

Meeting Date
August 16, 2021

City of Lake City

Report to Council

AGENDA	
Section	
Item No.	

SUBJECT: DD of North Florida Inc

DEPT. / OFFICE: GROWTH MANAGEMENT

Originator: David C. Young, CBO		
City Manager Ami Fields	Department Director DAVID YOUNG	Date 08/04/21
Recommended Action: Review of Planning and Zoning Board's decision to deny the Re-Zoning of the four (4) parcels of land located on the undeveloped SE Dade Street between SE Church Avenue and SE McCray Avenue		
Summary Explanation & Background: DD of North Florida, Inc. (Brad Dicks as Owner Agent) submitted a request for rezoning of the four (4) parcels of land (13316-002, 13315-100, 13316-000 & 13319-000) located on the undeveloped SE Dade Street between SE McCray Avenue and SE Church Avenue for the placement of a single duplex on each parcel. The Planning and Zoning Board reviewed the application and listened to applicants request and development plans and then listened to several concerned area residents. The Planning and Zoning Board took all input and discussed this among the board members. Their decision was to deny the application for rezoning these four (4) parcels from Residential, Single Family – 3 (RSF-#) to Residential, Multifamily – 1(RMF-1) due to creating an island of a different zoning type within the RSF-3 zoning district. The Planning and Zoning Board also voiced concerns about water and sewage availability (the attached Staff analysis did show that water and sewage was available and the current line sizes would handle the added loads).		
Alternatives: Overturn the Planning and Zoning Board decision and allow for the rezoning to be allowed as requested or uphold the Planning and Zoning Board decision to deny this rezoning application.		
Source of Funds: There would be no city funds spent		
Financial Impact: The property is not developed and the tax base is not increased by the development		
Exhibits Attached: Rezoning Application of DD of North Florida, Inc. (Brad Dicks as Owner Agent), Minutes form the July 14, 2021 Planning and Zoning Meeting		

**GROWTH MANAGEMENT**

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

FOR PLANNING USE ONLYApplication # Z 21-05Application Fee \$ 750

Receipt No. _____

Filing Date 6/8/21

Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: DD of North Florida Inc.
2. Address of Subject Property: SE Church Ave/SE McCray Ave.
3. Parcel ID Number(s): 13316-002, 13315-100, 13316-000, 13319-000
4. Future Land Use Map Designation: Residential Med Density
5. Existing Zoning Designation: RSF-3
6. Proposed Zoning Designation: RMF-2 RMF1 RF
7. Acreage: 1.54
8. Existing Use of Property: Vacant Land
9. Proposed use of Property: Multi-Family Residential

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Brad Dicks Title: Agent
Company name (if applicable): United Country Dicks Realty
Mailing Address: P.O. Box 1
City: Lake City State: FL Zip: 32056-0001
Telephone: (386) 752-8585 Fax: (386) 758-6760 Email: Brad@DicksRealty.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): DD of North Florida Inc.
Mailing Address: 546 Dortch Street
City: Fort White State: FL Zip: _____
Telephone: (386) 623-3396 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.

Item ii.

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

Date: 06/08/2021
Receipt: 2021-00060136
Description: Zoning Change
Cashier: Desiree Waller
Received From: DD of North
Florida

ZF	750.00
Zoning Change	-----
Receipt Total	750.00
Total Check	750.00
Total Remitted	750.00
Total Received	750.00

City of Lake City Utilities

**GROWTH MANAGEMENT**

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

FOR PLANNING USE ONLYApplication # Z 21-05Application Fee \$ 750

Receipt No. _____

Filing Date 6/8/21

Completeness Date _____

Less Than or Equal to 10 Acres: \$750.00 Greater Than 10 Acres: \$1,000.00 or actual cost

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Mailing Address: 546 Dortch Street
City: Fort White State: FL Zip: _____
Telephone: (386) 623-3396 Fax: (____) Email: _____

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*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? **No**
 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 ☐ No
 Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
 Variance: ☐ Yes ☐ No ☒ X
 Variance Application No. _____
 Special Exception: ☐ Yes ☐ No ☒ X
 Special Exception Application No. _____

