



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

FOR PLANNING USE ONLY

Application # SE25-01
Application Fee **\$200.00**
Receipt No. 2025-00039403
Filing Date 3/4/25
Completeness Date 3/1/25

SPECIAL EXCEPTION

A. PROJECT INFORMATION

1. Project Name: James Fields Special Exception
2. Address of Subject Property: LOT 9 BLOCK A
3. Parcel ID Number(s): 33 35 17 06473 001
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 0.137
7. Existing Use of Property: _____
8. Proposed use of Property: Installation of a single wide MH
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): _____

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): James H. Fields Title: _____
Company name (if applicable): _____
Mailing Address: 323 SW Royal Ct
City: Lake City State: FL Zip: 32024
Telephone (386) 365 2590 Fax: (____) Email: JamesFields0829@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): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: (____) _____ Fax: (____) _____ Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: 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
- Future Land Use Map Amendment: ☐ Yes ☐ No
- Future Land Use Map Amendment Application No. _____
- Rezoning Amendment: ☐ Yes ☐ No
- Rezoning Amendment Application No. _____
- 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. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
- Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - Whether the proposed use is compatible with the established land use pattern.
 - Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - Whether the proposed use will adversely influence living conditions in the neighborhood.
 - Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - Whether the proposed use will create a drainage problem.
 - Whether the proposed use will seriously reduce light and air to adjacent areas.
 - Whether the proposed use will adversely affect property values in the adjacent area.
 - Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - Whether the proposed use is out of scale with the needs of the neighborhood or the community

✓ 2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

✓ 3. Site Plan – Including, but not limited to the following:

- a. Name, location, owner, and designer of the proposed development.
- b. Present zoning for subject site.
- c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
- d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
- e. Area and dimensions of site (Survey).
- f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
- g. Access to utilities and points of utility hook-up.
- h. Location and dimensions of all existing and proposed parking areas and loading areas.
- i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
- j. Location and size of any lakes, ponds, canals, or other waters and waterways.
- k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
- l. Location of trash receptacles.

✓ 4. Stormwater Management Plan—Including the following:

- a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
- b. Proposed finished elevation of each building site and first floor level.
- c. Existing and proposed stormwater management facilities with size and grades.
- d. Proposed orderly disposal of surface water runoff.
- e. Centerline elevations along adjacent streets.
- f. Water management district surface water management permit.

✓ 5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

✓ 6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

- ✓ **Comprehensive Plan Consistency Analysis:** An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
- ✓ **8. Legal Description with Tax Parcel Number (In Microsoft Word Format).**
- ✓ **9. Proof of Ownership (i.e. deed).**
- 10. Agent Authorization Form (signed and notarized).**
- ✓ **11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).**
- **12. Fee.** The application fee for a Special Exception Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

- 1. All twelve (12) 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 Board of Adjustment.**
- 2. A total of two (2) copies of proposed Special Exception Application and support material, and one (1) PDF copy on a CD, are required at the time of submittal. See LDR submittal requirements for more detail.**
- 3. 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.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 3 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development
 Lake City – Growth Management Department
 205 North Marion, Lake City, FL 32055 ♦ (386) 719-5750

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

JAMES H Fields

Applicant/Agent Name (Type or Print)

James H Fields

Applicant/Agent Signature

3/4/25

Date

STATE OF FLORIDA
COUNTY OF _____

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 _____

ANALYSIS OF 11.2 OF THE LAND DEVELOPMENT REGULATIONS

- A. Whether the proposed use would be in conformance with the city's comprehensive plan and would have an adverse effect on the comprehensive plan. *yes but it won't have any adverse effect*
- B. Whether the proposed use is compatible with the established land use pattern. *yes it is*
- C. Whether the proposed use would materially alter the population density pattern and thereby. *NO*
- D. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood. *yes*
- E. Whether the proposed use will adversely influence living conditions in the neighborhood. *yes*
- F. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety. *NO*
- G. Whether the proposed use will create a drainage problem. *NO*
- H. Whether the proposed use will seriously reduce light and air to adjacent areas. *NO*
- I. Whether the proposed use will adversely affect property values in the adjacent area. *NO*
- J. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. *NO*
- K. Whether the proposed use is out of scale with the needs of the neighborhood or the community. *NO*



Columbia County Property Appraiser

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

PARCEL: 33-3S-17-06473-000 (26620) | SINGLE FAMILY (0100) | 0.137 AC

LOT 8 BLOCK A DUVAL HEIGHTS S/D. 446-362, 791-838, 798-1307, 802-791, 829-1409, 839-2350, 971-1584, QC 1127-82, AG 1207-768, WD 1494-1058,1061

