

**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: Twentyeight Fourteen
2. Address of Subject Property: 331 NW Gwen Lake Avenue, Lake City
3. Parcel ID Number(s): 31-35-17-0085-000
4. Future Land Use Map Designation: Residential - Moderate
5. Existing Zoning Designation: RSE-2
6. Proposed Zoning Designation: D0
7. Acreage: 0.405 Ac.
8. Existing Use of Property: Vacant
9. Proposed use of Property: Multi-Family

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer
Company name (if applicable): _____
Mailing Address: 1208 SW Fairfax Glen
City: Lake City State: FL Zip: 32025
Telephone: (386) 680-1772 Fax: () Email: ccpewyc@gmail.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): Twentyeight Fourteen LLC
Mailing Address: 930 NE Joe Conroy Ave
City: Lake City State: FL Zip: 32055
Telephone: (407) 748-1475 Fax: () Email: Vgeorge1976@hotmail.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.

***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 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.

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.

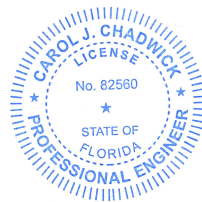
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

STATE OF FLORIDA
COUNTY OF _____



Digitally signed by Carol Chadwick

DN: c=US, o=Florida,
dnQualifier=A01410D0000017EB6 Date
D924CE0005954C, cn=Carol Chadwick
Date: 2023.08.14 11:21:56 -04'00'

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

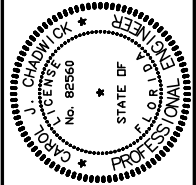
(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced

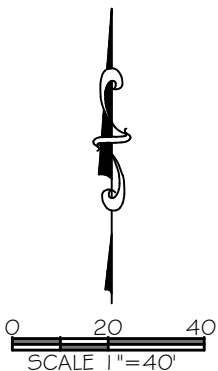
CAROL CHADWICK P.E.
Chief Engineer
208 SW. Englemann Ct.,
Lake Oswego, FL 32023
307.683.7773
ccpew@gmail.com
51348 • www.carolchadwick.com
OREGON • FLORIDA • WYOMING
OREGON • CALIFORNIA • N.C. • TEXAS

[illegible]

PREPARED FOR
TWENTYEIGHT FOURTEEN , LLC
CONTACT: VANESSA GEORGE
407.748.1475
vgeorge1976@hotmail.com

