning is: Commercial Intensive
- Proposed use of the property: Retail with outdoor displays.
- Land is conducive for use: No, property is Commercial General. Property is not contiguous to a Commercial Intensive district
- See staff review for notes from directors and city staff for their comments.

## Project Summary

Petition Z 24-02 is for a rezoning and has been reviewed by city staff. Application is sufficient for review. After review of the petition the city staff has determined that the petition is consistent with the land development regulations and the comprehensive plan. City Staff has determined that the property is not contiguous to a Commercial Intensive zoning district. At this time the City has no other concerns.

# Rezoning and CPA Checklist

Application # 224-02

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## Submittal

- Check application for completeness. Communicate with applicant if incomplete.
- Once complete assign application number.

## Application review

- Create staff review and send out. Date sent
- Print completed staff review.
- Create staff analysis.
- Create project summary.
- Notify County, FDOT and SRWMD of application if applicable.
  - County
  - FDOT
  - SRWMD, if over 5 acres or in flood zone.

## Resolution for P&Z or BOA

- Create resolution.
- Print resolution.
- Ensure chair signs resolution.

## Ordinance for City Council

- Create ordinance
- Send ordinance to City Attorney. Date sent 7/24
- Send ordinance to Clerk's office once reviewed by attorney. Date sent \_\_\_\_\_

## Noticing of hearing

- Create sign for property posting. Date to be posted. 8/2
- Create letter for applicant to notice all land owners within 300 feet. Date to be sent. 7/29
- Create legal ad for paper.
- Send legal ad to paper. Date to send by. 7/29
- Create agenda notification to be sent to paper. Date to be sent. 7/29
- Send agenda notification to paper.

- Create agenda notification for City Hall. Date to post. 8/1
- Print proof of legal ad, property posting, 300 feet notice, and agenda postings.
  - Legal ad
  - Property posting
  - 300 feet notice
  - Agenda notice for paper
  - Agenda notice for City Hall

### **Agenda prep**

- Ensure all material is ready for agenda.
- Add application to agenda.
- Ensure proof of notifications are attached to agenda item.
- Notify applicant on the meeting.

### **Post Meeting P&Z Meeting**

- Have chair sign resolution, if applicable.
- Prepare approval letter.
- Send approval letter to applicant.
- Put documents into New World.

### **Ordinance for City Council**

- Create ordinance
- Send ordinance to City Attorney. Date sent \_\_\_\_\_
- Send ordinance to Clerk's office once reviewed by attorney. Date sent \_\_\_\_\_
- Send legal ad to newspaper. Date to be sent \_\_\_\_\_
- Print proof of ad notice.
- Send proof of ad to Clerk's office
- Print completed ordinance

### **Update GIS Map**

- Put completed ordinance in share drive and notify GIS of new ordinance.
- Confirm GIS map is updated.



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

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF  
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF  
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE  
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/10/2024

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

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

Project Number: Z24-02

Project Name: BRW SW Main Blvd

Project Address: 1125, 1149, 1143 SW Main Blvd

Project Parcel Number: 07642-001, 07643-000, 07637-001

Owner Name: Blow Ryderwood LLC

Owner Address: PO Box 1213, Lake City, FL

Owner Contact Information: Telephone Number: 386-365-8575 Email: todd@blowryderwood.com

Owner Agent Name: \_\_\_\_\_

Owner Agent Address: \_\_\_\_\_

Owner Agent Contact Information: Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

**Building Department:** Reviewed by: DocuSigned by: *[Signature]* Date: 7/10/2024  
5A9229F2CF4985...

No comments at this time

**Planning and Zoning:** Reviewed by: DocuSigned by: *Robert Angelo* Date: 7/24/2024  
F0D1ED33B98E4BE...

Property is not contiguous to a Commercial Intensive zoning district and abuts a residential zoning district. The Future Land Use is Commercial. The change in zoning would remain compatible with the current Future Land Use.

**Business License:** Reviewed by: DocuSigned by: *Marshall Souza* Date: 7/10/2024  
EBB18D144D974CD...

will need to apply for a occupational license

**Code Enforcement:** Reviewed by: DocuSigned by: *Marshall Souza* Date: 7/10/2024  
EBB18D144D974CD...

No liens, codes or violations

**Permitting:** Reviewed by: DocuSigned by: *Ann Jones* Date: 7/24/2024  
F5E79CA4832C435...

none at this time

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

**Water Department: Reviewed by:** DocuSigned by: Mike Osborn 880E39544B74E3... **Date:** 7/10/2024

no comments at this time

**Sewer Department: Reviewed by:** DocuSigned by: Cody Pridgen DBA01EF55AD249B... **Date:** 7/12/2024

None

**Gas Department: Reviewed by:** DocuSigned by: Steve Brown 8B37D0CE872741E... **Date:** 7/12/2024

No comment at this time.

**Water Distribution/Collection: Reviewed by:** DocuSigned by: Brian Scott F560EB6725784F8... **Date:** 7/16/2024

no comment at this time

**Customer Service: Reviewed by:** DocuSigned by: Shasta Pelham 8E257AD31E8D4E8... **Date:** 7/31/2024

No comments at this time

**Public Safety – Public Works, Fire Department, Police Department**

**Public Works: Reviewed by:** DocuSigned by: Steve Brown **Date:** 7/12/2024

No comment at this time.

**Fire Department: Reviewed by:** DocuSigned by: Josina Welinger **Date:** 7/15/2024

I have no issues

**Police Department: Reviewed by:** DocuSigned by: Sue Tuell **Date:** 7/16/2024

No issues, per Ass't Chief Miles

**NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.**



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

**FDOT: Reviewed by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Suwannee River Water Management: Reviewed by:** DocuSigned by: Garrett Spencer 659C3305882942D... **Date:** 7/12/2024

The project may require an ERP Individual Permit.

**School Board: Reviewed by:** DocuSigned by: Keith Hatcher 98999F19198C426... **Date:** 7/10/2024

No comments at this time.

**County: Reviewed by:** DocuSigned by: Chad Williams 35A47283EAB7418... **Date:** 7/16/2024

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

**NOTE: Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.**

# AKE CITY GROWTH MANAGEMENT

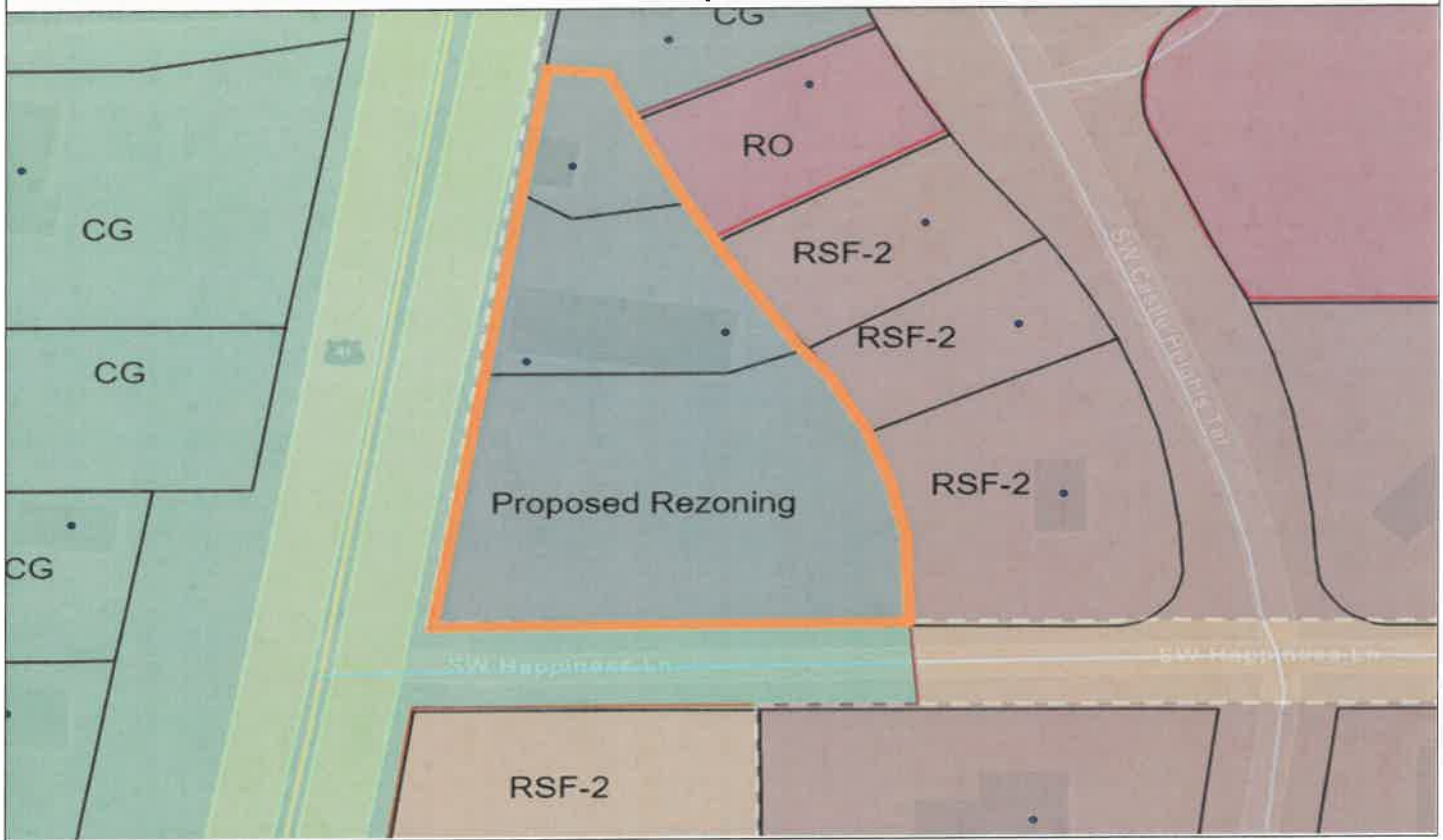
## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	BRW SW Main Blvd Rezoning
Applicant	Christopher Todd Sampson
Owner	MHP JR, LLC
Requested Action	Rezoning petition for parcels 07642-001, 07643-000, 07637-001. Proposed zoning change from Commercial General to Commercial Intensive.
Hearing Date	08-13-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.137 Acres
Location	1125, 1149, and 1143 SW Main Blvd, Lake City, FL
Parcel Number	07642-001, 07643-000, and 07637-001
Future Land Use	Commercial
Proposed Future Land Use	Commercial
Current Zoning District	Commercial General
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

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

**Map of Location**



**Picture of Location**



### **Summary of Request**

Applicant has petitioned for a rezoning for the above parcels The property currently is within the Commercial General Zoning District and is not contiguous to a Commercial Intensive Zoning District.