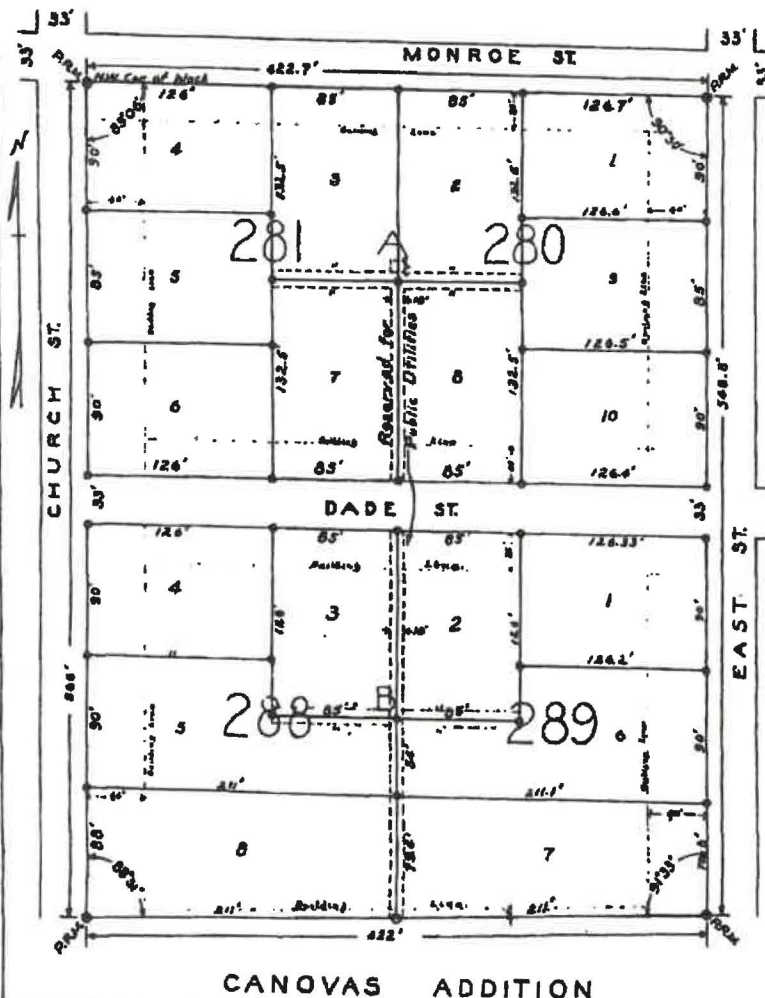
D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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 overtaking of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

GRAYS SUBDIVISION LAKE CITY, FLORIDA

A REPLAT OF
LOTS OR BLOCKS NOS. 280-281-288 & 289 IN THE
EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA
SITUATED IN SW 1/4 OF NE 1/4 OF SEC. 32, T-3-S, R-17-E, COLUMBIA
COUNTY, FLORIDA



We do hereby certify that we are the owners of the above described land and hereby dedicate to the public the streets as shown on this plat

James H. Gray Witness

James H. Gray Seal

James H. Gray Witness

James H. Gray Seal

State of Florida

County of Columbia

I hereby certify that on this day personally appeared before me James H. Gray and James H. Gray his wife, known to me to be the persons described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their free and voluntary act for the uses and purposes therein expressed, and the said James H. Gray wife of the said James H. Gray on an examination taken and made separate and apart from her said husband acknowledged that she made herself party to the said instrument for the purpose therein expressed and that she executed the same freely and voluntarily and without any compulsion, apprehension, constraint or fear of or from her said husband.

Witness my hand and official seal this 21 day of December 1939
W. H. Williams Notary Public.

My Commission Expires Aug 7, 1940

Approved by the City Commission of Lake City, Florida this 21 day of December 1939
James H. Gray Seal.

Approved by the Board of County Commissioners of Columbia County this 21 day of December 1939
James H. Gray Seal.

I do hereby certify that this is a correct representation of the above described property and sub-division thereof and that R.R. & D.R. have been set as required by law and shown on this plat. 11/17/39

SCALE
1" = 60'

James H. Gray Surveyor Cert No. 19



Boundary Boundary



Clcks
P: 386-752-8585

www.clcksrealty.com

1286 W US Hwy 90, Lake City FI 32055



The information contained herein was obtained from a public source and is not guaranteed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy of the information.