TWENTYEIGHT FOURTEEN SITE SKETCH

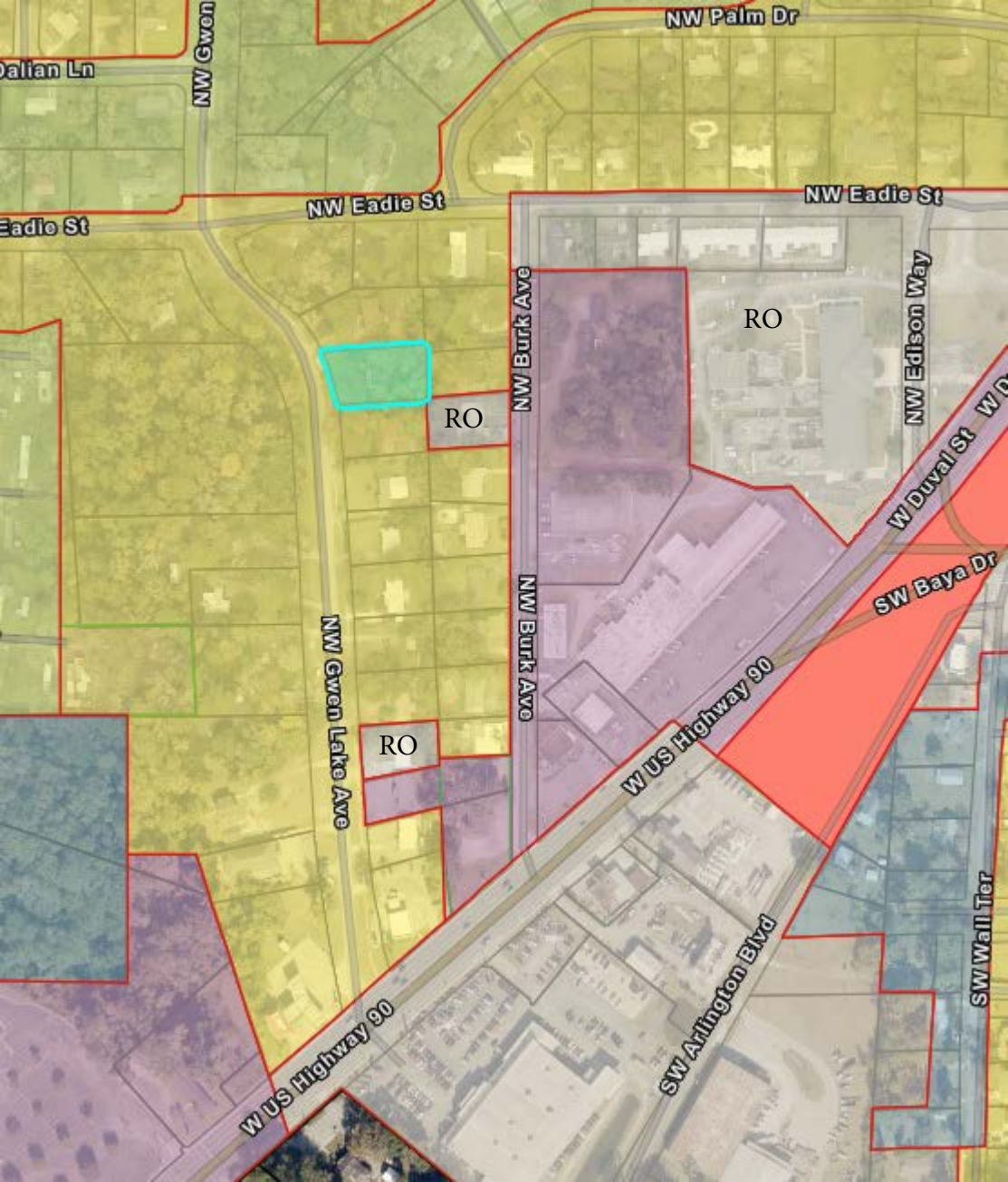
PROJECT NO.	FL23316
DATE	AUG. 14, 2023
REVISION DATE	
SHEET	SHEETS
OF	



1. SITE PARCEL: 31-35-17-06085-000
2. CURRENT ZONING: RSF-2
3. PROPOSED ZONING: RO
4. EXISTING LAND USE: RESIDENTIAL-MODERATE
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-MEDIUM
6. ACREAGE: 0.405 ACRES

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Chadwick
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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



NW Palm Dr

Dalian Ln

NW Gwen

Eadie St

NW Eadie St

NW Eadie St

RO

RO

NW Burk Ave

NW Burk Ave

NW Edison Way

W Duval St W n
SW Baya Dr

NW Gwen Lake Ave

RO

W US Highway 90

W US Highway 90

SW Arlington Blvd

SW Wall Ter

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 12, 2023

re: Twentyeight Fourteen Concurrency Impact Analysis

The site is currently vacant. The proposed multifamily site will utilize City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

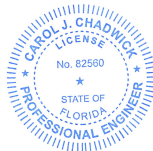
Summary of analyses:

- Trip generation: 13.3 ADT & 1.24 Peak PM trips
- Potable Water: 1200 gallons per day
- Potable Water: 1200 gallons per day
- Solid Waste: 4.30 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Carol Chadwick, P.E.

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CC Job #FL23316



REVISED CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartments	6.65	0.62	2.00	13.30	1.24

*Per employee

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)
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Apartments	200.00	6.00	1200.00
------------	--------	------	---------

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3 EMPLOYEES)

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)
---------------------------	---	-----------------------------------	-------------------------

Apartments	200.00	6.00	1200.00
------------	--------	------	---------

* 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. (3 EMPLOYEES)

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	bedrooms	Total (Tons Per Year)
Apartments	4.00	6.00	4.30

**1# per 100 s.f. per day

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

August 13, 2023

re: Twentyeight Fourteen site meets of the Requirements of Article 12 of the Land Development Regulations

The Twentyeight Fourteen proposed zoning change is consistent with Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. The property in an area with other similar zonings.

- b) The existing land use pattern.

Analysis: The subject property has is located in an area that is residential and residential-office.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: The subject property has is located in an area that is residential and residential-office.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan. The proposed duplexes will have 3 bedrooms each may result in additional school students. The increase in water and sewer will be negligible.

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

Analysis: A mix of multi-family and single family zonings exist in other areas in the City.

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

Analysis: The need for housing in the area increase with time due to the increase in people moving to the area.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The proposed change will not adversely affect living condition in the neighborhood.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: Increase in traffic will be negligible.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduction of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The zoning change will not adversely affect property values in the area.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area.

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

Analysis: The proposed change will not grant special privileges to the owner as it is in an area with other site zoned RO.

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

Analysis: The proposed use is a heating and air conditioning business. That type of use is not compatible with current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the County.

Analysis: Overall, there is a need for multi-family properties to service the growth in the area.

- 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:

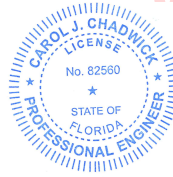
- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed

to implement the City's comprehensive plan.

