



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

FOR PLANNING USE ONLY
 Application # Z
 Application Fee \$ _____
 Receipt No. _____
 Filing Date _____
 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: Take 5 - Lake City
2. Address of Subject Property: 2194 W US Hwy 90, Lake City, FL 32055
3. Parcel ID Number(s): 363S1602631000
4. Future Land Use Map Designation: N/A
5. Existing Zoning Designation: CI (County)
6. Proposed Zoning Designation: CI (City)
7. Acreage: 0.58
8. Existing Use of Property: General Retail
9. Proposed use of Property: Motor Vehicle Repair (Oil Change)

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Charles Millar Title: Senior Project Manager
 Company name (if applicable): Atwell LLC
 Mailing Address: 11770 US Highway 1 Suite 404 East
 City: Palm Beach Gardens State: FL Zip: 33408
 Telephone: () 772-486-1977 Fax: () Email: cmillar@atwell-group.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): VYP LLC
 Mailing Address: 94 SW MANDIBI DR
 City: LAKE CITY State: FL Zip: 32024
 Telephone: () See Agent Fax: () Email: See Agent

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: No
If yes, is the contract/option contingent or absolute: Contingent Absolute
- 2. Has a previous application been made on all or part of the subject property: Yes No No
Future Land Use Map Amendment: No No
Future Land Use Map Amendment Application No. CPA In Process
Site Specific Amendment to the Official Zoning Atlas (Rezoning): Yes Yes No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: Yes No No
Variance Application No. _____
Special Exception: Yes No No
Special Exception Application No. N/A

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- Boundary Sketch or Survey with Bearings and Dimensions
- Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office)
- 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.
- An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

5. Legal Description with Tax Parcel Number (In Microsoft Word Format).

6. Proof of Ownership (i.e. deed).

7. Agent Authorization form (signed and notarized)

8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of eighteen (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Charles Millar

Applicant/Agent Name (Type or Print)

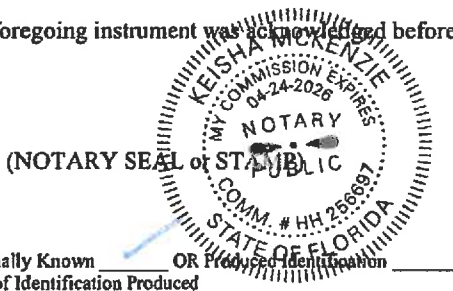
Applicant/Agent Signature

8-24

Date

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 3 day of Sept, 2024 by (name of person acknowledging).