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

**PLANNING USE ONLY**  
 Application # Z 24-02  
 Application Fee \$ 750.00  
 Receipt No. 2024-00069240  
 Filing Date 7/1/24  
 Completeness Date 7/9/24

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: BRW SW Main Blvd
2. Address of Subject Property: 1125, 1149 and 1143 SW Main Blvd, Lake City, FL 32025
3. Parcel ID Number(s): 07642-001 (28599), 07643-000 (28600), 07637-001 (28593)
4. Future Land Use Map Designation: Commercial
5. Existing Zoning Designation: CG
6. Proposed Zoning Designation: CI
7. Acreage: 1.137 Acres
8. Existing Use of Property: Office and vacant
9. Proposed use of Property: Outside sales (sheds and portable buildings) and office

## B. APPLICANT INFORMATION

1. Applicant Status       Owner (title holder)       Agent
2. Name of Applicant(s): Christopher Todd Sampson      Title: Owner  
 Company name (if applicable): Blow Ryderwood LLC  
 Mailing Address: PO Box 1213  
 City: Lake City      State: FL      Zip: 32056  
 Telephone: ( ) 365-8575      Fax: ( )      Email: todd@blowryderwood.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): N/A  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ 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: N/A  
If yes, is the contract/option contingent or absolute:     Contingent     Absolute
2. Has a previous application been made on all or part of the subject property:  Yes     No  
Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map Amendment Application No. 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.

6. 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.

Christopher Todd Sampson

Applicant/Agent Name (Type or Print)

Chris Todd

Applicant/Agent Signature

6-20-24

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 20 day of 20, 2024, by (name of person acknowledging).



Brianna Stanley  
Signature of Notary  
Brianna Stanley  
Printed Name of Notary

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



**ATTACHMENT 1.**  
**SURVEY OF PROPERTY**



**ATTACHMENT 2.**

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

# Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 5/30/2024

Parcel: << 05-4S-17-07642-001 (28599) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

## Owner & Property Info

Result: 1 of 0

Owner	BLOW RYDERWOOD LLC 830 W DUVAL ST LAKE CITY, FL 32055		
Site	1125 SW MAIN BLVD, LAKE CITY		
Description*	COMM INTERS E RW US-41 & E LINE OF LOT 9 BLOCK 4 BARDIN TERRACE S/D, RUN S ALONG RW 55.28 FT FOR POB, RUN SE 30.88 FT TO E LINE OF LOT 9, RUN S 84.82 FT, W 56.03 FT, NW 29.44 FT TO RW OF US-41, N ALONG RW 76.67 FT TO POB. ORB 377-239, 467-718, 638-52, ...more>>>		
Area	0.151 AC	S/T/R	05-4S-17
Use Code**	OFFICE BLD 1STY (1700)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$14,800	Mkt Land	\$14,800
Ag Land	\$0	Ag Land	\$0
Building	\$25,325	Building	\$26,050
XFOB	\$700	XFOB	\$700
Just	\$40,825	Just	\$41,550
Class	\$0	Class	\$0
Appraised	\$40,825	Appraised	\$41,550
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$40,825	Assessed	\$41,550
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$40,825 city:\$40,825 other:\$0 school:\$40,825	Total Taxable	county:\$41,550 city:\$41,550 other:\$0 school:\$41,550



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2024	\$199,000	1508/0385	WD	I	Q	05 (Multi-Parcel Sale) - show
8/8/2021	\$40,000	1444/1195	WD	I	Q	01
7/1/1987	\$34,545	0638/0052	WD	I	U	

## Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1965	1908	2048	\$26,050

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	0	\$700.00	1.00	0 x 0

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	6,578.000 SF (0.151 AC)	1.0000/1.0000 1.0000/.5000000 /	\$2 /SF	\$14,800

Search Result: 1 of 0

# Columbia County Property Appraiser

Jeff Hampton

2024 Working Values  
updated: 5/30/2024

Parcel: << 05-4S-17-07643-000 (28600) >>

Aerial Viewer Pictometry Google Maps

© 2023 ○ 2022 ○ 2019 ○ 2016 ○ 2013  Sales

## Owner & Property Info

Owner	BLOW RYDERWOOD LLC 830 W DUVAL ST LAKE CITY, FL 32055		
Site	1143 SW MAIN BLVD, LAKE CITY		
Description*	LOTS 9 & 10 BLOCK 4 BARDIN TERRACE S/D EX RD & EX COMM INTERS OF E RAW US-41 & E LINE OF LOT 9 BLOCK 4 FOR POB, RUN S 147.59 FT, W 58.03 FT, NW 29.44 FT, N 131.95 FT TO POB. ALSO DESC AS: COMM AT INTERS OF E'RLY R/W US-41 AS NOW EXISTS & E'RLY LINE OF LOT ...more>>>		
Area	0.247 AC	S/T/R	05-4S-17
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$36,382	Mkt Land	\$36,382
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$36,382	Just	\$36,382
Class	\$0	Class	\$0
Appraised	\$36,382	Appraised	\$36,382
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$36,382	Assessed	\$36,382
Exempt	\$0	Exempt	\$0
Total	county:\$36,382 city:\$36,382	Total	county:\$36,382 city:\$36,382
Taxable	other:\$0 school:\$36,382	Taxable	other:\$0 school:\$36,382



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2024	\$189,000	1508/0385	WD	I	Q	05 (Multi-Parcel Sale) - show
9/23/2019	\$40,000	1395/0685	WD	I	Q	01
2/17/2017	\$41,000	1331/0931	WD	I	U	12
8/28/2014	\$346,000	1280/2288	WD	I	U	12
10/9/2013	\$100	1283/2403	CT	I	U	18
10/26/2005	\$110,000	1063/0582	WD	I	Q	
6/26/1996	\$63,600	0824/0580	WD	I	Q	
12/30/1988	\$69,000	0872/0004	WD	I	Q	

## Building Characteristics

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

## Extra Features & Out Buildings

Code	Desc	Year Bilt	Value	Units	Dims
		NONE			

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	10,780.000 SF (0.247 AC)	1.0000/1.0000 1.0000/ .7500000 /	\$3 /SF	\$36,382

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by: GrizzlyLogic.com

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# Columbia County Property Appraiser

Jeff Hampton

**2024 Working Values**  
updated: 5/30/2024

Parcel: << **05-4S-17-07637-001 (28593)** >>

## Owner & Property Info

Owner	<b>BLOW RYDERWOOD LLC</b> 830 W DUVAL ST LAKE CITY, FL 32055		
Site			
Description*	LOTS 11, 12 & 13 BLOCK 4 BARDIN TERRACE S/D. 454-59, 517-467, 660-55, 660-62, 1043-2662, WD 1328-1857, WD 1439-2814, WD 1506-385,		
Area	0.739 AC	S/T/R	05-4S-17
Use Code**	VACANT COMMERCIAL (1000)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$86,994	Mkt Land	\$86,994
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$86,994	Just	\$86,994
Class	\$0	Class	\$0
Appraised	\$86,994	Appraised	\$86,994
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$86,994	Assessed	\$86,994
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$86,994 city:\$86,994 other:\$0 school:\$86,994	Total Taxable	county:\$86,994 city:\$86,994 other:\$0 school:\$86,994

Aerial Viewer Pictometry Google Maps

© 2023 ○ 2022 ○ 2019 ○ 2016 ○ 2013  Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/9/2024	\$199,000	1506/0385	WD	I	Q	05 (Multi-Parcel Sale) - show
2/25/2021	\$100	1439/2814	WD	V	U	11
1/5/2017	\$93,000	1328/1857	WD	V	Q	01

## Building Characteristics

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

## Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	32,220.000 SF (0.739 AC)	1.0000/1.0000 1.0000/1.6000000 /	\$3 /SF	\$86,994

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by: GritzzyLogic.com

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**ATTACHMENT 3.**  
**CONCURRENCY IMPACT ANALYSIS**



June 12, 2024

Subject: Concurrency Impact Analysis for Main Street Portable Building Sales

The subject property is +/-1.137 acres with proposed use of outdoor Portable Building Sales Lot.

Criteria for analyses

- Trip generation was calculated per the ITE Trip Generation, 9<sup>th</sup> Edition, ITE Code 110 for **General Light Industrial** as this is the most conservative analysis. Existing AADT provided by the FDOT Traffic Online website and analysis of roadway capacity performed using the FDOT Multimodal Quality/Level of Service Handbook.
- Potable water analysis for **Stores Per Bathroom (1 Bathroom)** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Stores Per Bathroom (1 Bathroom)** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 0.73 tons per person per year. Assumed 3 employees will be working each day.

Summary of analyses:

- Trip generation report: 58.90 Total ADT and 8.54 Peak AM Trips
- Potable water: 200 gpd
- Sanitary sewer: 200 gpd
- Solid Waste: 12 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

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

Lance Jones, P.E.

"Keeping It Civil"



**CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	AM Peak Multiplier	Unit-Acres	Total ADT	Total AM Peak
110	GENERAL LIGHT INDUSTRIAL	51.80	7.51	1.14	58.90	8.54

\*Used AM Peak Multiplier due to it being greater than the PM Peak Multiplier

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Stores Per Bathroom	200.00	1.00	200.00

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

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Stores Per Bathroom	200.00	1.00	200.00

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

**Solid Waste Analysis**

Use	Pounds Per Person Per Day*	Employees	Total (Lbs Per Day)
Office-3 Employees	4.00	3.00	12.00

\*0.73 tons per person per year x 2.5 persons per dwelling unit = 10 lbs per dwelling unit per day

**ATTACHMENT 4.**

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



June 12, 2024

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

**SUBJECT: Rezoning Application for a Portable Building Sales Lot to be located at parcels 07642-001 (28599), 07643-000 (28600), and 07637-001 (28593) in Lake City, Florida.**

Dear Mr. Angelo:

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

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

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

**Evaluation and Findings:** The subject property has a Commercial Future Land Use Map (“FLUM”) designation and a Commercial General (“CG”) zoning designation. The proposed zoning designation Commercial Intensive (“CI”) is consistent with the underlying FLUM designation. The proposed use is allowed within the CI zoning district. Given the preceding information, the proposed use is in conformance with the comprehensive plan.

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

**Evaluation and Findings:** The US Highway 41 corridor is a rapidly growing commercial corridor. The growing corridor is designed to serve a growing need for commercial uses within the area; therefore, the proposed use is compatible with the existing land use pattern. Additionally, a large Commercial Intensive zoning district is located 0.33 miles south of the site on US Highway 41, making this site compatible with the existing land use pattern.

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

**Evaluation and Findings:** The proposed use is related to nearby commercial use zoning districts and would not create an unrelated isolated district.