Analysis: Other sites in the area are zoned RO. A mix of multi-family and single-family homes will enhance the neighborhood.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A014
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924CE0005954C,
cn=Carol
Chadwick
Date: 2023.08.14
11:21:12 -04'00'

Carol Chadwick, P.E.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
CC Job #FL23316

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 8/10/2023

Parcel: 31-3S-17-06085-000 (26208)

Owner & Property Info

Owner	TWENTYEIGHT FOURTEEN, LLC 930 NE JOE CONEY AVE LAKE CITY, FL 32055		
Site	331 NW GWEN LAKE AVE, LAKE CITY		
Description*	LOT 17 BLK 1 IDLEAWILE REPLAT. 1006-2492 THRU 1006-2500, WD 1024-2054, TD 1458-157, WD 1488-2078,		
Area	0.405 AC	S/T/R	31-3S-17
Use Code**	MISC IMPROVED (0700)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$16,779	Mkt Land	\$16,779
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$1,800	XFOB	\$1,800
Just	\$18,579	Just	\$18,579
Class	\$0	Class	\$0
Appraised	\$18,579	Appraised	\$18,579
SOH Cap [?]	\$2,028	SOH Cap [?]	\$0
Assessed	\$18,579	Assessed	\$18,579
Exempt	09 \$16,551	Exempt	\$0
Total Taxable	county:\$0 city:\$0 other:\$0 school:\$0	Total Taxable	county:\$18,579 city:\$18,579 other:\$0 school:\$18,579



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/20/2023	\$100	1488/2078	WD	I	U	11
1/28/2022	\$7,700	1458/0157	TD	I	U	18
8/4/2004	\$100	1024/2054	WD	I	U	06

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	0	\$400.00	1.00	0 x 0
0258	PATIO	0	\$400.00	1.00	0 x 0
0285	SALVAGE	0	\$1,000.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0700	MISC RES (MKT)	17,661.650 SF (0.405 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$16,779



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

Detail by Entity Name

Florida Limited Liability Company
TWENTYEIGHT FOURTEEN, LLC.

Filing Information

Document Number L19000153065
FEI/EIN Number 84-2349099
Date Filed 06/10/2019
Effective Date 06/10/2019
State FL
Status ACTIVE

Principal Address

930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Mailing Address

930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Registered Agent Name & Address

GEORGE, VANESSA
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title AR

GEORGE, VANESSA
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Title AR

WARREN, SYLVESTER, III
930 NE JOE CONEY TERRACE
LAKE CITY, FL 32055 UN

Annual Reports

Report Year	Filed Date
-------------	------------

2021	02/07/2021
2022	03/25/2022
2023	04/13/2023

Document Images

[04/13/2023 -- ANNUAL REPORT](#)

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[03/25/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/07/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/18/2020 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[06/10/2019 -- Florida Limited Liability](#)

[View image in PDF format](#)

PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN

Address: 930 NE JOE CONEY AVE
LAKE CITY, FL 32055

Parcel ID No.: R11209-000 AND R06085-000

Inst: 202312006948 Date: 04/20/2023 Time: 4:05PM
Page 1 of 3 B: 1498 P: 2078, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 20th day of APRIL, 2023, by **SYLVESTER WARREN, III**,
CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantor, to **TWENTYEIGHT FOURTEEN,**
LLC, A FLORIDA LIMITED LIABILITY COMPANY, having its principal place of business at **930 NE JOE CONEY**
AVE, LAKE CITY, FLORIDA 32055, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration,
receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the
Grantee all that certain land situate in COLUMBIA COUNTY, State of FLORIDA, viz:

See Attached Exhibit A

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY
AND MAKES NO WARRANTIES AGAINST THE SAME.
LEGAL PROVIDED BY GRANTOR.**

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS,
RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants
that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31,
2022.

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:

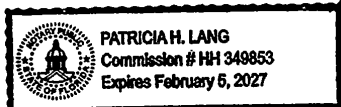
Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Sylvester Warren, III L.S.
Name: SYLVESTER WARREN, III
Address: 930 NE JOE CONEY AVE, LAKE CITY, FL 32055

Jessica L. Nelles
Witness Signature
Printed Name: Jessica L. Nelles

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 20th day of APRIL, 2023, by SYLVESTER WARREN, III, who is personally known to me or who has produced
as identification.



Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-27

EXHIBIT "A"

R11209-000

LOTS 3 AND 4 SOUTH OF ROAD AND LOTS 9 AND 10, CATHEY'S SUBDIVISION IN THE NORTHWESTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AS RECORDED IN DEED BOOK H, PAGE 576, AND THE EAST 100 FEET OF LOT 5 OF CATHEY'S SUBDIVISION, SOUTH OF LOT 1 OF THE FRANK C. CUMMINGS SUBDIVISION UNIT-1, AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE EAST 100 FEET OF LOT 8 OF CATHEY'S SUBDIVISION, NORTH OF LOT 2 OF THE FRANK C. CUMMINGS SUBDIVISION, UNIT-1 AS DESCRIBED IN THE REPLAT, DATED SEPTEMBER 17, 1997 AND RECORDED IN PLAT BOOK 6, PAGES 182-183, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA. LYING AND BEING IN SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, ALSO BEING PART OF THE NORTH EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AND ALL LYING IN AND BEING PART OF LOTS 4, 5, 8, 9, AND 10 OF CATHEY' SURVEY AS RECORDED IN DEED BOOK "H", PAGE 576, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, START AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FRONIE STREET (A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED); THEN RUN SOUTH 87°46'54" WEST ALONG AND WITH SAID NORTHERLY RIGHT-OF-WAY LINE 633.76 FEET; THENCE NORTH 01°28'46" WEST, 104.02 FEET; THENCE NORTH 87°46'54" EAST, 108.48 FEET; THENCE NORTH 01°28'46" WEST, 63.98 FEET; THENCE NORTH 87°46'54" EAST, 100.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF BOWDEN WAY (FORMERLY KNOW AS CATAWBA STREET), A 33 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, THENCE RUN NORTH 01°28'46" WEST, ALONG AND WITH SAID WESTERLY RIGHT-OF-WAY LINE 165.91 FEET TO A POINT LYING IN SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 87°46'54" WEST 100.00 FEET; THENCE NORTH 01°28'46" WEST, 102.71 FEET TO A POINT LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 100-A, (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 88°39'00" EAST ALONG AND WITH SAID SOUTHERLY RIGHT-OF-WAY LINE 206.16 FEET TO A POINT LYING IN SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 01°28'46" EAST, 89.97 FEET; THENCE SOUTH 14°53'38" EAST, 52.09 FEET; THENCE SOUTH 01°28'46" EAST, 193.01 FEET; THENCE NORTH 87°46'54" EAST, 86.14 FEET; THENCE SOUTH 76°52'20" EAST, 51.67 FEET; THENCE NORTH 87°46'54" EAST, 80.52 FEET; THENCE SOUTH 01°56'47" EAST, 9.32 FEET; THENCE NORTH 87°46'54" EAST, 90.00 FEET TO A POINT LYING IN THE WESTERLY RIGHT-OF-WAY LINE OF DAVIS STREET;

THENCE RUN SOUTH 01°56'45" EAST, 67.00 FEET ALONG WITH SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

R06085-000

LOT 17, BLOCK 1 OF IDLEAWILE "REPLAT", A SUBDIVISION AS PER PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, RECORDED IN PLAT BOOK 2, PAGE 117-A, PUBLIC RECORDS OF COLUMBIA COUNTY, 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, Vanessa George (owner name), owner of property parcel
number 31-45-17-06085-000 (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>Carol Chadwick, PE</u>	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.

Vanessa George
Owner Signature (Notarized)

August 13, 2023
Date

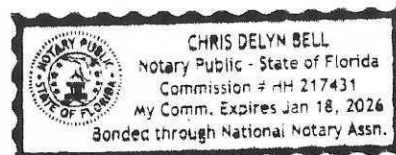
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Vanessa George,
personally appeared before me and is known by me or has produced identification
(type of I.D.) personally known on this 13th day of August, 20 23.

Chris Bell
NOTARY'S SIGNATURE

(Seal/Stamp)





Columbia County Tax Collector

generated on 8/12/2023 4:47:08 PM EDT

Tax Record

Last Update: 8/12/2023 4:44:11 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		Tax Type		Tax Year	
R06085-000		REAL ESTATE		2022	
Mailing Address SYLVESTER WARREN III 930 NE JOE CONEY TER LAKE CITY FL 32055		Property Address 331 GWEN LAKE LAKE CITY GEO Number 313S17-06085-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
09 16551		001			
Legal Description (click for full description) 31-3S-17 0700/0700.41 Acres LOT 17 BLK 1 IDLEAWILE REPLAT. PROB#04-32CP 1006-2492 THRU 1006-2500, WD 1024-2054, TD 1458-157,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	16,551	16,551	\$0	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	16,551	16,551	\$0	\$0.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	18,579	18,579	\$0	\$0.00
LOCAL	3.2990	18,579	18,579	\$0	\$0.00
CAPITAL OUTLAY	1.5000	18,579	18,579	\$0	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.3368	16,551	16,551	\$0	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	16,551	16,551	\$0	\$0.00
Total Millage		18.5989	Total Taxes	\$0.00	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
XLCF	CITY FIRE ASSESSMENT	\$50.40			
Total Assessments				\$50.40	
Taxes & Assessments				\$50.40	
If Paid By				Amount Due	
				\$0.00	

[Prior Years Payment History](#)

Prior Year Taxes Due	
NO DELINQUENT TAXES	