Keisha McKenzie

Signature of Notary

Keisha McKenzie

Printed Name of Notary

Personally Known OR Produced Identification
Type of Identification Produced



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

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

Service: Topographic Survey

Site Name: Take 5 Oil Change 2194 - FL

Site Address: 2194 West US Highway 90

City/State: Lake City/FL

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

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

- GENERAL SURVEY NOTES:**
- This survey was made in accordance with laws and/or Minimum Standards of Practice of the State of Florida.
 - The basis of bearing for this survey is the Submergy NWN line of W. U.S. Highway 90, being S84°37'21" W, 140.00 feet.
 - The property described herein is the property identified by Chicago Title Insurance Company, Chicago, Illinois, as being the property of James D. Bray, Jr., as shown on the plat of the Survey of the 30.00 Acres of Land in Block 1, Subdivision 1, of the 111th Street and 112th Street, recorded in Public Records of Dade County, Florida, Book 20,203, Page 10. The survey was made in accordance with the provisions and restrictions contained in said subdivision and as shown on the plat of the Survey of the 30.00 Acres of Land in Block 1, Subdivision 1, of the 111th Street and 112th Street, recorded in Public Records of Dade County, Florida, Book 20,203, Page 10.
 - 50-foot buffer zones have been established within the subject property by the Florida Department of Transportation (FDOT) on the basis of Florida Statute No. 316.002(2)(b), with the exception of the 50-foot buffer zone established on the east side of the subject property, which is a 25-foot buffer zone established by the Florida Department of Transportation (FDOT) on the basis of Florida Statute No. 316.002(2)(b).
 - The Property has direct access to W. U.S. Highway 90, a dedicated public street or highway.
 - The total number of impervious parking spaces on the subject property is 0, including 0 designated handicap spaces.
 - No evidence of current earthmoving work, building construction or building additions was observed in the process of conducting the fieldwork.
 - Surveyor is not aware of any proposed changes in lines or right of way lines. No evidence of recent street or sidewalk construction or repairs was observed in the process of conducting the fieldwork.
 - No evidence of this use as a solid, waste dump, dump or sanitary landfill in the process of conducting the fieldwork.
 - Utility Note: Observed evidence of utilities has been shown pursuant to Section 3, Paragraph 1 (b) of the Florida Professional Surveyor Standards of Practice. The surveyor has observed the following utilities in the vicinity of the subject property: 1. Electric, 2. Gas, 3. Sewer, 4. Water, 5. Telephone, 6. Cable, 7. Fiber Optic, 8. Other (Specify): None. The surveyor has not observed any other utilities in the vicinity of the subject property.
 - No encroachments were observed on the subject property according to the U.S. Plat and Records. Service Network Wastewater Invention located at 111th Street and 112th Street. No other utilities were observed in the process of conducting the fieldwork.
 - The building height, shown to the roof, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
 - With respect to adjoining properties, no division or party walls were observed.
 - Surveyor has not been provided any documentation of plotable white easements.
 - ES&S REPORT BY FDOT (FLORIDA DEPARTMENT OF TRANSPORTATION) DATED 08/11/2011, PROJECT NO. 1111111111, CONTRACT NO. 1111111111, ESTABLISHED PER 1111111111.
 - The survey was made on the ground and checked against the location of all observed surface evidence of buildings, structures and other improvements situated on the premises. Except as shown based on a surface inspection, there are no encroachments across the boundaries of the property.
 - With respect to adjoining properties, no division or party walls were observed.
 - Surveyor has not been provided any documentation of plotable white easements.
 - This survey was made on the ground and checked against the location of all observed surface evidence of buildings, structures and other improvements situated on the premises. Except as shown based on a surface inspection, there are no encroachments across the boundaries of the property.



RECORD LEGAL DESCRIPTION

LOTS 3, 4 AND 5, BLOCK 4, WESTWOOD PARK SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 45 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAME C.W. BROWN AND W.W. WILSON, RECORDS OF THE COLUMBIA COUNTY CLERK OF CIRCUIT COURTS ON JULY 6, 1936, LESS AND EXCEPT THAT PORTION HERETOFORE ACQUIRED BY THE STATE OF FLORIDA FOR ROAD RIGHT-OF-WAY.

UTILITY CONTACTS

UTILITY TYPE	CONTACTS	PHONE NUMBERS
CABLE	ANDREW SWEENEY	800-738-6858
COASTAL CABLE COMMUNICATIONS	ANDREW SWEENEY	800-738-6858
FLORIDA CLEARWATER FIBER	ED HARRING	305-552-9934
FLORIDA LIGHT-COUMBER	ED HARRING	305-552-9934
HARRIS OF FLORIDA, INC.	MICHELLE BLOSSOM	813-438-0249
CITY OF LAKE CITY	BRAIN SCOTT	386-758-5492
LAKE CITY PUBLIC WORKS	RICHARD MOODY	386-758-5492
LAKE CITY NATURAL GAS	DIANA HUNT	386-758-5495
LAKE CITY WATER	DIANA HUNT	386-758-5495
TRAFFIC CONTROL DEVICES, INC.	DAVID AGASSAR	904-893-9254

LIST OF POSSIBLE ENCROACHMENTS

WITHOUT EXPRESSING AN OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING ENCROACHMENTS ARE NOTED: ADDITIONAL UTILITIES NOT LISTED THAT ARE NOT INCLUDED IN THIS LIST:

- CURB CROSSING PROPERTY LINE

TITLE COMMITMENT EXCEPTION NOTE

NO EXCEPTIONS LISTED IN CURRENT TITLE COMMITMENT

ZONING INFORMATION

ZONING REPORT TO BE PROVIDED BY BUREAU VERITAS

LAND AREA

31,711 SQUARE FEET OR 0.487 ACRES, MORE OR LESS

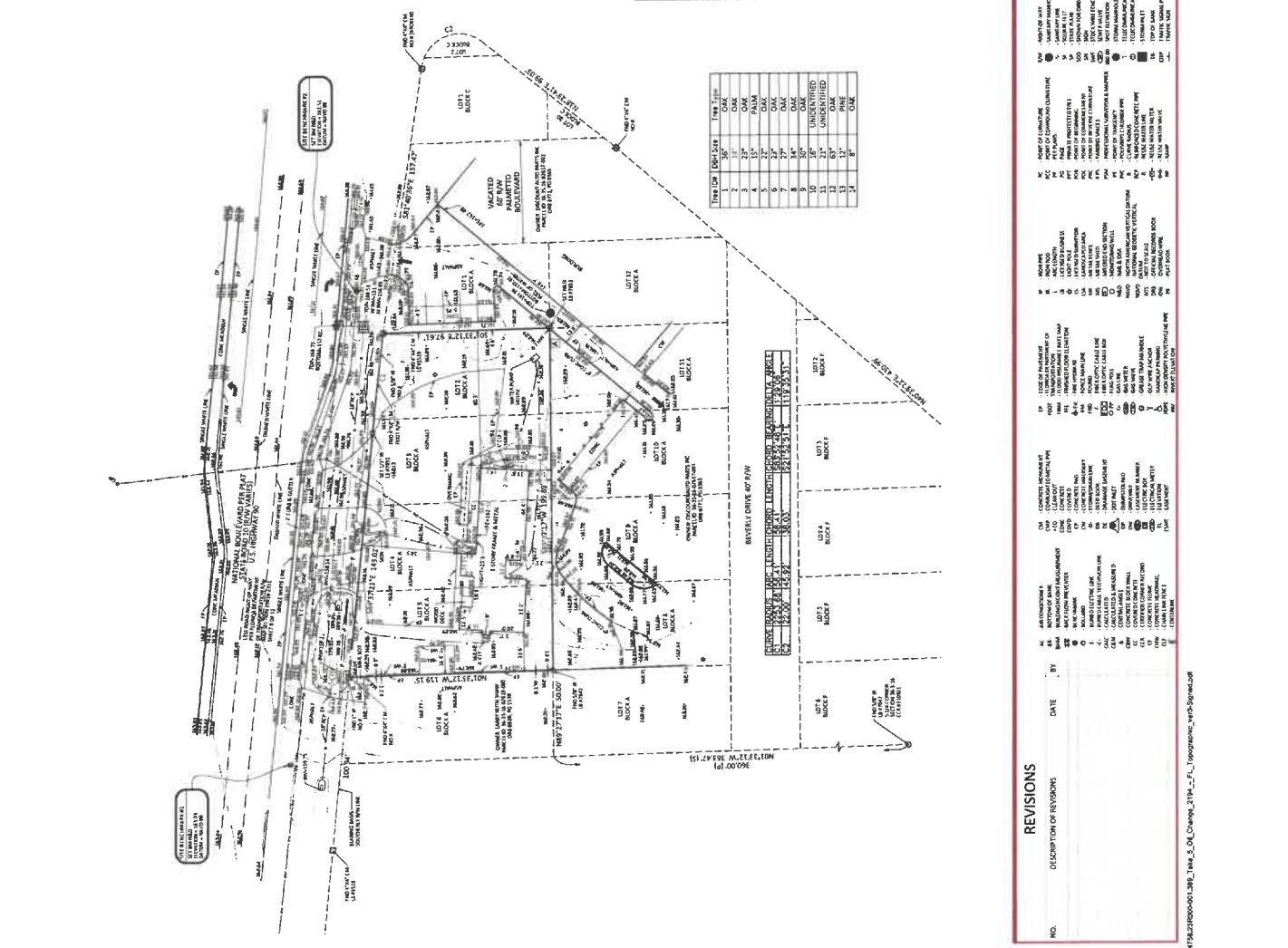
RESPONSIBLE SURVEYOR CONTACT INFORMATION

ALTIMAX SURVEYING
919 BILLS AVENUE, SUITE 1100
CASSELLBERRY, FL 32909
407-677-2000
James D. Bray 574 6577
jbray@altimaxsurveying.com
www.altimaxsurveying.com

Survey Coordinated by:
Bureau Veritas
510 E. Memorial Road, Suite A-1
Ocala, FL 34761-1210
800-411-2100
ALTA@bvna.com
www.bvna.com
By Order: J. A. S. J. A. S.
Address: 111th Street and 112th Street
LAKE CITY, FL 32805

ALTIMAX SURVEYING
JAMES D. BRAY
111th Street and 112th Street
LAKE CITY, FL 32805

DATE: 11/15/2023
FILED: 11/15/2023
BY: J. A. S.