Item 11

Concurrency Impact Analysis

This project is small scale and will not have any measurable impact to public facilities. Potable water and sewer usage will not infringe on the systems capabilities.

Article 12 Requirement Analysis

- A: The requested zoning change would be in conformance with the county's comprehensive plan and would not have any adverse effect on the county's comprehensive plan.
- B. The existing land use pattern is a residential district bordered by commercial and office uses to the North, South and East. This site is within the Lake Isabaella historic residential district which will be an asset for a small scale, multifamily development. Future architectural submittals shall keep those requirements in mind should this request be approved.
- C. This request would not provide any possibility of creating an isolated district unrelated to adjacent and nearby districts. The proposed use is low density, residential in nature.
- D. This project is small scale and would not adversely affect any public utilities, infrastructure or services.
- E. Existing district boundaries are logically drawn and are in concurrence with present conditions.
- F. Conditions have been rapidly changing and residential units of all types are in short supply. The current residential trend has turned a very tight residential rental market into one that can no longer meet the needs of local residents. New residential units of all types are desperately needed.
- G. There are no adverse conditions anticipated for neighboring owners. There will be buffers in place as required. In addition, the cost of a project of this nature will require an owner to maintain desirable conditions within his project. This project will be successful, but in order for it to do so, must be constructed and operated to where it creates a desirable atmosphere.
- H. There are no public safety impacts anticipated nor will there be any traffic issues related to this project. There is access by two streets and traffic will likely be split from the Northern and Southern approaches.
- I. No drainage problems shall be created by this project.
- J. No reduction in light or air shall be realized due to this project.
- K. There are no negative property value impacts anticipated. For many years, this site has remained undeveloped and seemingly forgotten. Conditions such as this create a subtle feeling of undesirability for surrounding properties. Land that nobody wants to use can create an atmosphere of a neighborhood that is declining and not improving. New construction creates an atmosphere of revitalization and shows the neighborhood is currently good for investing in.
- L. This proposed change will have no detrimental impact to the improvement or development of surrounding properties.

M. This project will not be a special privilege in any way. This project is designed to benefit families in desperate need of residential rental space in a location that they feel safe.

N. The market trend and construction costs often steer builders away from new single family construction in neighborhoods that are older in nature. Typically such construction is cost based. Rather than attempt constructing the lowest cost housing possible while retaining quality, this change affords an opportunity to increase the investment and have a product that is appealing to those that that can afford it.

O. This project is not out of scale with the neighborhood and City needs. Residential housing is in very short supply compared to demand. In addition, current zoning has not enticed the neighborhood to receive new construction as there are numerous vacant lots in a subdivision that is 100 years old.

P. Multi Family home sites are not readily available in areas close to essential services.

Legal Description

Includes tax parcel numbers; 00-00-00-13316-002, 00-00-00-13315-100, 00-00-00-13316-000, and 00-00-00-13319-000

Lots 6, 7, 8 and 10, Block A; and Lots 1 and 2, Block B, of Grays Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 101, public records, Columbia County, Florida

This instrument prepared by:
William J. Haley, Esquire
Brannon, Brown,
Haley & Bullock, P. A.
P. O. Box 1029
Lake City, FL 32056-1029

Inst:2006015644 Date:06/28/2006 Time:14:02

Doc Stamp-Deed : 860.00

DC, P. DeWitt Cason, Columbia County B:1088 P:885

WARRANTY DEED

THIS INDENTURE, made this 27th day of June, 2006 between **WILLIAM J. HALEY**, a married man, who does not reside on the property, but who resides at 404 SW Montgomery Street, Lake City, Florida 32025; **NORBIE J. RONSONET, SR.**, a married man, who does not reside on the property, but who resides at Inglewood Avenue, Lake City, Florida 32025; **CHURCH STREET GROUP, INC.**, a Florida corporation, having a mailing address of P.O. Box 1029, Lake City, Florida 32056-1029, hereinafter collectively referred to as Grantors, and **DD OF NORTH FLORIDA, INC.**, a Florida corporation, having a mailing address of P. O. Box 39, Fort White, Florida, 32038 hereinafter referred to as Grantee.