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

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

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

**Evaluation and Findings:** The existing district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change. The area is commercial in nature as would be expected along US Highway 41. The proposed change allows for a specific type of commercial use, which would be compatible with the existing conditions along US Highway 41.

“Keeping It Civil”

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



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

**Evaluation and Findings:** Changed or changing conditions is not a factor making the proposed amendment necessary.

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

**Evaluation and Findings:** It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood. Other commercial developments exist along the US Highway 41 corridor, which back up to residential development. All buffering requirements will be provided in accordance with the Land Development Regulations.

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

**Evaluation and Findings:** As previously mentioned, a concurrency impact analysis has been included in this report which indicates that impacts will not degrade the Level of Service below an acceptable level. US Highway 41 has adequate traffic capacity to support the proposed use. The development will have negligible impacts on traffic as the proposed use generates a minimal amount of total daily trips and peak hourly trips. Please see attached concurrency impact analysis.

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

**Evaluation and Findings:** The proposed use will not create a drainage problem as it will have a minimal amount of newly created impervious surfaces. Additionally, any improvements are required to be permitted in accord with the requirements of the Suwannee River Water Management District before construction can commence.

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

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

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

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

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

**Evaluation and Findings:** It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties. Other properties along the US Highway 41 corridor are commercial and the proposed use will not deter or prevent future development along the corridor.

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

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



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

**Evaluation and Findings:** The existing zoning is CG, Commercial General, and does not allow for outdoor sales of sheds and portable buildings. The proposed zoning is CI, Commercial Intensive, which would allow for the proposed use.

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

**Evaluation and Findings:** It is not anticipated that the proposed use is out of scale with the needs of the neighborhood or the Lake City/Columbia County community. The proposed use is commercial in nature, would blend with the existing CG zoning, and CI zoning is located 0.33 miles south of the proposed use location.

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

**i. The need and justification for the change.**

**Evaluation and Findings:** The existing zoning is CG, Commercial General, and does not allow for outdoor sales of sheds and portable buildings. The proposed zoning is CI, Commercial Intensive, which would allow for the proposed use. Although other sites could exist in the city that would allow for this use, the developer wishes to utilize property that they already own.

**ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate considerations as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.**

**Evaluation and Findings:** The proposed amendment will have no impact on the comprehensive planning program or the City's comprehensive plan. The proposed amendment will not require a comprehensive plan amendment as it will remain commercial. As such, the site is adequate for the proposed amendment.

**ATTACHMENT 5.**

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

**ATTACHMENT 5: LEGAL DESCRIPTION WITH TAX PARCEL NUMBER (IN MICROSOFT WORD FORMAT)**

**PARCEL 1: 05-4S-17-07642-001 (28599) 0.151 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 2: 05-4S-17-07643-000 (28600) 0.247 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 3: 05-4S-17-07637-001 (28593) 0.739 ACRES PER PROPERTY APPRAISER ONLINE**

**DESCRIPTION:**

**PARCEL 1 IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.**

**PARCEL 2:**

**ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND**

*A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING.*

*PARCEL 3:*

*LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTHWEST COMER THEREOF.*



**ATTACHMENT 6.**  
**PROOF OF OWNERSHIP (DEED)**

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20025

Inst: 202412000806 Date: 01/11/2024 Time: 1:42PM  
Page 1 of 5 B: 1506 P: 385, James M Swisher Jr, Clerk of Court  
Columbia, County, By: KH  
Deputy ClerkDoc Stamp-Deed: 1393.00

## Warranty Deed

This Warranty Deed is executed this 9<sup>th</sup> of January, 2024, by Audrey Bullard, LLC, a Florida Limited Liability Company, whose address is P.O. Box 1733, Lake City, FL 32056, hereinafter called the grantor, to Blow Ryderwood LLC, a Florida Limited Liability Company, whose address is: 830 W Duval Street, Lake City, FL 32055, hereinafter called the grantee:

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

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

**See Exhibit "A" attached hereto and by this reference made a part hereof**

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

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

**To Have and To Hold**, the same in fee simple forever.

**And** Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered in our presence:*

Holly C. Hanover

Witness

Holly C. Hanover

Printed Name

535 SW Broderick Dr  
Lake City, FL 32025

Witness Postal Address

Christina Sherrouse

Witness

Christina Sherrouse

Printed Name

11879 3rd St. - White Springs, Fla

Witness Postal Address

32096

Audrey S. Bullard

Audrey S. Bullard, as Manager of  
Audrey Bullard, LLC, a Florida Limited  
Liability Company

Chris A. Bullard

Chris A. Bullard, as Manager of Audrey  
Bullard, LLC, a Florida Limited Liability  
Company

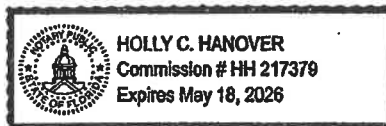
STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or ( )  
online notarization this 9<sup>th</sup> day of January, 2024 by Audrey S. Bullard and Chris A. Bullard,  
as Managers of Audrey Bullard, LLC, a Florida Limited Liability Company, on behalf of the  
Limited Liability Company.

Holly C. Hanover

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally known:

OR Produced Identification: \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

## Exhibit "A"

### PARCEL 1:

#### Section 5, Township 4 South, Range 17 East, Columbia County, Florida:

Commence at the intersection of the Easterly right of way line of U.S. Highway No. 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4, of "Bardin Terrace" as recorded in Plat Book 2, Page 102 of Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees, 02 minutes, 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line 55.28 feet to a 1/2 inch iron pipe and the Point of Beginning; thence South 77 degrees, 48 minutes, 20 seconds East 30.88 feet to a concrete monument; said point being on the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees, 36 minutes, 11 seconds; thence Southeasterly along the arc of said curve 84.92 feet to a concrete monument; thence South 85 degrees, 27 minutes, 06 seconds West 56.03 feet to a concrete monument; thence North 66 degrees, 37 minutes, 08 seconds West 29.44 feet to a concrete monument at its intersection with said Easterly right of way line of U.S. Highway No. 41, State Road No. 25; and said curve having a radius of 11,509.20 feet; thence Northerly along said right of way line and said curve 76.67 feet to Point of Beginning.

Together with a non-exclusive perpetual easement over the following described property:

Commence at the intersection of the Easterly right of way line of U.S. Highway No. 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4, of "Bardin Terrace" as recorded in Plat Book 2, Page 102 of Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees, 02 minutes, 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line 55.28 feet to a 1/2 inch iron pipe; thence South 77 degrees, 48 minutes, 20 seconds East 30.88 feet to a concrete monument; said point being on the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees, 36 minutes, 11 seconds; thence Southeasterly along the arc of said curve 84.92 feet to a concrete monument and the Point of Beginning; thence South 85 degrees, 27 minutes, 06 seconds West 56.03 feet to a concrete monument; thence North 66 degrees, 37 minutes, 08 seconds West 29.44 feet to a concrete monument at its intersection with said Easterly right of way line of U.S. Highway No. 41, State Road No. 25; and said curve having a radius of 11,509.20 feet; thence Southerly along said right of way line and said curve 22 feet; thence South 66 degrees, 37 minutes, 08 seconds East 29.44 feet; thence North 85 degrees, 27 minutes, 06 seconds East 56.03

feet; thence Northwesterly along the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees, 36 minutes, 11 seconds, 22 feet to the Point of Beginning.

**PARCEL 2:**

All of Lot 10 and a portion of Lot 9, Block 4, Bardin Terrace as recorded in Plat Book 2, Page 28, of the Public Records of Columbia County, Florida, being more particularly described as follows:

Commence at the intersection of the Easterly right of way line of U.S. Highway 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4 of Bardin Terrace as recorded in Plat Book 2, Page 28, of the Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees 02 minutes 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line, 131.95 feet to the Point of Beginning, thence continue Southerly along the arc of said curve and said Easterly right of way line, 41.32 feet to the Point of Curve of said curve, thence South 11 degrees 28 minutes 54 seconds West along said Easterly right of way line, 52.88 feet; thence South 89 degrees 38 minutes 58 seconds East along the South line of said Lot 10, 114.14 feet; thence North 73 degrees 34 minutes 28 seconds East along the South line of said Lot 10, 39.30 feet, said point being on the arc of a curve concave to the right having a radius of 580.23 feet and a total central angle of 8 degrees 36 minutes 11 seconds; thence Northwesterly along the arc of said curve (being the Easterly line of said Lot 10), 90.15 feet; thence South 85 degrees 27 minutes 06 seconds West, 56.03 feet; thence North 66 degrees 37 minutes 08 seconds West, 29.44 feet, to the Point of Beginning.

Together with a non-exclusive perpetual easement over the following described property:

Commence at the intersection of the Easterly right of way line of U.S. Highway No. 41 (State Road No. 25) as now exists and the Easterly line of Lot 9, Block 4 of Bardin Terrace as recorded in Plat Book 2, Page 28, of the Public Records of Columbia County, Florida, said point being on a curve concave to the right having a radius of 11,509.20 feet and a total central angle of 11 degrees 02 minutes 00 seconds and run Southerly along the arc of said curve and said Easterly right of way line, 55.28 feet to a 1/2 inch iron pipe; thence South 77 degrees 48 minutes 20 seconds East 30.88 feet to a concrete monument, said point being on the arc of a curve concave to the left having a radius of 580.23 feet and a total central angle of 8 degrees 36 minutes 11 seconds; thence Southeasterly along the arc of said curve, 84.92 feet to a concrete monument and the Point of Beginning; thence South 85 degrees 27 minutes 06 seconds West, 56.03 feet; thence North 66 degrees 37 minutes 08 seconds West, 29.44 feet to a concrete monument at its

intersection with said Easterly right of way line of U.S. Highway No. 41, State Road No. 25, and said curve having a radius of 11,509.20 feet; thence Southerly along said right of way line and said curve, 22 feet; thence South 66 degrees 37 minutes 08 seconds East, 29.44 feet; thence North 85 degrees 27 minutes 06 seconds East, 72.50 feet to the East line of Lot 10 of said Block 4 and to a point on a curve; thence Northwesterly along said curve concave to the right having a radius of 580.23 feet and a total central angle of 8 degrees 36 minutes 11 seconds, an arc distance of 22 feet, more or less, to the Point of Beginning.

**PARCEL 3:**

Lots 11, 12 and 13 of Block 4 of Bardin Terrace, a subdivision per plat thereof recorded in Plat Book 2, Page 102, of the Public Records of Columbia County, Florida, subject to the right of way purchases for highway widening along the West line thereof and a pipeline easement in the Southwest corner thereof.