2024-01-
\$560,000
WD-I-U-

SW GROSS

SW CHRISTA CT

SW JERIAL EDENFIELD DR

SW FAITH Rd

2023-05-01
\$5,496,000
WD-I-Q-05

SW BELVERY LN

2022-04-28
\$1,650,000
WD-V-Q-01

2022-08-26
\$5,800,000
WD-I-U-37

NW HUTTON Qd

W US HIGHWAY 90

SW STATE ROAD 247

2023-12-07
\$166,000
WD-I-Q-01

2022-08-03
\$23,300
CY-VJU-18

NW COLE Ter

SW BAMBOO Way

2022-01-25
\$1,760,000
WD-I-U-37

2022-09-12
\$2,260,714
WD-I-U-37

2022-08-29
\$510,000
WD-I-Q-01

SW SONS Way

SW MARY ETHEL LN

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 8/8/2024

Parcel: 36-3S-16-02631-000 (10740)

Owner & Property Info

Result: 1 of 2

Owner	VYP, LLC 794 SW MANDIBI DR LAKE CITY, FL 32024
Site	2196 W US HIGHWAY 90, LAKE CITY
Description*	LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION, 337-685, WD 1001-2463, QC 1072-510, QC 1272-423 WD 1272-426,
Area	0.583 AC
Use Code**	STORES/1 STORY (1100)
S/T:R	36-3S-16
Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transactions.
**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.

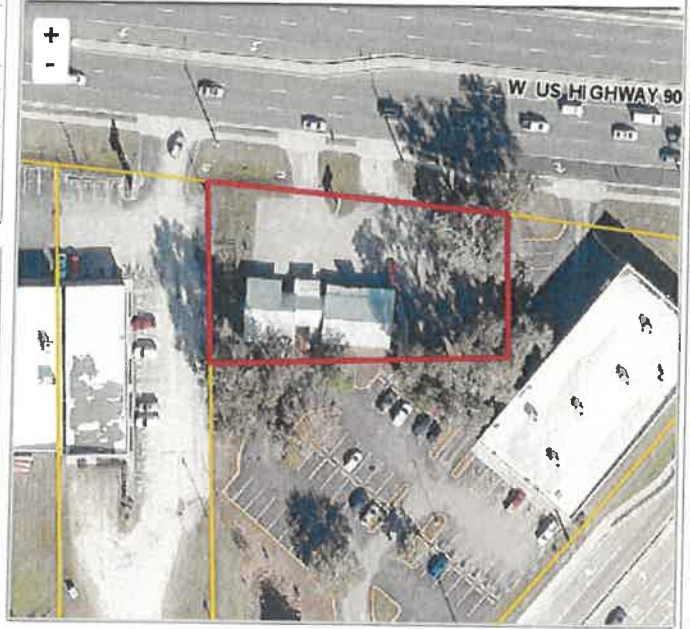
Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$182,880	Mkt Land	\$228,600
Ag Land	\$0	Ag Land	\$0
Building	\$34,779	Building	\$36,174
XFOB	\$0	XFOB	\$0
Just	\$217,659	Just	\$264,774
Class	\$0	Class	\$0
Appraised	\$217,659	Appraised	\$264,774
SOH/10% Cap	\$0	SOH/10% Cap	\$25,349
Assessed	\$217,659	Assessed	\$264,774
Exempt	\$0	Exempt	\$0
Total	county:\$217,659 city:\$0	Total	county:\$239,425 city:\$0
Taxable	other:\$0 school:\$217,659	Taxable	other:\$0 school:\$264,774

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

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
3/29/2014	\$180,000	1272 / 426	WD	I	Q	01
1/26/2006	\$100	1072 / 510	QC	I	U	06
12/9/2003	\$100	1001 / 2463	WD	I	U	06

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
	STORE DISC (3600)	1950	2701	2995	\$36,174

*Bldg Desc determinations are used by the Property Appraiser's 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
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1100	STORE 1FLR (MKT)	25,400.000 SF (0.583 AC)	1.0000/1.0000 1.0000/6.000000 /	\$9 /SF	\$228,600

Search Result 1 of 2

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by GazdyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map images are not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use or its interpretation. This website was last updated 8/8/2024 and may not reflect the data currently on file at our office.