WITNESSETH: That said Grantors, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida**, to-wit:

Lots 6, 7, 8 and 10, Block A; and Lots 1 and 2, Block B, of GRAYS SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 101, public records of Columbia County, Florida.

PARCEL I.D. NOS.: 00-00-00-13319-000; 00-00-00-13316-002; 00-00-00-13315-100; and 00-00-00-13316-000.

SUBJECT TO: Taxes and special assessments for the year 2006 and subsequent years; restrictions, reservations, rights of way for public roads, and easements of record, if any; and zoning and any other governmental restrictions regulating the use of the lands.

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

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

Signed, sealed and delivered
in the presence of:

Sherry M. Bush
Print Name: Sherry M. Bush
Witness as to William J. Haley

William J. Haley
William J. Haley

Debbie G. Moore
Print Name: Debbie G. Moore
Witness as to William J. Haley

Martha DiSano
Print Name: Martha DiSano
Witness as to Norbie J. Ronsonet, Sr.

Norbie J. Ronsonet, Sr.
Norbie J. Ronsonet, Sr.

Debbie G. Moore
Print Name: Debbie G. Moore
Witness as to Norbie J. Ronsonet, Sr.

**CHURCH STREET GROUP,
INC., a Florida corporation**

Sherry M. Bush
Print Name: Sherry M. Bush

By: William J. Haley
William J. Haley
Vice President

Debbie G. Moore
Print Name: Debbie G. Moore

Inst: 2006015641 Date: 06/28/2006 Time: 14:02
Doc Stamp-Deed : 868.00
DC, P. DeWitt Cason, Columbia County B: 1088 P: 886

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 27th day of June, 2006, by William J. Haley who is personally known to me.



Debbie G. Moore
Commission # DD400475
Expires March 16, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Debbie G. Moore
Notary Public, State of Florida

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 28th day of June, 2006, by Norbie J. Ronsonet, Sr., who is personally known to me, or whom produced _____, as identification.



Debbie G. Moore
Commission # DD400475
Expires March 16, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Debbie G. Moore
Notary Public, State of Florida

Inst:2006015641 Date:06/28/2006 Time:14:02
Doc Stamp-Deed : 868.00
DC,P.Dewitt Cason,Columbia County B:1088 P:887

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 27th day of June, 2006, by William J. Haley, as Vice President of Church Street Group, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me.



Debbie G. Moore
Commission # DD400475
Expires March 16, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Debbie G. Moore
Notary Public, State of Florida



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

AGENT AUTHORIZATION FORM

I, DD of North Florida Inc (owner name), owner of property parcel

number 13319-000, 13316-000, 13315-000, 13316-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Brad Dicks</u>	1. <u>Brad Dicks</u>
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

Owner Signature (Notarized) [Signature] Date 6/2/21

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Gary Newsome, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 2nd day of June, 2021.

NOTARY'S SIGNATURE Brenda E. Nelson

(Seal/Stamp)



Columbia County Tax Collector

Item ii.

generated on 6/3/2021 10:19:14 AM EDT

Tax Record

Last Update: 6/3/2021 10:17:39 AM EDT

Register for eBill

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
R13319-000

Tax Type
REAL ESTATE

Tax Year
2020

Mailing Address

DD OF NORTH FLORIDA INC
546 SW DORTCH ST
FORT WHITE FL 32038

Property Address

302 MCCRAY SE LAKE CITY

GEO Number

000000-13319-000

Exempt Amount
See Below

Taxable Value
See Below

Exemption Detail

NO EXEMPTIONS

Millage Code

001

Escrow Code**Legal Description (click for full description)**

00-00-00 0000/0000.51 Acres E DIV: LOTS 1 & 2 BLOCKS 288 & 289 BLOCK B
GRAY'S S/D. ORB 619-166, 837-2416, WD 1088-885,

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	10,507	0	\$10,507	\$51.48
BOARD OF COUNTY COMMISSIONERS	8.0150	10,507	0	\$10,507	\$84.21
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	10,507	0	\$10,507	\$7.86
LOCAL	3.7810	10,507	0	\$10,507	\$39.73
CAPITAL OUTLAY	1.5000	10,507	0	\$10,507	\$15.76
SUWANNEE RIVER WATER MGT DIST	0.3696	10,507	0	\$10,507	\$3.88
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,507	0	\$10,507	\$0.00