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

## Detail by Entity Name

Florida Limited Liability Company  
BLOW RYDERWOOD LLC

### Filing Information

<b>Document Number</b>	L16000100318
<b>FEI/EIN Number</b>	81-2710522
<b>Date Filed</b>	05/23/2016
<b>Effective Date</b>	06/02/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

830 W Duval St  
LAKE CITY, FL 32055

Changed: 02/20/2020

### Mailing Address

PO Box 1213  
LAKE CITY, FL 32056

Changed: 02/06/2024

### Registered Agent Name & Address

SAMPSON, CHRISTOPHER T  
495 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

Address Changed: 02/06/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

SAMPSON, CHRISTOPHER T  
495 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

Title MGR

SAMPSON, LAURA B  
495 SW LAKEVIEW AVE  
LAKE CITY, FL 32025

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/19/2022
2023	01/23/2023
2024	02/06/2024

**Document Images**

<a href="#">02/06/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/19/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/18/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/23/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



**ATTACHMENT 7.**  
**AGENT AUTHORIZATION FORM**  
**(NOT REQUIRED-OWNER IS APPLICANT)**

**ATTACHMENT 8.**  
**PROOF OF PAYMENT OF TAXES**

# Columbia County Tax Collector

generated on 6/5/2024 2:14:00 PM EDT

## Tax Record

Last Update: 6/5/2024 2:14:00 PM ET

### 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
R07642-001	REAL ESTATE	2023

### Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2023</b>	22904	11/20/2023	2100851.0002	\$1,148.94	\$1,102.98
	Owner Name	AUDREY BULLARD, LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2022</b>	21829	11/21/2022	2100568.0001	\$1,039.42	\$997.84
	Owner Name	AUDREY BULLARD, LLC			
	Paid By	audrey bullard llc			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2021</b>	21259	11/30/2021	1800471.0001	\$1,159.80	\$1,113.41
	Owner Name	DUCE MADELINE D			
	Paid By	Audrey Bullard LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2020</b>	9106	2/25/2021	3109036.0001	\$1,184.69	\$1,172.84
	Owner Name	DUCE MADELINE D			
	Paid By	BYRON E DUCE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2019</b>	9075	2/3/2020	1406452.0001	\$1,229.63	\$1,217.33
	Owner Name	DUCE MADELINE D			
	Paid By	duce taxes			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2018</b>	9064	3/15/2019	1408831.0001	\$1,240.89	\$1,240.89
	Owner Name	DUCE MADELINE D			
	Paid By	byron duce jr			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2017</b>	9043	3/19/2018	3801267.0001	\$1,231.35	\$1,231.35
	Owner Name	DUCE MADELINE D			
	Paid By	MADELIENE AND BYRON DUCE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2016</b>	9067	3/17/2017	3207837.0001	\$1,206.71	\$1,206.71
	Owner Name	DUCE MADELINE D			
	Paid By	MADELIENE & BYRON DUCE JR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2015</b>	9066	2/23/2016	3206636.0001	\$1,181.16	\$1,169.35
	Owner Name	DUCE MADELINE D			

Paid By	BYRON E DUCE
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	9046	2/25/2015	3206971.0002	\$1,157.45	\$1,145.88
	Owner Name	DUCE MADELINE D			
	Paid By	madeline duce			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	9063	2/13/2014	3206802.0003	\$1,835.41	\$1,817.06
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	9054	1/28/2013	3206509.0003	\$1,911.36	\$1,873.13
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	9094	1/30/2012	3206524.0003	\$1,923.97	\$1,885.49
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	123830	1/27/2011	3602510.0001	\$1,981.68	\$1,942.05
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	123836	1/25/2010	3201603.0002	\$2,104.83	\$2,062.73
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2008</b>	123618	1/27/2009	3303268.0003	\$2,108.43	\$2,066.26
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2007</b>	123058	1/28/2008	2206023.0002	\$1,889.25	\$1,851.46
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2006</b>	122488	1/16/2007	3303119.0002	\$1,816.90	\$1,780.56
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2005</b>	121947	1/17/2006	2502238.0005	\$1,600.88	\$1,568.86
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2004</b>	121327	1/27/2005	2800874.0002	\$1,549.06	\$1,518.08
	Owner Name	DUCE MADELINE D			

	Paid By	DUCE BYRON E
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2003</b>	120889	12/29/2003	2300675.0002	\$1,417.06	\$1,374.55
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2002</b>	120569	1/30/2003	1101578.0002	\$1,215.48	\$1,191.17
	Owner Name	DUCE MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2001</b>	120063	2/26/2002	1004845.0001	\$1,203.83	\$1,191.79
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2000</b>	119664	3/28/2001	1004937.0002	\$1,190.72	\$1,190.72
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON E & MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1999</b>	119272	3/29/2000	1004618.0001	\$861.31	\$861.31
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON E & MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1998</b>	118979	3/30/1999	3005982.0002	\$986.41	\$986.41
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON E & MADELINE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1997</b>	118406	3/31/1998	2004626.0006	\$926.76	\$926.76
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE BYRON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1996</b>	117797	4/30/1997	3008898.0002	\$945.61	\$973.98
	Owner Name	DUCE BYRON E & MADELINE D			
	Paid By	DUCE MADELIENE D			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1995</b>	117367	3/29/1996	3008015.0003	\$970.76	\$970.76
	Owner Name	DUCE BYRON E			
	Paid By	MADELIENE D OR BYRON DUCE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1994</b>	117222	3/31/1995	1006266.0004	\$949.60	\$949.60
	Owner Name	DUCE BYRON E			
	Paid By	KEEN SHEROD S			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1993</b>	116681	4/28/1994	3007565.0003	\$954.84	\$983.49
	Owner Name	DUCE BYRON E			

Paid By	DUCE BYRON E
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1992</u>	116304	2/26/1998	2003501.0001	\$1,001.26	\$1,768.84
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1991</u>	116060	5/29/1992	1015454.0005	\$1,001.54	\$1,055.62
	Owner Name	DUCE BYRON E			
	Paid By	BYRON DUCE CONST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1990</u>	15863	3/31/1998	2004626.0007	\$985.71	\$2,443.06
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1989</u>	1544500.0004	1/27/2005	2800874.0001	\$80.36	\$304.69
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1989</u>	1544500.0001	5/30/1997	3009341.0001	\$936.17	\$2,345.89
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1988</u>	1482800.0004	9/26/1990	1009880.0002	\$58.80	\$91.68
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1988</u>	1482800.0001	5/29/1992	1015454.0004	\$933.12	\$1,595.37
	Owner Name	DUCE BYRON E			
	Paid By	BYRON DUCE CONST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1987</u>	1389500.0001	9/26/1990	1009880.0001	\$953.96	\$1,402.93
	Owner Name	DUCE BYRON E			
	Paid By	DUCE BYRON E			



# Columbia County Tax Collector

generated on 6/5/2024 2:12:35 PM EDT

## Tax Record

Last Update: 6/5/2024 2:12:35 PM ET

### 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
R07643-000	REAL ESTATE	2023

### Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2023</b>	22905	11/20/2023	2100851.0003	\$734.02	\$704.66
	Owner Name	AUDREY BULLARD LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2022</b>	21830	11/21/2022	2100568.0002	\$727.06	\$697.98
	Owner Name	AUDREY BULLARD LLC			
	Paid By	audrey bullard llc			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2021</b>	21260	11/30/2021	1800471.0007	\$740.48	\$710.86
	Owner Name	AUDREY BULLARD LLC			
	Paid By	Audrey Bullard LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2020</b>	9107	11/25/2020	3001266.0006	\$1,994.49	\$1,914.71
	Owner Name	AUDREY BULLARD LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2019</b>	9076	11/27/2019	1201356.0006	\$2,068.94	\$1,986.18
	Owner Name	COURSON JERRY W & TARA O			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2018</b>	9065	2/28/2019	1408004.0004	\$2,087.63	\$2,066.75
	Owner Name	COURSON JERRY W & TARA O			
	Paid By	JERRY COURSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2017</b>	9044	2/21/2018	1406486.0001	\$2,073.52	\$2,052.78
	Owner Name	COURSON JERRY W & TARA O			
	Paid By	JERRY COURSON			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2016</b>	9068	12/12/2016	2702050.0001	\$2,989.08	\$2,899.41
	Owner Name	REO FUNDING SOLUTIONS V, LLC			
	Paid By	TURNSTONE HOLDINGS			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2015</b>	9067	12/11/2015	3501597.0001	\$2,918.15	\$2,830.61
	Owner Name	REO FUNDING SOLUTIONS V, LLC			

Paid By	TRUNSTONE
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	9047	12/8/2014	3101369.0002	\$2,869.01	\$2,754.25
	Owner Name	TD BANK N A			
	Paid By	TURNSTONE HOLDING LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	9064	11/1/2013	3500218.0001	\$2,912.01	\$2,795.53
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	TD BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	9055	10/31/2013	3500203.0002	\$3,036.67	\$3,484.96
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	TD BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	9095	10/31/2013	3500203.0001	\$3,050.01	\$3,518.97
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	TD BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	123831	4/22/2011	9510020.0003	\$3,121.62	\$3,215.27
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	PLYMOUTH PARK TAX SERVICES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	123837	4/22/2011	9510020.0002	\$3,334.57	\$3,854.49
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	PLYMOUTH PARK TAX SERVICES LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2008</b>	123619	5/3/2011	2704565.0001	\$3,330.22	\$12,236.32
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	MERCANTILE BANK			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2007</b>	123059	3/22/2010	2208041.0001	\$2,994.88	\$3,749.51
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	BOWEN JACK W & BECKY J			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2006</b>	122489	5/4/2007	2210558.0001	\$2,874.96	\$2,961.21
	Owner Name	BOWEN JACK W & BECKY J			
	Paid By	BOWEN JACK W & BECKY J			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2005</b>	121948	3/31/2006	2304043.0001	\$2,543.82	\$2,543.82
	Owner Name	HITSON SHIRLEY A			
	Paid By	NORTHWOODS PROPERTY MANAGEMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2004</b>	121328	5/2/2005	1001763.0001	\$2,455.58	\$2,542.75
	Owner Name	HITSON SHIRLEY A			



Paid By	HITSON PROPERTIES
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2003</b>	120890	2/25/2004	2801482.0001	\$2,222.55	\$2,200.32
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2002</b>	120570	7/25/2003	2602186.0003	\$1,932.40	\$2,215.65
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2001</b>	120064	7/25/2003	2602186.0002	\$1,935.67	\$2,383.56
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2000</b>	119665	7/25/2003	2602186.0001	\$1,940.61	\$2,804.15
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON PROPERTIES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1999</b>	119273	9/26/2002	1105351.0001	\$1,713.73	\$2,524.88
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON SHIRLEY A			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1998</b>	118980	4/23/1999	3006434.0001	\$1,736.44	\$1,788.53
	Owner Name	HITSON SHIRLEY A			
	Paid By	ABSTRACT TITLE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1997</b>	118407	5/18/1998	3007659.0001	\$1,716.49	\$1,779.33
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON SHIRLEY A			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1996</b>	117798	5/2/1997	1007364.0001	\$1,775.50	\$1,828.77
	Owner Name	HITSON SHIRLEY A			
	Paid By	HITSON SHIRLEY A			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1995</b>	117368	11/30/1995	3003432.0001	\$1,784.77	\$1,713.38
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1994</b>	117223	2/27/1995	3005387.0001	\$1,737.90	\$1,720.52
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>1993</b>	116682	5/31/1994	3007997.0001	\$1,712.58	\$1,787.99
	Owner Name	TAYLOR ERIC G & NANCY W			