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**LAKE CITY
CONCURRENCY IMPACT ANALYSIS
COMPREHENSIVE PLAN CONSISTENCY ANALYSIS
VPY, LLC
2196 W. US HIGHWAY 90**

Concurrency:

In Florida, concurrency impact analysis is a crucial component of the development approval process, especially in the context of land use and infrastructure planning. It ensures that new developments do not overwhelm existing infrastructure and that they contribute to the community's overall growth and sustainability. Here's an overview of how concurrency impact analysis is applied in Florida for development projects:

Key Aspects of Florida's Concurrency Impact Analysis

1. Concurrency Management System (CMS)

- **Purpose:** To ensure that infrastructure (such as roads, schools, and utilities) is available to serve new development without degrading the level of service below established standards.
- **Requirements:** Florida law mandates that local governments implement a CMS to assess the impact of new developments on public facilities and services.

2. Infrastructure Components

- **Transportation:** Evaluates the impact of new development on road networks, including traffic volume, congestion, and level of service (LOS).
- **Education:** Assesses the capacity of local schools to accommodate additional students generated by new developments.
- **Utilities:** Examines the adequacy of water, sewer, and stormwater management systems to support new development.

3. Level of Service Standards

- **Definition:** Standards set by local governments to determine acceptable performance levels for various types of infrastructure (e.g., the acceptable traffic delay on roads or the student-to-teacher ratio in schools).
- **Analysis:** New developments must be assessed against these standards to ensure they do not degrade the current level of service below acceptable thresholds.

4. Impact Fees

- **Purpose:** To fund necessary infrastructure improvements or expansions required to support new development.
- **Assessment:** Developers may be required to pay impact fees based on the projected demand their development will place on public facilities.

5. Concurrency Analysis Process

- **Pre-Application Consultation:** Developers often engage in discussions with local planning departments to understand concurrency requirements and potential impacts.
- **Traffic Impact Analysis (TIA):** Conducted to evaluate the effect of the development on local roadways and transportation systems.
- **School Impact Analysis:** Determines the effect on local school capacities and whether additional educational facilities are needed.
- **Utility Capacity Analysis:** Assesses whether existing water, sewer, and stormwater systems can handle the additional demand.

6. Mitigation Measures

- **Infrastructure Improvements:** Developers may be required to contribute to or fund infrastructure improvements to mitigate the impact of their development.
- **Phased Development:** Large projects may be implemented in phases to align with infrastructure capacity and availability.

7. Local Government Review

- **Approval Process:** Local governments review the concurrency analysis as part of the development review process to ensure compliance with local land use and development regulations.
- **Public Input:** Public hearings and community meetings may be held to gather input and address concerns related to new developments.

8. Regulatory Framework

- **Florida Statutes:** Chapter 163, Part II, of the Florida Statutes outlines the requirements for concurrency management and infrastructure planning.
- **Local Comprehensive Plans:** Each municipality or county may have its own comprehensive plan that includes concurrency management policies and standards.

Steps for Developers in Florida

1. **Understand Local Requirements:** Research and understand the concurrency management requirements and infrastructure standards specific to the jurisdiction where the development is proposed.
2. **Engage Early:** Initiate discussions with local planning and zoning officials early in the development process to identify potential concurrency issues and requirements.
3. **Conduct Required Analyses:** Complete necessary impact studies (traffic, school, utility) and ensure they are submitted as part of the development application.
4. **Plan for Mitigation:** Develop and propose mitigation strategies for any identified impacts to align with local concurrency requirements and secure development approval.
5. **Monitor Changes:** Stay informed about any changes in local concurrency regulations or infrastructure standards that could affect the development project.

By following these guidelines and understanding the concurrency impact analysis requirements in Florida, developers can better navigate the regulatory landscape and contribute to balanced and sustainable community development.

Project Concurrency Analysis:

Public Facilities Concurrency	Provider	Existing Demand	Proposed Demand Reserved Capacity
1. Roads	FDOT	Existing Condition	96 trips per weekday (Using ITE trip generator – code 941)
2. Sewer	Lake City	Septic Tank	312.5 GPD (1.25 ERU X 250 GPD)
3. Solid Waste	Lake City	Existing Condition	8.24 lbs. per capita per day X 6 persons = 49.44 lbs. per day 49.44 lbs. per day X 365 days = 18,045.6 lbs. per year
4. Drainage	SRWMD	Existing Condition	No Impact
5. Potable Water	Lake City	City Utility	437.5 GPD (1.25 ERU X 350 GPD)

Comprehensive Land Use Plan:

In Florida, the Comprehensive Plan Consistency Analysis is an essential process for ensuring that land use and development decisions align with the state's comprehensive planning requirements. This analysis is part of the broader framework established by Florida's Growth Management Act, which aims to manage growth and development in a way that promotes sustainable and orderly development.