Total Millage 19.3137 **Total Taxes** \$202.92

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40

Total Assessments \$50.40

Taxes & Assessments \$253.32

If Paid By **Amount Due**
\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/18/2020	PAYMENT	5000068.0004	2020	\$243.19

Columbia County Tax Collector

Item ii.

generated on 6/3/2021 10:18:45 AM EDT

Tax Record

Last Update: 6/3/2021 10:17:10 AM EDT

Register for eBill

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			
R13316-000	REAL ESTATE	2020			
Mailing Address	Property Address				
DD OF NORTH FLORIDA INC 546 SW DORTCH ST FORT WHITE FL 32038					
	GEO Number				
	000000-13316-000				
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
00-00-00 0000/0000.51 Acres E DIV; LOTS 8 & 10 BLOCK A, GRAY'S S/D OF BLKS 280 & 281. ORB 747-1578, 810-1887-1891, CASE# 94-262-CP 827-992, 839-044, 841-1724, WD 1088-885					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	10,513	0	\$10,513	\$51.51
BOARD OF COUNTY COMMISSIONERS	8.0150	10,513	0	\$10,513	\$84.26
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	10,513	0	\$10,513	\$7.86
LOCAL	3.7810	10,513	0	\$10,513	\$39.75
CAPITAL OUTLAY	1.5000	10,513	0	\$10,513	\$15.77
SUWANNEE RIVER WATER MGT DIST	0.3696	10,513	0	\$10,513	\$3.89
LAKE SHORE HOSPITAL AUTHORITY	0.0001	10,513	0	\$10,513	\$0.00
Total Millage	19.3137	Total Taxes		\$203.04	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
Total Assessments					\$50.40
Taxes & Assessments					\$253.44
If Paid By					Amount Due
					\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
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Columbia County Tax Collector

Item ii.

generated on 6/3/2021 10:17:35 AM EDT

Tax Report

Last Update: 6/3/2021 10:16:00 AM EDT

Register for eBill

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
R13316-002	REAL ESTATE	2020
Mailing Address	Property Address	
DD OF NORTH FLORIDA INC 546 SW DORTCH ST FORT WHITE FL 32038		
	GEO Number	
	000000-13316-002	
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
00-00-00 0000/0000.25 Acres E DIV: LOT 6 BLOCK A GRAY'S S/D. ORB 581-456, 838-637, 839-2341, 840-447, WD 1088-885		

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	\$8,100	0	\$8,100	\$39.69
BOARD OF COUNTY COMMISSIONERS	8.0150	\$8,100	0	\$8,100	\$64.92
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	\$8,100	0	\$8,100	\$6.06
LOCAL	3.7810	\$8,100	0	\$8,100	\$30.63
CAPITAL OUTLAY	1.5000	\$8,100	0	\$8,100	\$12.15
SUWANNEE RIVER WATER MGT DIST	6.3696	\$8,100	0	\$8,100	\$2.99
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$8,100	0	\$8,100	\$0.00

Total Millage	19.3137	Total Taxes	\$156.44
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Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40

Total Assessments	\$50.40
Taxes & Assessments	\$206.84

If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/18/2020	PAYMENT	5000068.0003	2020	\$198.57

Columbia County Tax Collector

Item ii.

generated on 6/3/2021 10:18:15 AM EDT

Tax Record

Last Update: 6/3/2021 10:16:40 AM EDT

Register for eBill

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
R13315-100	REAL ESTATE	2020
Mailing Address	Property Address	
DD OF NORTH FLORIDA INC 546 SW DORTCH ST FORT WHITE FL 32038		
	GEO Number	
	000000-13315-100	
Exempt Amount	Taxable Value	
See Below	See Below	
Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
00-00-00 0000/0000.26 Acres E DIV: LOT 7 BLK A GRAY'S S/D. ORB 646-422, 838-637, 839-2341, WD 1088-885,		

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9600	2,098	0	\$2,098	\$10.28
BOARD OF COUNTY COMMISSIONERS	8.0150	2,098	0	\$2,098	\$16.82
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	2,098	0	\$2,098	\$1.57
LOCAL	3.7810	2,098	0	\$2,098	\$7.93
CAPITAL OUTLAY	1.5000	2,098	0	\$2,098	\$3.15
SUWANNEE RIVER WATER MGT DIST	0.3696	2,098	0	\$2,098	\$0.78
LAKE SHORE HOSPITAL AUTHORITY	0.0001	2,098	0	\$2,098	\$0.00

Total Millage	19.3137	Total Taxes	\$40.53
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Non-Ad Valorem Assessments

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40

Total Assessments	\$50.40
Taxes & Assessments	\$90.93
If Paid By	Amount Due
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/18/2020	PAYMENT	5000068.0001	2020	\$87.29



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation
DD OF NORTH FLORIDA, INC.

Filing Information

Document Number	P02000068768
FEI/EIN Number	03-0470498
Date Filed	06/05/2002
Effective Date	06/01/2002
State	FL
Status	ACTIVE

Principal Address

546 SW DORTCH STREET
FT. WHITE, FL 32038

Changed: 04/13/2013

Mailing Address

546 SW DORTCH STREET
FT. WHITE, FL 32038

Changed: 04/13/2013

Registered Agent Name & Address

NEWSOME, GARY
546 SW DORTCH ST.
FT. WHITE, FL 32038

Address Changed: 04/13/2013

Officer/Director Detail

Name & Address

Title P

NEWSOME, GARY
546 SW DORTCH STREET
FT. WHITE, FL 32038

Title VP

Annual Reports

Report Year	Filed Date
2019	04/10/2019
2020	06/18/2020
2021	04/26/2021

Document Images

04/26/2021 -- ANNUAL REPORT	View image in PDF format
06/18/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
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04/24/2012 -- ANNUAL REPORT	View image in PDF format
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02/09/2006 -- ANNUAL REPORT	View image in PDF format
04/01/2005 -- ANNUAL REPORT	View image in PDF format
04/26/2004 -- ANNUAL REPORT	View image in PDF format
02/28/2003 -- ANNUAL REPORT	View image in PDF format
06/05/2002 -- Domestic Profit	View image in PDF format



MINUTES

CITY OF LAKE CITY
REGULAR SESSION

PLANNING AND ZONING COMMITTEE
July 14, 2021

1. ROLL CALL:

The roll was called as follows:

Mr. Adel – present

Mr. Lydick – present

Ms. Douberly – present

Ms. Georgalis -present

MINUTES:

Minutes of the special called meeting from June 1, 2021 were approved. Motion made by Mrs. Douberly and seconded by Mr. Adel. Passed unanimously.

NEW BUSINESS:

Z 21-05- an application submitted by Brad Dicks (agent) for DD of N Florida Inc, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from Residential Single Family 3 (RSF 3) to Residential Multifamily 2 (RMF-2) on property described, as follows: Parcel No. **13319-000/13315-000/133169-000/13316-002**

Mr. Brad Dicks was sworn in by Mavis Georgalis, his address was stated as 816 SW Main Blvd, Lake City, FL. 32055. Mr. Dicks explained his petition request, the board and Mr. Dicks conversed during the open hearing.

The following people requested to speak against the petition and did so:

Brenda Douglas 310 SE Monroe, Lake City, FL. 32025

Stan Batten, 476 NW Zack Dr, Lake City, FL. 32055

Ron Rossi, 263 SE Vickers Ter, Lake City, FL. 32025

Justin Jones, 288 SE Monroe St, Lake City, FL. 32025

Patricia Trimble and Nancy Washecki, 325 SE Church Ave and 475 SE Paxton Ave, Lake City, FL 32025

Roger Hadley, 345 SE Jonathan Way, Lake City, FL. 32025

Motion to close public hearing-motion made by Ms. Douberly, 2nd by Mr. Adel

Discussion occurred between board members

Motion to disapprove petition made by Mr. Lydick, seconded by Mr. Adel.

OLD BUSINESS:

None

Workshop Question:

Motion to Adjourn the Meeting: Motion to adjourn by Mr. Lydick and Seconded by Ms. Douberly. Passed unanimously at 6:12PM


Mavis Georgalis, Board Chairperson

8.3.21

Date Approved


Bev Jones-secretary

8.3.21

Date Approved