Paid By	TAYLOR ERIC G & NANCY W
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1992</u>	116305	4/30/1993	1008040.0001	\$1,804.14	\$1,858.26
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1991</u>	116061	2/28/1992	3015295.0002	\$1,804.63	\$1,786.58
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1990</u>	15864	3/29/1991	1005994.0001	\$1,775.72	\$1,775.72
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1989</u>	1544600.0004	1/4/1990	3004207.0002	\$113.84	\$110.42
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>1989</u>	1544600.0001	1/4/1990	3004207.0001	\$1,514.23	\$1,468.80
	Owner Name	TAYLOR ERIC G & NANCY W			
	Paid By	TAYLOR ERIC G & NANCY W			

# Columbia County Tax Collector

generated on 6/5/2024 2:12:00 PM EDT

## Tax Record

Last Update: 6/5/2024 2:12:00 PM ET

### 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
R07637-001	REAL ESTATE	2023

#### Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2023</u>	22898	11/20/2023	2100851.0006	\$1,669.90	\$1,603.10
	Owner Name	AUDREY BULLARD LLC			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2022</u>	21823	11/21/2022	2100568.0004	\$1,668.39	\$1,601.65
	Owner Name	AUDREY BULLARD LLC			
	Paid By	audrey bullard llc			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2021</u>	21253	11/30/2021	1800471.0005	\$1,700.46	\$1,632.44
	Owner Name	AUDREY BULLARD LLC			
	Paid By	Audrey Bullard LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2020</u>	9100	11/25/2020	3001266.0004	\$1,730.57	\$1,661.35
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2019</u>	9069	11/27/2019	1201356.0004	\$1,833.52	\$1,760.18
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2018</u>	9058	11/29/2018	1201235.0004	\$1,852.99	\$1,778.87
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD LLC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2017</u>	9037	11/29/2017	2701741.0004	\$1,864.02	\$1,789.46
	Owner Name	BULLARD AUDREY S			
	Paid By	AUDREY BULLARD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2016</u>	9061	1/6/2017	3204865.0001	\$2,181.38	\$2,137.75
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	AMERICAN TITLE SERVICES OF LC			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<u>2015</u>	9060	2/12/2016	3206197.0009	\$2,129.87	\$2,108.57
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			

Paid By	MEREDITH L LAPRADD
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2014</b>	9040	2/28/2015	9920989.0001	\$2,421.97	\$2,397.75
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	MEREDITH LAPRADD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2013</b>	9057	2/26/2014	3502783.0001	\$2,422.48	\$2,398.26
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	MEREDITH LAPRADD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2012</b>	9048	3/29/2013	3502199.0008	\$2,548.10	\$2,548.10
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	LAPRADD MEREDITH L AS TRUSTEE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	9088	2/27/2012	3208005.0007	\$2,694.74	\$2,667.79
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	LAPRADD MEREDITH L			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	123824	3/1/2011	9920498.0001	\$2,735.67	\$2,735.67
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	MEREDITH LAPRADD			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	123830	12/29/2009	3500417.0001	\$3,107.94	\$3,014.70
	Owner Name	LAPRADD MEREDITH L AS TRUSTEE			
	Paid By	LAPRADD MEREDITH			

**ATTACHMENT 9.**

**SEE FEE SCHEDULE**

**CITY OF LAKE CITY GROWTH MANAGEMENT ONLINE**

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

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

August 15, 2024

TO: City Council

FROM: Planning and Zoning Technician

SUBJECT: Application No. Z 24-02 (Blow Ryderwood, LLC)

Concurrency Management Assessment  
Concerning an Amendment to the  
Official Zoning Atlas of the Land Development Regulations

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

Z 24-02, an application by Todd Sampson, as agent for Blow Ryderwood, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property described, as follows:

**PARCEL 1: 05-4S-17-07642-001 (28599) 0.151 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 2: 05-4S-17-07643-000 (28600) 0.247 ACRES PER PROPERTY APPRAISER ONLINE**

**PARCEL 3: 05-4S-17-07637-001 (28593) 0.739 ACRES PER PROPERTY APPRAISER ONLINE**

**DESCRIPTION:**

*PARCEL 1 IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE*

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

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FAX: (386) 752-4896

MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.

## PARCEL 2:

ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING.

## PARCEL 3:

LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTHWEST COMER THEREOF.

# City of Lake City

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## Availability of and Demand on Public Facilities

### Potable Water Impact

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

The proposed amendment could potentially result in 49,527 square feet of shopping center use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

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

$49,527 (49,527 \text{ square feet gross floor area}) \times 100\% (100\% \text{ maximum lot coverage by all buildings}) \times 1.82 (\text{employees per } 1,000 \text{ square feet gross floor area}) = 89 (\text{employees}) \times 45 (\text{gallons of potable water usage per employee per day}) = 4,005 \text{ gallons of potable water usage per day.}$

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

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

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

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

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

Less estimated gallons of potable water use as a result of this proposed amendment = 4,005 gallons of potable water per day.

Residual capacity after this proposed amendment = 605,995 gallons of potable water per day.

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



# City of Lake City

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## Sanitary Sewer Impact -

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

The proposed amendment could potentially result in 49,527 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

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

$49,527$  (49,527 square feet gross floor area)  $\times$  100% (100% maximum lot coverage by all buildings)  $\times$  1.82 (employees per 1,000 square feet gross floor area) = 89 (employees  $\times$  34.5 gallons of sanitary sewer effluent per employee per day) = 3070.5 gallons of sanitary sewer effluent per day.

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

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

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

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

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

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 3070.5 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 1,116,929.5 gallons of sanitary sewer effluent per day.

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

# City of Lake City

205 NORTH MARION AVENUE  
LAKE CITY, FLORIDA 32055

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## Solid Waste Impact -

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

The proposed amendment could potentially result in 49,527 square feet of specialty retail use on the site (based upon averages for use intensities and compliance with off-street parking requirements, drainage requirements and landscape buffer requirements).

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

$49,527$  (49,527 square feet gross floor area)  $\times$  100% (maximum lot coverage by all buildings)  $\times$  5.5 (pounds of solid waste per 1,000 square feet gross floor area per day) = 272 pounds of solid waste per day.

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

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## Drainage Impact -

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

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## Recreation Impact -

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

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

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

# City of Lake City

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## Traffic Impact -

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

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

### Summary of Trip Generation Calculations for a Shopping Center Use.

49,527 (49,527 feet gross floor area) x 100% (maximum lot coverage by all buildings) x 3.81 (trips per 1,000 square feet gross floor area) = 189 trips less 25 percent pass by trips (47) = 142 p.m. peak hour trips (189 - 47 = 142).

Existing p.m. peak hour trips = 3735 p.m. peak hour trips.

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

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
US 90 (from I-75 to SW Bascom Norris Dr)	1692	D	0	142	1834	D

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

Sources: Trip Generation, Institute of Transportation Engineers, 10th Edition, 2017.  
Multimodal Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

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

# City of Lake City

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## Affordable Housing

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

## Surrounding Land Uses

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

## Historic Resources

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

## Flood Prone Areas

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

## Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, the site is not located within a wetland.

## Minerals

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

## Soil Types

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

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## High Aquifer Groundwater Recharge

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

# EFFECTIVE FLOOD INFORMATION REPORT

## Location Information

County: **COLUMBIA**  
 Parcel: **054S1707637001**  
 Flood Zone: **X**  
 Flood Risk: **LOW**

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

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



State of Florida, Maxar, Microsoft

## Legend with Flood Zone Designations

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

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



[www.srwmdfloodreport.com](http://www.srwmdfloodreport.com)

## Supplemental Information

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

FIRM Panel(s): 12023C0292D

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



# National Flood Hazard Layer FIRMette



82°38'41"W 30°10'43"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
  - Area of Minimal Flood Hazard
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
  - Cross Sections with 1% Annual Chance Water Surface Elevation
    - 20.2
    - 17.5
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS**
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/15/2024 at 3:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