GRIFFIN AVE INVESTMENTS LLC

Owner: 9225 DUPONT PL
WELLINGTON, FL 33414

Site: 1086 NE JENKINS LN, LAKE CITY

Sales	7/8/2023	\$50,000	I (Q)
Info	7/6/2023	\$25,000	I (U)
	9/1/2010	\$25,000	I (U)

2025 Working Values

Mkt Lnd	\$4,500	Appraised	\$45,603
Ag Lnd	\$0	Assessed	\$45,603
Bldg	\$35,758	Exempt	\$0
XFOB	\$5,345	county:	\$45,603
Just	\$45,603	Total	city:\$45,603
		Taxable	other:\$0
			school:\$45,603

NOTES:

Columbia County, FL



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 image is 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: 1/30/2025 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

12834-000

JENKINS TEADIE ALETHIA

WILLIAMS JOE

06485-000

105 (c)'

80'
487.70 (c)'

50'

186.3 (c)'

50'

NE JENKINS Ln

50'

50'

LOFTON HAYWARD T & CORINE D

FIELDS JAMES H & FANNIE M

06473-001

33

120'

06473-000

ROBINSON ROSALYN

12836-000

120'

50'

150'

50'

120'

50'

60'

06471-006

LEWIS RANDY A &

N

150'

Chestnut street - North

Power Pole

JENKINS

Setback

30 FT

8 FT

Driveway

30 FT

1
2
3

LOT

15 FT

Trailer

14 W 56 Long

2 BR 1 BA

14

23 Foot

Blue House

House

HWY 90 W

E

LEGAL DESCRIPTION

PARCEL 33-3S-17-06473-001

LOT 9, BLOCK A, DUVAL HEIGHTS, A SUBDIVISION IN SECTION 33, TOWNSHIP3 SOUTH, RANGE 17 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE(S) 3, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Subs = Pairs \$4.00
Doc \$28.00

This Instrument Prepared by & return to:

Name: **TRISH LANG, an employee of
Integrity Title Services, LLC**
Address: **343 NW Cole Terrace, #101
Lake City, FL 32055
File No. 17-12032TL**

Inst: 20171203715 Date: 12/29/2017 Time: 1:10PM
Page 1 of 1 R: 1350 P: 2115, P. DeWitt Cason, Clerk of Court
Columbia County, Fl: BD
Deputy Clerk Doc Stamp-Deed: 28.00

Parcel I.D. #: **R06473-001**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the **29th** day of **December**, A.D. 2017, by **HERBERT AFFRON**,
CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the grantor, to **JAMES H. FIELDS** and
FANNIE M. FIELDS, HUSBAND AND WIFE, whose post office address is **323 SW ROYAL COURT, LAKE
CITY, FL 32024**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantees" include all the parties to this instrument, singular and plural, the heirs, legal
representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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 grantees all that certain land situate in **Columbia County, State of Florida**, viz:

Lot 9, Block A, DUVAL HEIGHTS, a subdivision in Section 33, Township 3 South, Range 17 East,
according to the Plat thereof as recorded in Plat Book B, Page(s) 3, of the Public Records of Columbia
County, Florida.

**GRANTOR HEREIN STATES THE TAXES THEREON HAVE BEEN ASSESSED IN HIS
NAME AND PAID THEREBY AND THAT HE HAS BEEN IN OPEN, NOTORIOUS AND
EXCLUSIVE POSSESSION OF THE LAND AND THAT NO OTHER PERSON HAS
ASSERTED ANY RIGHT OR CLAIM TO POSSESSION OF THE LAND.**

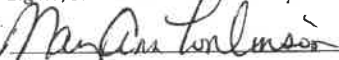
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining.

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that
he has good right and lawful authority to sell and convey said land, and 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, 2017.

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:


Witness Signature

Mary Ann Tomlinson

Printed Name


Witness Signature

Maria M. Landin

Printed Name

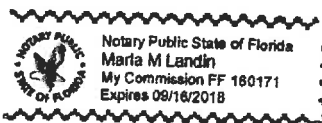

HERBERT AFFRON L.S.

Address:

166 SW BONIFAY GLEN, FORT WHITE, FL
32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this **29th** day of **December**, 2017, by **HERBERT
AFFRON**, who is known to me or who has produced **Driver's License** as identification.