Here's a breakdown of the key aspects involved in a Florida Comprehensive Plan Consistency Analysis:

1. Understanding the Comprehensive Plan

- **Purpose:** The comprehensive plan is a long-term policy framework that guides land use, growth, infrastructure, and public services within a municipality or county.
- **Components:** It typically includes elements such as land use, housing, transportation, parks and recreation, conservation, and capital improvements.

2. Consistency Analysis

- **General Approach:** The analysis assesses whether a proposed change—such as a zoning amendment, land use change, or development project—is consistent with the goals, objectives, and policies of the comprehensive plan.
- **Steps in Analysis:**
 1. **Review the Proposal:** Examine the specifics of the proposed change or development.
 2. **Compare with Comprehensive Plan:** Evaluate how the proposal aligns with the comprehensive plan's policies and objectives.
 3. **Consider Impacts:** Assess the potential impacts on land use, infrastructure, environment, and community services.

3. Key Considerations

- **Land Use Compatibility:** Ensure the proposed land use aligns with the designated future land use category in the comprehensive plan.
- **Infrastructure Adequacy:** Check whether existing or planned infrastructure (e.g., roads, water, sewer) can support the proposed change.
- **Environmental Impact:** Evaluate potential effects on natural resources and adherence to conservation policies.
- **Public Services:** Assess whether public services like schools and emergency services can accommodate the proposed changes.

4. Regulatory Framework

- **State Requirements:** Florida Statutes (e.g., Chapter 163, Part II) and Florida Administrative Code outline requirements for comprehensive plans and consistency analysis.
- **Local Procedures:** Each jurisdiction may have specific procedures for conducting and reviewing consistency analyses, including public hearings and advisory board reviews.

5. Public Participation

- **Engagement:** Public input is often sought through community meetings and hearings, providing an opportunity for residents to express concerns or support.

6. Decision-Making

- **Approval Process:** The local government's decision-making bodies (e.g., city council, county commission) review the consistency analysis and decide whether to approve, modify, or reject the proposed change based on its alignment with the comprehensive plan.

7. Documentation and Reporting

- **Reporting:** The findings of the consistency analysis are usually documented in reports that detail how the proposal meets or does not meet the comprehensive plan's criteria.

8. Appeals and Amendments

- **Appeals:** There may be processes for appealing decisions or requesting amendments to the comprehensive plan if necessary.

This analysis is crucial for maintaining orderly and planned growth while balancing development needs with community and environmental considerations.

Project Comprehensive Land Use Plan Analysis:

The proposed Future Land Use Plan Map Amendment complies with and is consistent with the City of Lake City Comprehensive Plan as adopted by Ordinance No. 21-2206 on December 6, 2021.

The proposed amendment identifies below the applicable elements which demonstrates consistency with the Goals, Objectives and Policies:

- Future Land Use
- Transportation
- Housing
- Sanitary Sewer
- Solid Waste
- Drainage
- Potable Water
- Natural Groundwater Aquifer Recharge
- Conservation
- Recreation and Open Space
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities
- Property Rights Element



CONSULTING. ENGINEERING. CONSTRUCTION.

**LAKE CITY
REZONING IMPACT ANALYSIS
ARTICLE 12 / LAND DEVELOPMENT REGULATIONS**

**VPY, LLC
2196 W. US HIGHWAY 90
26-3S-16-02631-000 (10740)**

Benefits of Rezoning:

Rezoning in Florida, as in other places, can offer several benefits depending on the context and goals of the rezoning effort. Here are some common advantages:

1. **Economic Development:** Rezoning can attract new businesses and investments, fostering economic growth. For instance, changing an area from residential to commercial zoning can facilitate the development of shopping centers, offices, and other businesses, boosting local employment and revenue.
2. **Improved Land Use Efficiency:** Rezoning can help optimize land use by aligning it with current and future needs. For example, transforming vacant or underutilized land into higher-density residential or mixed-use areas can make better use of limited space and infrastructure.
3. **Increased Property Values:** Changing zoning designations can enhance property values. For instance, rezoning a residential area to allow for higher-density development or mixed-use can lead to more lucrative development opportunities, benefiting property owners.
4. **Enhanced Infrastructure Utilization:** Rezoning can lead to more effective use of existing infrastructure. For example, higher-density zoning can ensure that roads, water, and sewer systems are used more efficiently and economically.
5. **Community Revitalization:** In areas experiencing decline, rezoning can stimulate redevelopment and rejuvenation. By allowing for new types of development or investment, rezoning can revitalize neighborhoods and improve the overall quality of life.
6. **Better Alignment with Growth Plans:** Rezoning can align land use with long-term community plans and growth strategies. This can help ensure that development occurs in a manner consistent with the vision of local comprehensive plans, such as promoting sustainability or preserving green spaces.
7. **Increased Housing Options:** Rezoning can facilitate the creation of diverse housing options, including affordable housing. For example, rezoning areas to allow for multi-family units or mixed-use developments can help address housing shortages and meet varying residential needs.
8. **Flexibility for Developers:** Rezoning can provide developers with more flexibility in terms of the types of projects they can undertake, potentially leading to innovative and diverse development solutions.
9. **Improved Quality of Life:** When done thoughtfully, rezoning can enhance the quality of life for residents by providing better amenities, services, and recreational opportunities. For example, rezoning to include parks or community centers can enrich local neighborhoods.

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.
Response: The proposed change would be in conformance with the City's Comprehensive Plan and maintains consistency with same.
- b) The existing land use pattern.
Response: The existing land use pattern in the area is long established commercial uses, therefore a commercial use maintains the existing and proposed development pattern of managed growth.
- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.
Response: No isolated zoning district is being created. The request is logical and in conformance with sound land use practices.
- d) The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Response: The project will meet concurrency standards and will pay all applicable impact fees as required.
- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Response: The rezoning request follows an approved annexation.
- f) Whether changed or changing conditions will adversely influence living conditions in the neighborhood.
Response: The rezoning request will offer a value-added increase to the tax base and provide a new infill and redevelopment option to the City.
- g) Whether the proposed change will adversely influence living conditions in the neighborhood.
Response: This is a commercial request so not applicable.
- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Response: No. The rezoning will meet all concurrency standards so the impacts to the existing infrastructure will be in compliance.
- i) Whether the proposed change will create a drainage problem.
Response: No. The rezoning will meet all concurrency standards so the impacts to the existing infrastructure will be in compliance.
- j) Whether the proposed change will seriously reduce light and air to adjacent areas.
Response: No. The rezoning will meet all concurrency standards so the impacts to the existing infrastructure will be in compliance.
- k) Whether the proposed change will adversely affect property values in the adjacent area.
Response: No. Adjacent property values will not be affected as this project is value-added improvements.
- l) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
Response: No. Adjacent property values will not be affected as this project is value-added improvements.

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

Response: No. This request follows the statutory requirement of an Annexation.

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

Response: Existing zoning is Columbia. After an Annexation, this is the logical and orderly request to rezone to CI.

o) Whether the change suggested is out of scale with the needs of the neighborhood or the City.

Response: No. The request is not out of scale and is an orderly and logical expansion of the City's corporate limits.

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:

Response: This is an annexation request with a change to the Future Land Use Plan Map and Rezoning. The rezoning request meets the following additional standards:

Economic Development

- **Job Creation:** Commercial zoning can attract businesses that create jobs, boosting the local economy.
- **Increased Tax Revenue:** Commercial properties typically generate more tax revenue than residential or agricultural uses, which can support public services and infrastructure.

Community Needs

- **Retail and Services:** If the area lacks essential services like grocery stores, banks, or medical facilities, rezoning can meet these needs.
- **Improved Accessibility:** Commercial zoning can enhance access to goods and services for residents, reducing the need for long commutes.

Infrastructure Capacity

- **Existing Infrastructure:** If the infrastructure (roads, utilities) is already in place and can handle increased demand, rezoning may be appropriate.
- **Planned Upgrades:** Future infrastructure improvements planned by the city or county can support commercial development.

Market Demand

- **Commercial Interest:** If there is strong demand from businesses wanting to locate in the area, it can be a sign that rezoning is a practical move.
- **Local Business Growth:** Supporting local businesses and attracting new ones can stimulate economic growth.