### Base Flood Elevation (BFE)

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

#### A

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

#### AE, A1-A30

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

#### AH

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

#### AO

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

#### Supplemental Information:

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

### AE FW (FLOODWAYS)

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

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

#### VE

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

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

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

#### X

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

#### LINKS FEMA:

<http://www.fema.gov>

#### SRWMD:

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

#### CONTACT

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

#### Toll Free:

(800) 226-1066





U.S. Fish and Wildlife Service

# National Wetlands Inventory

## 1143 SW Main Blvd



August 15, 2024

### Wetlands

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

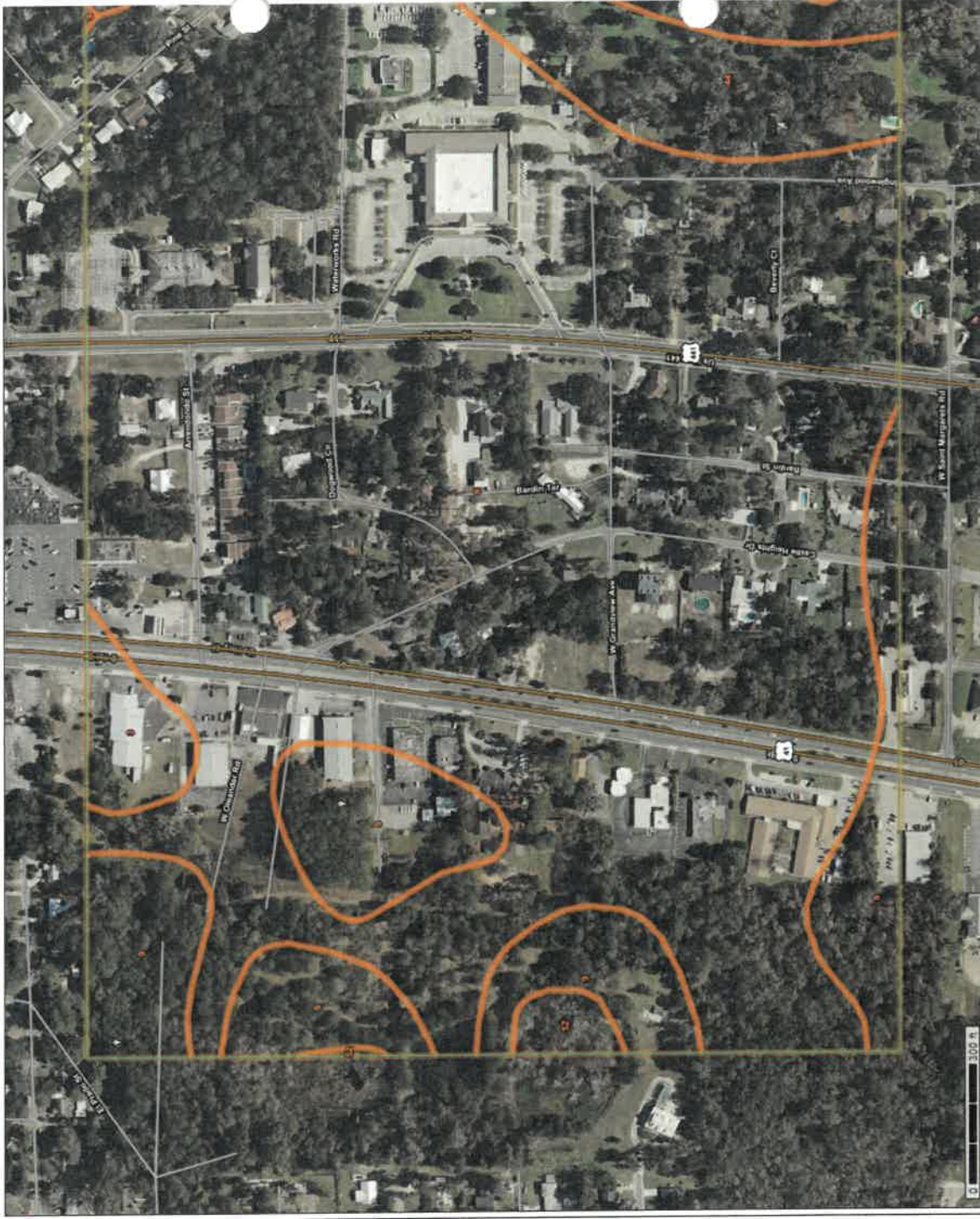
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Alpin fine sand, 0 to 5 percent slopes	2.1	1.4%
8	Blanton fine sand, 0 to 5 percent slopes	101.3	67.9%
9	Blanton fine sand, 5 to 8 percent slopes	16.6	11.1%
44	Orangeburg loamy fine sand, 5 to 8 percent slopes	7.6	5.1%
52	Plummer fine sand, depressional	0.9	0.6%
53	Plummer fine sand, occasionally flooded	10.4	7.0%
99	Water	10.4	7.0%
<b>Totals for Area of</b>		<b>149.3</b>	<b>100.0%</b>

Soil Map

Scale (not to scale)



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

# Environmental Geology - Rock and Sediment Distribution



**FDEP Open Data Administrator**  
Florida Department of Environmental Protection

## Summary

To produce a new State Geological Map

[View Full Details](#)

[Download](#)

## Details

**Dataset**  
Feature Layer

**August 22, 2023**  
into Updated

**Not Planned**  
Data Updated: August 22, 2023

**January 1, 2001**  
Published Date

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

**Public**  
Anyone can see this content

**Custom License**  
[View License Details](#)

[I want to use this](#)

Records: 2,822



Select existing location

Filter to this point

Delete drawing

### Environmental Geology - Rock and Sediment Distribution

Zoom to

OBJECTID	49
DEP_GEOLOGY_ENVIRONMENTAL_AREA	8 306.444 625.9
PERIMETER	1 548.154.116
TYPE	3
CATEGORY	CLAYEY SAND
SHAPE	undefined
SHAPE_AREA	8 306.444 625.519
SHAPE_LEN	1 548.154.116

# **RESOLUTION NO. PZ/LPA Z 24-02**

## **PLANNING AND ZONING BOARD**

### **CITY OF LAKE CITY, FLORIDA**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

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

**WHEREAS**, the Planning and Zoning Board has been designated as the Local Planning Agency;

**WHEREAS**, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

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

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**WHEREAS**, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

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

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

1. Pursuant to an application, Z 24-02, submitted by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the City Council that the zoning district be changed from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property described, as follows:

PARCEL 05-4S-17-07642-001

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:



*COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.*

Containing .151 acres, more or less.

AND;

PARCEL 05-4S-17-07643-000

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, Florida, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

*ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT*

---

*HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING.*

Containing .247 acres, more or less.

AND;

PARCEL 05-4S-17-07637-001

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

*LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTHWEST COMER THEREOF.*

Containing .739 acres, more or less.

All said lands containing 1.137 acres, more or less.

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

---

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 13th day of August, 2024.


PLANNING AND ZONING BOARD OF THE CITY  
OF LAKE CITY, FLORIDA, SERVING ALSO AS THE  
LOCAL PLANNING AGENCY OF THE CITY OF  
LAKE CITY, FLORIDA



---

Christopher Lydick, Chairman

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



---

Robert Angelo, Secretary to the Planning and  
Zoning Board

APPROVED AS TO FORM AND LEGALITY:



---

Clay Martin, City Attorney



# Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2291- Amending the Official Zoning Atlas of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

**RESOLUTION NO. PZ/LPA Z 24-02**

**A RESOLUTION OF THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVAL OF AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE ZONING MAP OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COMMERCIAL GENERAL (CG) TO COMMERCIAL INTENSIVE (CI) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the City Council, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

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

**WHEREAS**, the Planning and Zoning Board has been designated as the Local Planning Agency;

**WHEREAS**, pursuant to the Land Development Regulations, and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

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

**WHEREAS**, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 15.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. The proposed change conforms to the Comprehensive Plan;
2. The proposed change conforms with the existing land use pattern;
3. The proposed change does not create an isolated district unrelated to adjacent and nearby districts;
4. The proposed change does not have a negative impact on the population density pattern and the load on public facilities such as schools, utilities, streets, etc.;
5. The proposed change does not impact the existing district boundaries in relation to existing conditions on the property;
6. The proposed change does not negatively impact the living conditions in the neighborhood;

7. The proposed change will not adversely impact public facilities and adopted level of service standards, including but not limited to the capacity of the existing and projected traffic patterns, water and sewer systems, and other public facilities and utilities;
8. The proposed change will be appropriate based on consideration of the applicable provisions and conditions contained in the Land Development Regulations and other applicable laws, ordinances and regulations relating to land use and based upon a consideration of the public health, safety, and welfare of the citizens of the City.

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

**Section 1.** Pursuant to an application, Z 24-02, submitted by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property described, as follows:

From COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI):  
PARCEL 05-4S-17-07642-001

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: *COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.*

Containing .151 acres, more or less.

AND;

PARCEL 05-4S-17-07643-000

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: *ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9,*

*BLOCK 4 OF BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING.*

Containing .247 acres, more or less.

AND;

PARCEL 05-4S-17-07637-001

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: *LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTHWEST COMER THEREOF.*

Containing .739 acres, more or less.

All said lands containing 1.137 acres, more or less.

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

**Section 3.** This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 13th day of August, 2024.

Attest: PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA

\_\_\_\_\_  
Robert Angelo, Secretary  
to the Planning and Zoning Board

\_\_\_\_\_  
Christopher Lydick, Chair

Approved as to Form and Legality:

---

Clay Martin, City Attorney

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

# INVOICE

Date: 07/09/2024  
 Receipt: 2024-00069240  
 Description: Rezoning Z24-02  
 Cashier: Chanel Neff  
 Received From: Blow Ryderwood LLC

DATE: July 9, 2024  
 FOR: Rezoning for Z24-02  
 LOCATION: Parcels 07642-001, 07643-000, and 07637-001

ZF 750.00  
 Rezoning Z24-02  
 -----  
 Receipt Total 750.00  
 Total Check 750.00  
 -----  
 Total Remitted 750.00  
 -----  
 Total Received 750.00

BILL TO: Todd Sampson

	UNIT PRICE	LINE TOTAL
	\$ 750.00	\$ 750.00
		\$ -
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ 750.00
<b>The cost estimate expires on 12/31/24</b>		<b>\$ 750.00</b>

City of Lake City Utilities

Make all checks payable to City of Lake City.

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

- BILLING CODE- ZF (ZONING FEES)
- PROJECT NUMBER- Z 24-02
- ADDRESS- TBD
- PARCEL NUMBERS- 07642-001, 07643-000, and 07637-001

# **ADOPTION AND LEGAL AD SCHEDULE**

## **Z 24-02**

- **FIRST READING ON OCTOBER 7<sup>TH</sup>.**
- **LEGAL AD SENT TO LAKE CITY REPORT ON OCTOBER 7<sup>TH</sup> TO BE PUBLISHED ON OCTOBER 10<sup>TH</sup>.**
- **SECOND READING ON OCTOBER 21<sup>ST</sup>.**

### Petition Notes

- ✓ Mrs. McKellum
- ✓ Mrs. Wilson
- ✓ Vacant
- ✓ Mrs. Douglas

- ✓ Mr. Wollum
- Mr. McMahon
- ✓ Mr. Lydick

#### Notes Lance Jones

Q55 in Annex

- outdoor sheds sales included
- CG does not allow
- still remain commercial
- High demand for this type of use

**Motion to Close Public Hearing** Douglas

**Motion to Second** McKellum

**Motion to Approve/Deny** <sup>Wilson</sup> Wilson

**Motion to Second** McKellum



CPA

### Petition Notes

- ✓ Mrs. McKellum
- ✓ Mrs. Wilson
- ✓ Vacant
- ✓ Mrs. Douglas

- ✓ Mr. Wollum
- ✓ Mr. McMahon
- ✓ Mr. Lydick

### Notes

- Lance Jones 955
- Increase density to allow up to 32 units ~~per lot~~
  - Adjacent to RMPA
  - High demand on housing

**Motion to Close Public Hearing**

**Motion to Second**

**Motion to Approve/Deny** Wollum

**Motion to Second** Douglas

# PUBLIC NOTICE

Public Notice text is present on the sign, but it is too small to be legible. The text is organized into two columns.



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

**A PUBLIC HEARING IS SCHEDULED TO CONSIDER A REQUEST FOR:**

Z24-02, an application by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property described, as follows:

A parcel of land lying in Section 05, Township 4 South, Range 17 East, Columbia County, Florida.

Being more particularly described as follows:

PARCEL 05-4S-17-07642-001

A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

*COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.*

Containing .151 acres, more or less.

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MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING.

Containing .247 acres, more or less.

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Containing .739 acres, more or less.

All said lands containing 1.137 acres, more or less.

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

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

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

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

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

**THIS SERVES AS PUBLIC NOTICE** the Planning and Zoning Board will hold a meeting on Tuesday, August 13, 2024 at 5:30 PM or as soon after.

## **Agenda items-**

1. Z 24-02, an application by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property located on parcels 07642-001, 07643-000, and 07637-001
2. CPA 24-02, an application by Lance Jones, agent for Daniel Crapps, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre to Residential High, allowing up to twenty (20) dwelling units per acre on land located on parcel 02463-147.
3. Z24-03, an application by Lance Jones, agent for Daniel Crapps, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 02463-147

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

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

**Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**SPECIAL REQUIREMENTS:** Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

Robert Angelo  
Planning and Zoning Tech.

## Angelo, Robert

---

**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Tuesday, July 30, 2024 9:13 AM  
**To:** Angelo, Robert  
**Subject:** RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Terrific!

Thank you much,  
**Kymerlee Harrison 386-754-0401**  
Support your local news source while reaching our community of loyal subscribers  
*Serving:* **COLUMBIA • SUWANNEE • LAFAYETTE • HAMILTON**  
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:** Tuesday, July 30, 2024 8:58 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

All three look good.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto: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](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Tuesday, July 30, 2024 8:50 AM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Here you go!

Thank you much,

**Kymberlee Harrison 386-754-0401**

Support your local news source while reaching our community of loyal subscribers

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1086 SW Main Blvd. Ste 103, Lake City, FL 32055

PH 386-754-0401

## Why Local Newsprint Advertising?

1 Newspaper readers are ENGAGED

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---

**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Sent:** Tuesday, July 30, 2024 8:07 AM

**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Subject:** RE: 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Kym,

Two of the pdf's are the same. The one for board of adjustments is missing.

Thank You

Robert Angelo

City of Lake City

Growth Management

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

386-719-5820



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---

**From:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Sent:** Monday, July 29, 2024 4:50 PM

**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Subject:** 77886, 77887 & 77888 RE: Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Attached for approval as follows:

**P&Z** - 3 col x 6 297.00

**BOA** - 3 col x 4 198.00

**Historic** - 3 col x 4.5 222.75

Thank you much,

**Kymberlee Harrison 386-754-0401**

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1086 SW Main Blvd. Ste 103, Lake City, FL 32055



PH 386-754-0401

## Why Local Newsprint Advertising?

1 Newspaper readers are ENGAGED

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**From:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>

**Sent:** Monday, July 29, 2024 4:01 PM

**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Subject:** Non-Legal Ad for P&Z, BOA, and HPA for 08-13-2024

Kym

Please publish this ad in the body of the paper as a display ad in the **August 1, 2024** paper.

Thank You

Robert Angelo

City of Lake City

Growth Management

[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)

386-719-5820



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

**THIS SERVES AS PUBLIC NOTICE** the Planning and Zoning Board will hold a meeting on Tuesday, August 13, 2024 at 5:30 PM or as soon after.

**Agenda items-**

1. **Z 24-02**, an application by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property located on parcels 07642-001, 07643-000, and 07637-001
2. **CPA 24-02**, an application by Lance Jones, agent for Daniel Crapps, owner, for a Comprehensive Plan Amendment to change the Future Land Use from Residential Medium, allowing up to eight (8) dwelling units per acre to Residential High, allowing up to twenty (20) dwelling units per acre on land located on parcel 02463-147.
3. **Z24-03**, an application by Lance Jones, agent for Daniel Crapps, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 02463-147

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

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

**Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.**

**SPECIAL REQUIREMENTS: Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.**

Robert Angelo  
Planning and Zoning Tech.

## Angelo, Robert

---

**From:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Sent:** Tuesday, July 30, 2024 8:16 AM  
**To:** Angelo, Robert  
**Subject:** RE: 826627 RE: Legal Ad for Z 24-02

Confirmed

Thank you much,  
**Kymerlee Harrison 386-754-0401**  
Support your local news source while reaching our community of loyal subscribers  
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1086 SW Main Blvd. Ste 103, Lake City, FL 32055  
**PH 386-754-0401**

### Why Local Newsprint Advertising?

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- 2 Newspapers are viewed as TRUSTWORTHY

**From:** Angelo, Robert <AngeloR@lcfla.com>  
**Sent:** Tuesday, July 30, 2024 8:08 AM  
**To:** LCR-Classifieds <classifieds@lakecityreporter.com>  
**Subject:** RE: 826627 RE: Legal Ad for Z 24-02

Looks good.

Thank You  
Robert Angelo  
City of Lake City  
Growth Management  
[growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com)  
386-719-5820



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**From:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>  
**Sent:** Monday, July 29, 2024 4:22 PM  
**To:** Angelo, Robert <[AngeloR@lcfla.com](mailto:AngeloR@lcfla.com)>  
**Subject:** 826627 RE: Legal Ad for Z 24-02

Robert,

Proof is attached for approval by noon tomorrow.

Thank you much,

**Kymberlee Harrison 386-754-0401**

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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](mailto:AngeloR@lcfla.com)>

**Sent:** Monday, July 29, 2024 4:17 PM

**To:** LCR-Classifieds <[classifieds@lakecityreporter.com](mailto:classifieds@lakecityreporter.com)>

**Subject:** Legal Ad for Z 24-02

Kym

Please publish in the legal section of the Lake City Reporter on **August 1, 2024.**

Thank You

Robert Angelo

City of Lake City

Growth Management

[growthmanagement@lcfla.com](mailto: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.*

LAKE CITY REPORTER  
1086 SW MAIN BLVD STE 103  
PO BOX 1709  
LAKE CITY FL 32056-1709  
(386)752-1293

ORDER CONFIRMATION

Salesperson: KYM HARRISON

Printed at 07/29/24 16:22 by kharr-cn

Acct #: 45150

Ad #: 826627

Status: New WHOLD

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

Start: 08/01/2024 Stop: 08/01/2024  
Times Ord: 1 Times Run: \*\*\*  
STD 1.00 X 31.63 Words: 1098  
Total STD 31.63  
Class: 8000 LEGAL COLUMBIA CO  
Rate: LG Cost: 521.90  
# Affidavits: 1

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

Ad Descrpt: LEGAL AD FOR Z 24-02  
Descr Cont: NOTICE OF PUBLIC HEARINGS  
Given by: \*  
P.O. #:  
Created: kharr 07/29/24 16:20  
Last Changed: kharr 07/29/24 16:22

PUB ZONE EDT TP RUN DATES  
LCR A 96 S 08/01

AUTHORIZATION

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

\_\_\_\_\_  
Name (print or type)

\_\_\_\_\_  
Name (signature)

(CONTINUED ON NEXT PAGE)

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

**NOTICE OF PUBLIC HEARINGS CONCERNING AMENDMENTS TO THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS**

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on August 13, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

Z24-02, an application by Todd Sampson, owner, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning from COMMERCIAL GENERAL (CG) to COMMERCIAL INTENSIVE (CI) on property described, as follows:

A parcel of land lying in Section 05, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows:

PARCEL 05-4S-17-07642-001  
A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4, OF "BARDIN TERRACE" AS RECORDED IN PLAT BOOK 2, PAGE 102 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES, 02 MINUTES, 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE 55.28 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE SOUTH 77 DE-

GREES, 48 MINUTES, 20 SECONDS EAST 30.88 FEET TO A CONCRETE MONUMENT; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES, 36 MINUTES, 11 SECONDS; THENCE SOUTH-EASTERLY ALONG THE ARC OF SAID CURVE 84.92 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 85 DEGREES, 27 MINUTES, 06 SECONDS WEST 56.03 FEET TO A CONCRETE MONUMENT; THENCE NORTH 66 DEGREES, 37 MINUTES, 08 SECONDS WEST 29.44 FEET TO A CONCRETE MONUMENT AT ITS INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 41, STATE ROAD NO. 25; AND SAID CURVE HAVING A RADIUS OF 11,509.20 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND SAID CURVE 76.67 FEET TO POINT OF BEGINNING.

Containing .151 acres, more or less.

AND;

PARCEL 05-4S-17-07643-000  
A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 4, BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD NO. 25) AS NOW EXISTS AND THE EASTERLY LINE OF LOT 9, BLOCK 4 OF BARDIN TERRACE AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11,509.20 FEET AND A TOTAL CENTRAL ANGLE OF 11 DEGREES 02 MINUTES 00 SECONDS AND RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 131.95 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, 41.32 FEET TO THE POINT OF CURVE OF SAID CURVE, THENCE SOUTH 11 DEGREES 28 MINUTES 54 SECONDS WEST

ALONG SAID EASTERLY RIGHT OF WAY LINE, 52.88 FEET; THENCE SOUTH 89 DEGREES 3 8 MINUTES 5 8 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 114.14 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 28 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 10, 39.30 FEET, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 580.23 FEET AND A TOTAL CENTRAL ANGLE OF 8 DEGREES 36 MINUTES 11 SECONDS; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE (BEING THE EASTERLY LINE OF SAID LOT 10), 90.15 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 06 SECONDS WEST, 56.03 FEET; THENCE NORTH 66 DEGREES 37 MINUTES 08 SECONDS WEST, 29.44 FEET, TO THE POINT OF BEGINNING. Containing .247 acres, more or less.

AND;

PARCEL 05-4S-17-07637-001  
A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

LOTS 11, 12 AND 13 OF BLOCK 4 OF BARDIN TERRACE, A SUBDIVISION PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 102, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SUBJECT TO THE RIGHT OF WAY PURCHASES FOR HIGHWAY WIDENING ALONG THE WEST LINE THEREOF AND A PIPELINE EASEMENT IN THE SOUTH-WEST CORNER THEREOF.

Containing .739 acres, more or less.

All said lands containing 1.137 acres, more or less.

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

Those attendees wishing to share a document must email the item to [submissions@lcfla.com](mailto:submissions@lcfla.com) no later than 12:00 p.m. on the day of the meeting.

Copies of the amendments are available for public inspection by contacting the Office of Growth Management at [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com) or by calling 386.719.5746.

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

All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such pur-

pose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

826627

August 1, 2024

NOTICE OF PUBLIC HEARINGS  
CONCERNING AMENDMENTS TO THE  
CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS

BY THE PLANNING AND ZONING BOARD OF THE CITY OF LAKE CITY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF THE CITY OF LAKE CITY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Section 163.3161 through 163.3248, Florida Statutes, as amended, and the City of Lake City Land Development Regulations, as amended, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of the City of Lake City, Florida, serving also as the Local Planning Agency of the City of Lake City, Florida, at public hearings on August 13, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard in the City Council Meeting Room, Second Floor, City Hall, located at 205 North Marion Avenue, Lake City, Florida and via communications media technology.

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Being more particularly described as follows:

PARCEL 05-4S-17-07642-001

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Containing .247 acres, more or less.

AND;

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Containing .739 acres, more or less.

All said lands containing 1.137 acres, more or less.

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the appeal is to be based.

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9589 0710 5270 1174 6773 16  
9589 0710 5270 1174 6773 61  
9589 0710 5270 1174 6773 54  
9589 0710 5270 1174 6773 76

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Domestic Mail Only

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<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	\$
Total Postage and Fees	\$

Sent To  
**Robert Thomas Liants**  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

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Extra Services & Fees (check box, add fee as appropriate)	
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<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	\$
Total Postage and Fees	\$

Sent To  
**GREGORY COOPER**  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
**Avery Bannister**  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

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**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
**OLIVIA RAE INVESTMENTS**  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

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**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
**Joseph T. Gibson**  
Street and Apt. No., or PO Box No.  
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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
**Mabco LLC**  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

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9589 0710 5270 0853 6379 31

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
Sandra S Robertson  
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
Antonio Dimes Grandas  
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
Gordon Maze Inc.  
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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9589 0710 5270 1174 6722 93

9589 0710 5270 1174 6773 47

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
Crisostomo Cardine Jade  
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
MOTJFC  
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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	\$
Total Postage and Fees	\$

Sent To  
Carlos Bower  
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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9589 0710 5270 0853 6379 24

9589 0710 5270 1174 6772 86



9589 0710 5270 1174 6772 55

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Certified Mail Fee  
 \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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  
 \$

Total Postage and Fees  
 \$

Sent To  
**David P Mitchell**  
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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9589 0710 5270 1174 6772 48

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Certified Mail Fee  
 \$

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<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  
 \$

Total Postage and Fees  
 \$

Sent To  
**Taylor Peardon**  
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee **\$4.85**

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <b>4.10</b>
<input type="checkbox"/> Return Receipt (electronic)	\$ <b>0.00</b>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <b>0.00</b>
<input type="checkbox"/> Adult Signature Required	\$ <b>0.00</b>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <b>0.00</b>

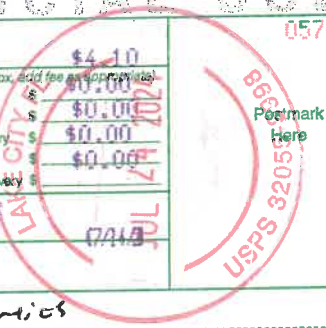
Postage **\$0.73**

Total Postage and Fees

Sent To  
**KMPM Properties**  
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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Certified Mail Fee **\$4.85**

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <b>4.10</b>
<input type="checkbox"/> Return Receipt (electronic)	\$ <b>0.00</b>
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ <b>0.00</b>
<input type="checkbox"/> Adult Signature Required	\$ <b>0.00</b>
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ <b>0.00</b>

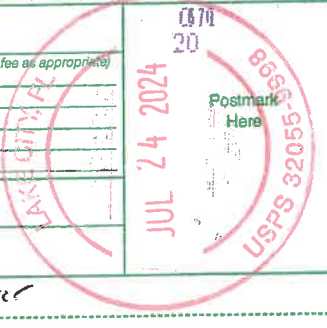
Postage

Total Postage and Fees

Sent To  
**Manja Marie Slater**  
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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July 19, 2024

To Whom it May Concern,

On August 13, 2024 the Planning and Zoning Board will be having a meeting at 5:30pm at 205 N Marion. At the above-mentioned meeting we will be hearing a petition, Z 24-02, located on parcels 07642-001, 07643-000, and 07637-001, more specific, located at 1125 SW Main Blvd, 1149 SW Main Blvd, and 1143 SW Main Blvd, Lake City, FL. The petition is to rezone the above-mentioned parcels from Commercial General to Commercial Intensive.

If you have any questions or concerns please call 386-719-5820 or email [growthmanagement@lcfla.com](mailto:growthmanagement@lcfla.com).

Robert Angelo

A handwritten signature in blue ink, appearing to read 'Robert Angelo'.

Planning and Zoning  
City of Lake City



# GIS Buffer



0 340 680 1020 1360

## Columbia County Property Appraiser - Sales Report

Name	Address1	Address2	Address3	City	State	ZIP
BLOW RYDERWOOD LLC	830 W DUVAL ST	.	LAKE CITY	FL	32055	
COOPER GREGORY	1214 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
MABCO LLC	1206 SW MAIN BLVD	SUITE 101	LAKE CITY	FL	32025	
BANNISTER AVERY	115 SW STONEHENGE LANE	.	LAKE CITY	FL	32024	
CRISOSTOMO CANDICE-JADE	1136 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
OLIVIA RAE INVESTMENTS, INC	P O BOX 2147	.	LAKE CITY	FL	32056	
HADEN JOSEPH T	1152 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
CORVIN BETTY J	1170 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
<del>COOPER GREGORY</del>	1214 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
LAMON PAULA E	1225 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32055	
WEBB DUSTIN A	1236 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
MAIN BLVD RENTAL LLC	1096 SW MAIN BLVD	.	LAKE CITY	FL	32025	
LIONTS ROBERT THOMAS	172 SW HAPPINESS LN	.	LAKE CITY	FL	32025	
STAATS DOUGLAS B	237 SW HILLCREEK DR	.	LAKE CITY	FL	32025	
GRANADOS ANTONIO DIMAS	16932 S U.S. HWY 441	.	LAKE CITY	FL	32024	
PEADEN TAYLEN C	2209 NW 135 TER	.	GAINESVILLE	FL	32606	
<del>BLOW RYDERWOOD LLC</del>	830 W DUVAL ST	.	LAKE CITY	FL	32055	
GARDEN MAZE INC	186 NW SILVER GLEN	.	LAKE CITY	FL	32055	
<del>BLOW RYDERWOOD LLC</del>	830 W DUVAL ST	.	LAKE CITY	FL	32055	
<del>MABCO LLC</del>	1206 SW MAIN BLVD	SUITE 101	LAKE CITY	FL	32025	
<del>MABCO LLC</del>	1206 SW MAIN BLVD	SUITE 101	LAKE CITY	FL	32025	
MCTJFC	1226 SW MAIN BLVD	.	LAKE CITY	FL	32025	
ROBERTSON SANDRA S	1219 SW MAIN BLVD	.	LAKE CITY	FL	32025	
BOWEN CHARLES DOUGLAS	1100 SW OLD DOGWOOD TER	.	LAKE CITY	FL	32025	

## Columbia County Property Appraiser - Sales Report

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<del>COOPER GREGORY</del>	1214 SW CASTLE HEIGHTS TER		LAKE CITY	FL	32025	
<del>MABCO LLC</del>	1206 SW MAIN BLVD	SUITE 101	LAKE CITY	FL	32025	
<del>SLATER MONJA MARIE</del>	1075 SW CASTLE HEIGHTS TER		LAKE CITY	FL	32025	
<del>MITCHELL DAVID D</del>	9689 NW 38TH TER		BRANFORD	FL	32008	
<del>BANNISTER AVERY</del>	115 SW STONEHENGE LANE		LAKE CITY	FL	32024	
<del>CRISOSTOMO CANDICE-JADE</del>	1136 SW CASTLE HEIGHTS TER		LAKE CITY	FL	32025	
<del>OLIVIA RAE INVESTMENTS, INC</del>	P O BOX 2147		LAKE CITY	FL	32056	
<del>HADEN JOSEPH T</del>	1152 SW CASTLE HEIGHTS TER		LAKE CITY	FL	32025	
<del>GORVIN BETTY J</del>	1170 SW CASTLE HEIGHTS TER		LAKE CITY	FL	32025	
<del>MAIN BLVD RENTAL LLC</del>	1096 SW MAIN BLVD		LAKE CITY	FL	32025	
<del>STRAITS DOUGLAS B</del>	237 SW HILLCREEK DR		LAKE CITY	FL	32025	
<del>RMPM PROPERTIES LLC</del>	944 SW HOPE HENRY ST		LAKE CITY	FL	32024	
<del>GRANADOS ANTONIO DIMAS</del>	16932 S U.S. HWY 441		LAKE CITY	FL	32024	
<del>READEN TAYLEN C</del>	2209 NW 135 TER		GAINESVILLE	FL	32606	
<del>BLOW RYDERWOOD LLC</del>	830 W DUVAL ST		LAKE CITY	FL	32055	
<del>GARDEN MAZE INC</del>	186 NW SILVER GLEN		LAKE CITY	FL	32055	
<del>BLOW RYDERWOOD LLC</del>	830 W DUVAL ST		LAKE CITY	FL	32055	
<del>MABCO LLC</del>	1206 SW MAIN BLLVD	SUITE 101	LAKE CITY	FL	32025	
<del>BOWEN CHARLES DOUGLAS</del>	1100 SW OLD DOGWOOD TER		LAKE CITY	FL	32025	

## Columbia County Property Appraiser - Sales Report

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MITCHELL DAVID D	9689 NW 38TH TER	.	BRANFORD	FL	32008	
<del>BANNISTER AVERY</del>	115 SW STONEHENGE LANE	.	LAKE CITY	FL	32024	
<del>CRIGOSTOMO CANDICE-JADE</del>	1136 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
<del>OLIVIA RAE INVESTMENTS, INC</del>	P O BOX 2147	.	LAKE CITY	FL	32056	
<del>HADEN JOSEPH T</del>	1152 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
<del>CORVIN BETTY J</del>	1170 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
<del>COOPER GREGORY</del>	1214 SW CASTLE HEIGHTS TER	.	LAKE CITY	FL	32025	
<del>MAIN BLVD RENTAL LLC</del>	1096 SW MAIN BLVD	.	LAKE CITY	FL	32025	
<del>STAATS DOUGLAS B</del>	237 SW HILLCREEK DR	.	LAKE CITY	FL	32025	
<del>GRANADOS ANTONIO DIMAS</del>	16932 S U.S. HWY 441	.	LAKE CITY	FL	32024	
<del>PEADEN TAYLEN C</del>	2209 NW 135 TER	.	GAINESVILLE	FL	32606	
<del>BLOW RYDERWOOD LLC</del>	830 W DUVAL ST	.	LAKE CITY	FL	32055	
<del>GARDEN MAZE INC</del>	186 NW SILVER GLEN	.	LAKE CITY	FL	32055	
<del>BLOW RYDERWOOD LLC</del>	830 W DUVAL ST	.	LAKE CITY	FL	32055	
<del>MABCO LLC</del>	1206 SW MAIN BLVD	SUITE 101	LAKE CITY	FL	32025	
<del>MABCO LLC</del>	1206 SW MAIN BLVD	SUITE 101	LAKE CITY	FL	32025	
<del>BOWEN CHARLES DOUGLAS</del>	1100 SW OLD DOGWOOD TER	.	LAKE CITY	FL	32025	