Notary Public

My commission expires _____

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 9/1/2022

Retrieve Tax Record

2022 TRIM (pdf)

Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 33-3S-17-06473-001 (26621) >>

Aerial Viewer

Pictometry

Google Maps

Owner & Property Info

<<

Result: 2 of 2

Owner	FIELDS JAMES H FIELDS FANNIE M 323 SW ROYAL COURT LAKE CITY, FL 32024		
Site	NE JENKINS Lane		
Description	LOT 9 BLOCK A DUVAL HEIGHTS S/D. 753-601, 753-604, 753-610, 753-1376, 831-897, 932-644, TD 1185-2347, WD 1350-2115,		
Area	0.137 AC	S/T/R	33-3S-17
Use Code**	VACANT (0000)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$3,000	Mkt Land	\$4,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,000	Just	\$4,500
Class	\$0	Class	\$0
Appraised	\$3,000	Appraised	\$4,500
SOH Cap [?]	\$0	SOH Cap [?]	\$1,200
Assessed	\$3,000	Assessed	\$4,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,000 city:\$3,000 other:\$0 school:\$3,000	Total Taxable	county:\$3,300 city:\$3,300 other:\$0 school:\$4,500



Sales History

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/29/2017	\$4,000	1350/2115	WD	V	Q	01
12/14/2009	\$3,000	1185/2347	TD	I	U	18
11/27/1996	\$8,800	0831/0897	WD	I	U	09
11/19/1991	\$9,000	0753/1376	WD	V	U	11

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
NONE					

Land Breakdown

Kyle Keen, Tax Collector
Proudly Serving The People Of Columbia County
135 NE Hernando Ave, Suite 125
Lake City, Florida 32055-4006
www.columbiataxcollector.com

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 1ST QUARTER REAL ESTATE

Skip The Trip! www.columbiataxcollector.com
eCheck (Electronic payment from your checking account) and Credit/Debit Card
Fee for eCheck and Credit/Debit transactions added by payment processor - see website for fees
Print Your Receipt Instantly Online

Account: R06473-001 1



7 - 3043
FIELDS JAMES H
FIELDS FANNIE M
323 SW ROYAL COURT
LAKE CITY FL 32024-4279

33-3S-17 0000/0000 0.137 acres
LOT 9 BLOCK A DUVAL HEIGHTS S/D.
753-601, 753-604, 753-610, 753-1376, 831-897,
932-644, TD 1185-2347, WD 1350-2115,

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	4.9000	3,993		3,993	19.57
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	7.8150	3,993		3,993	31.21
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	4,500		4,500	3.37
LOCAL	3.1430	4,500		4,500	14.14
CAPITAL OUTLAY	1.5000	4,500		4,500	6.75
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	0.2936	3,993		3,993	1.17
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	0.0001	3,993		3,993	0.00
TOTAL MILLAGE		18.3997	TOTAL TAXES		\$76.21

eBill



Scan to view your bill or sign up to receive future bills by email.



columbiataxcollector.com
Click "Register for eBilling"

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
CITY FIRE ASSESSMENT	Per Parcel	61.26
TOTAL ASSESSMENTS		\$61.26

COMBINED TAXES AND ASSESSMENTS

\$137.47

IF POSTMARKED BY:
PLEASE PAY ONLY
ONE AMOUNT

November 30, 2024	December 31, 2024	January 31, 2025	February 28, 2025	March 31, 2025
\$131.97	\$133.35	\$134.72	\$136.10	\$137.47

Kyle Keen, Tax Collector
Proudly Serving The People Of Columbia County
135 NE Hernando Ave, Suite 125
Lake City, Florida 32055-4006

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2024 REAL ESTATE

Pay online at www.columbiataxcollector.com
AMOUNT DUE

I am paying the following amount (check only one box) based on the date paid online, in the office or postmarked:

- ☐ November 30, 2024 (4% discount) \$131.97
- ☐ December 31, 2024 (3% discount) \$133.35
- ☐ January 31, 2025 (2% discount) \$134.72
- ☐ February 28, 2025 (1% discount) \$136.10
- ☐ March 31, 2025 (no discount) \$137.47

Please Pay in U.S. Funds to Kyle Keen, Tax Collector
135 NE Hernando Ave., Suite 125, Lake City, FL 32055

RETURN WITH PAYMENT

0000000000 0000013747 0000000227830000 0001 9



Chesnut Street

215 Chesnut