Compatibility with Surrounding Uses

- **Adjacent Commercial Areas:** If the area is near existing commercial zones, rezoning can create a more cohesive commercial district.
- **Transition Areas:** Rezoning may act as a buffer between residential or agricultural areas and more intensive commercial uses.

Land Use Plans

- **Consistency with Comprehensive Plans:** If the proposed rezoning aligns with the community's long-term land use and development plans, it can be justified.
- **Future Growth Projections:** Rezoning may be part of a strategy to accommodate future population and business growth.

Revitalization

- **Economic Revitalization:** In areas in decline, commercial development can lead to revitalization and improved property values.
- **Urban Renewal:** Rezoning can be part of a broader urban renewal effort to redevelop underutilized properties.

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

TAX PARCEL NUMBER: 36-3S-16-02631-000 (10740)

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

REC. 27.00
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION 180,000.00

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

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

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

① Mary A. Miller
Witness
✓ MARY A. MILLER
(Print/type name)
② Greg Harris
Witness
✓ Greg Harris
(Print/type name)

William D. Epperson (SEAL)
WILLIAM D. EPPERSON

STATE OF FLORIDA
COUNTY OF _____

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



(NOTARIAL
SEAL)

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

My Commission Expires:



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

AGENT AUTHORIZATION FORM

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

number 363S1602631000 (parcel number), do certify that

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

Printed Name of Person Authorized	Signature of Authorized Person
1. Kimmy Phan	1.
2.	2.
3.	3.
4.	4.
5.	5.

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

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

Victoria Peurrung
 Owner Signature (Notarized)

3-28-24
 Date

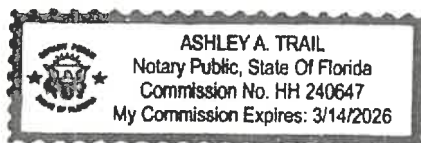
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

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

Ashley A. Trail
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 7/8/2024 2:31:48 PM EDT

Tax Record

Last Update: 7/8/2024 2:30:47 PM 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 R02631-000	Tax Type REAL ESTATE	Tax Year 2023				
<table style="width: 100%;"> <tr> <td style="width: 50%;">Mailing Address VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024</td> <td style="width: 50%;">Property Address 2196 US HIGHWAY 90 LAKE CITY</td> </tr> <tr> <td></td> <td>GEO Number 363S16-02631-000</td> </tr> </table>			Mailing Address VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024	Property Address 2196 US HIGHWAY 90 LAKE CITY		GEO Number 363S16-02631-000
Mailing Address VYP, LLC 794 SW MANDIBI DR LAKE CITY FL 32024	Property Address 2196 US HIGHWAY 90 LAKE CITY					
	GEO Number 363S16-02631-000					
Exempt Amount See Below	Taxable Value See Below					
Exemption Detail NO EXEMPTIONS	Millage Code 002	Escrow Code				
Legal Description (click for full description) 36-3S-16 1100/1100.58 Acres LOTS 2, 3, 4 & 5 BLOCK A WESTWOOD PARK SUBDIVISION. 337-685, WD 1001-2463, QC 1072-510, QC 1272-423, WD 1272-426,						
Ad Valorem Taxes						
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied	
BOARD OF COUNTY COMMISSIONERS	7.8150	217,659	0	\$217,659	\$1,701.01	
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	217,659	0	\$217,659	\$162.81	
LOCAL	3.2170	217,659	0	\$217,659	\$700.21	
CAPITAL OUTLAY	1.5000	217,659	0	\$217,659	\$326.49	
SUWANNEE RIVER WATER MGT DIST	0.3113	217,659	0	\$217,659	\$67.76	
LAKE SHORE HOSPITAL AUTHORITY	0.0001	217,659	0	\$217,659	\$0.02	
Total Millage		13.5914	Total Taxes		\$2,958.30	
Non-Ad Valorem Assessments						
Code	Levying Authority				Amount	
FFIR	FIRE ASSESSMENTS				\$380.96	
Total Assessments					\$380.96	
Taxes & Assessments					\$3,339.26	
If Paid By				Amount Due		
				\$0.00		

Date Paid	Transaction	Receipt	Item	Amount Paid
11/20/2023	PAYMENT	3300990.0002	2023	\$3,205.69

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES