



**GROWTH MANAGEMENT**

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

**FOR PLANNING USE ONLY**

Application # SPR24-09  
Application Fee \$200.00  
Receipt No. \_\_\_\_\_  
Filing Date 7/10/24  
Completeness Date 8/11/24

# Site Plan Application

**A. PROJECT INFORMATION**

1. Project Name: MARY'S RESORT
2. Address of Subject Property: 123 NE BRADLEY TERRACE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-12845-000
4. Future Land Use Map Designation: COMMERCIAL, INTENSIVE
5. Zoning Designation: CI
6. Acreage: 1.01
7. Existing Use of Property: OFFICE
8. Proposed use of Property: RV PARK
9. Type of Development (Check All That Apply):
  - Increase of floor area to an existing structure: Total increase of square footage 1442
  - New construction: Total square footage 3321
  - Relocation of an existing structure: Total square footage 0

**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: 32024  
 Telephone: (307) 680.1772 Fax: ( ) Email: ccpeuyo@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 CONEY AVENUE  
 City: LAKE CITY State: FL Zip: 32055  
 Telephone: (407) 748.1475 Fax: ( ) Email: vgeorge1976@hotmail.com

4. Mortgage or Lender Information:  Yes  No  
 Name of Mortgage or Lender: \_\_\_\_\_  
 Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
 E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

**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
3. Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map 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. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. **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.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

3. **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.
4. **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.
5. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.
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.
7. **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 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

City of Lake City – Growth Management Department  
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid
13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must 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.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTORY ON FOLLOWING PAGE**

**NOTICE TO APPLICANT**

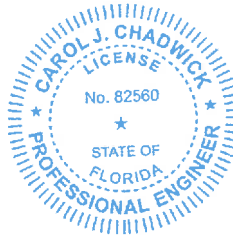
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in 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 eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**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

Digitally signed by Carol Chadwick

\_\_\_\_\_ Date

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick

\_\_\_\_\_  
Applicant/Agent Signature

Date: 2024.05.30 10:28:05 -04'00'

\_\_\_\_\_ 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 \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced

# SITE PLAN MARYS RESORT

123 NE BRADLEY TERRACE, LAKE CITY, FL  
SECTION 17, TOWNSHIP 03 SOUTH, RANGE 17 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA

DEVELOPMENT INFORMATION			
PROJECT NUMBER	PO000012000-000		
OWNER	LAKE CITY COMMUNITY IMPROVEMENT DISTRICT		
PROJECT NAME	LAKE CITY COMMUNITY IMPROVEMENT DISTRICT		
<b>PROPERTY AREA</b>		<b>SQUARE FEET</b>	<b>ACRES</b>
TOTAL AREA	4,800	1.103	1.00
EXISTING IMPERVIOUS AREA	4,800	0.90	79.40
TOTAL IMPERVIOUS AREA	4,800	0.90	84.42
<b>EXISTING IMPERVIOUS AREA</b>			
ASPHALT PAVEMENT	0	0.00	0.00
CONCRETE	0	0.00	0.00
GRASS	4,800	0.90	84.42
<b>PROPOSED IMPERVIOUS AREA</b>			
ASPHALT PAVEMENT	0	0.00	0.00
CONCRETE	0	0.00	0.00
GRASS	4,800	0.90	84.42
<b>POST DEVELOPMENT TOTAL IMPERVIOUS AREA</b>			
TOTAL AREA	4,800	1.103	3.30
TOTAL IMPERVIOUS AREA	4,800	0.90	4.38
<b>LANDSCAPING</b>			
LANDSCAPING AREA	0	0.00	0.00
TOTAL LANDSCAPING AREA	0	0.00	0.00
<b>NOTES</b>			
1. SEE SECTION 17.1, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
2. SEE SECTION 17.2, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
3. SEE SECTION 17.3, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
4. SEE SECTION 17.4, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
5. SEE SECTION 17.5, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
6. SEE SECTION 17.6, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
7. SEE SECTION 17.7, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
8. SEE SECTION 17.8, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
9. SEE SECTION 17.9, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
10. SEE SECTION 17.10, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
11. SEE SECTION 17.11, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
12. SEE SECTION 17.12, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			
13. SEE SECTION 17.13, LAKE CITY U.L.C. FOR ZONING REGULATIONS.			



PROJECT SITE

- NOTES**
1. SITE PARCEL: 00000000-123456789
  2. OWNER: LAKE CITY COMMUNITY IMPROVEMENT DISTRICT
  3. SITE ADDRESS: 123 NE BRADLEY TERRACE, LAKE CITY, FL
  4. ZONING: LAKE CITY U.L.C. SECTION 17.1
  5. SITE SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE
  6. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE
  7. SITE SHALL COMPLY WITH THE FLORIDA PLUMBING CODE
  8. SITE SHALL COMPLY WITH THE FLORIDA ELECTRICAL CODE
  9. SITE SHALL COMPLY WITH THE FLORIDA MECHANICAL CODE
  10. SITE SHALL COMPLY WITH THE FLORIDA ENERGY CODE
  11. SITE SHALL COMPLY WITH THE FLORIDA ENVIRONMENTAL CODE
  12. SITE SHALL COMPLY WITH THE FLORIDA LAND USE CODE
  13. SITE SHALL COMPLY WITH THE FLORIDA WATER CODE
  14. SITE SHALL COMPLY WITH THE FLORIDA AIR CODE
  15. SITE SHALL COMPLY WITH THE FLORIDA SOLID WASTE CODE
  16. SITE SHALL COMPLY WITH THE FLORIDA HAZARDOUS WASTE CODE
  17. SITE SHALL COMPLY WITH THE FLORIDA RADIOACTIVE MATERIALS CODE
  18. SITE SHALL COMPLY WITH THE FLORIDA HAZARDOUS WASTE TREATMENT, STORAGE, AND DISPOSAL CODE
  19. SITE SHALL COMPLY WITH THE FLORIDA HAZARDOUS WASTE TREATMENT, STORAGE, AND DISPOSAL CODE
  20. SITE SHALL COMPLY WITH THE FLORIDA HAZARDOUS WASTE TREATMENT, STORAGE, AND DISPOSAL CODE

- SHEET INDEX**
1. COVER SHEET
  2. NOTES & LEGEND
  3. SITE DESCRIPTION & LANDSCAPING PLAN
  4. UTILITY PLAN

**OWNER:**  
TOWN OF LAKE CITY, FL  
123 NE BRADLEY TERRACE  
LAKE CITY, FL 32909  
386.320.7152  
info@lakecity.com

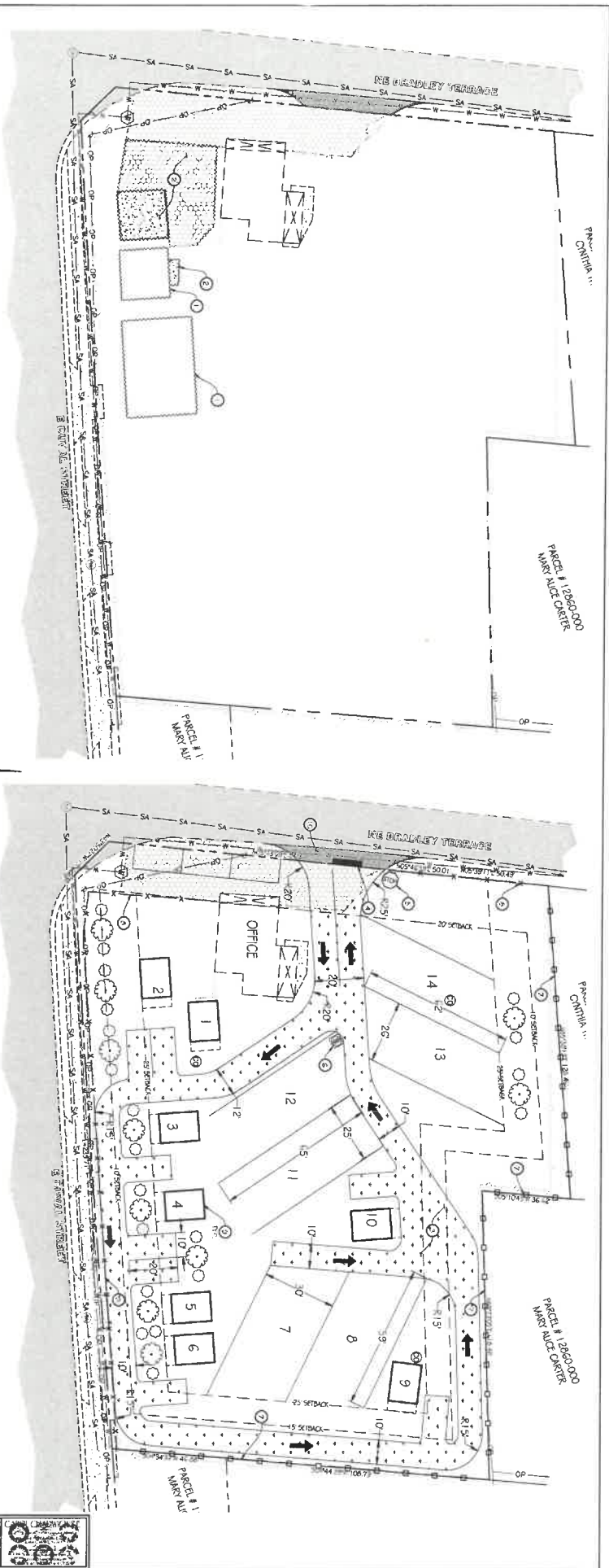
**DESIGNER:**  
BRITT JAMES ENGINEERING & ARCHITECTS  
1234 N. W. 10th Ave  
LAKE CITY, FL 32909  
386.752.7143

REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
NO. 12345  
EXPIRES 12/31/2025  
12/31/2025



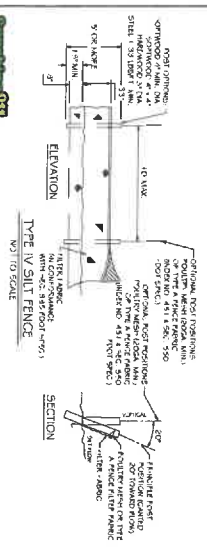
PROJECT NAME	PROJECT NUMBER	DATE	SCALE
MARYS RESORT	PO000012000-000	11-2024	AS SHOWN
COVER SHEET			





**DEMOLITION NOTES & ESTIMATED QUANTITIES**

- 1 DRIVING BIKE TO BE REMOVED 2 EA.
- 2 REINFORCEMENT TO BE REMOVED 1504 S.F.



**CONSTRUCTION NOTES & ESTIMATED QUANTITIES**

SYMBOL	PLANT SCHEDULE	QTY
○	LANDSCAPE CONCEPTUAL SYMBOLS	7
○	LANDSCAPE CONCEPTUAL SYMBOLS	14

- 1 2" x 4" DRIVEN DRIVENWAY & FENCE 2001.12 S.F.
- 2 2" x 4" WOOD SIGN 1 EA.
- 3 3" x 6" STOP SIGN PER M.I.C.O.R. 11 1 EA.
- 4 2" x 4" NOT BARRIER SIGN 4 EA.
- 5 2" x 4" WOOD FENCE 1,527 L.F.
- 6 2" x 4" WOOD FENCE 1,527 L.F.
- 7 2" x 4" WOOD FENCE 1,527 L.F.
- 8 2" x 4" WOOD FENCE 1,527 L.F.
- 9 2" x 4" WOOD FENCE 1,527 L.F.
- 10 2" x 4" WOOD FENCE 1,527 L.F.
- 11 2" x 4" WOOD FENCE 1,527 L.F.
- 12 2" x 4" WOOD FENCE 1,527 L.F.
- 13 2" x 4" WOOD FENCE 1,527 L.F.
- 14 2" x 4" WOOD FENCE 1,527 L.F.

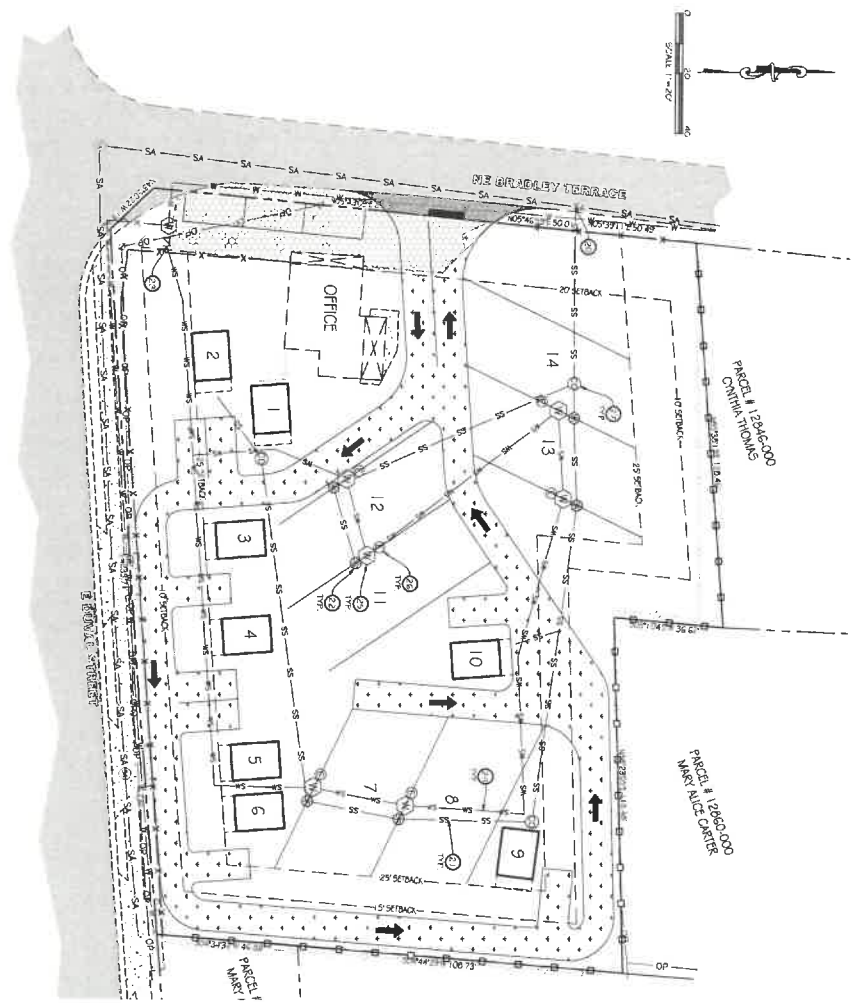
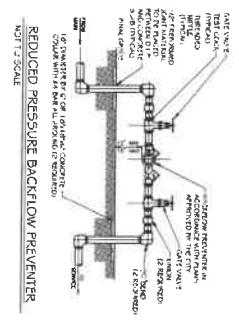
**NOTES**

1. ALL PLANT MATERIAL TO BE INSTALLED BY 10/15/24.  
 2. ALL PLANT MATERIAL TO BE INSTALLED WITH AN APPLICABLE CONSTRUCTION RESISTANCE.  
 3. ALL PLANT MATERIAL TO BE INSTALLED WITH AN APPLICABLE CONSTRUCTION RESISTANCE.  
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 14. ALL PLANT MATERIAL TO BE INSTALLED WITH AN APPLICABLE CONSTRUCTION RESISTANCE.

**MARY'S RESORT**  
**DEMO, SITE, DIMENSION**  
**& LANDSCAPING PLAN**

Project No. 24-0000-0000  
 Date: 08/11/2024  
 Scale: AS SHOWN  
 Drawing No. 1000





- CONSTRUCTION NOTES & ESTIMATED QUANTITIES**
- 1. CONNECT TO 36\"/>

**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN ELECTRICAL CODE AND THE MICHIGAN PLUMBING CODE.





CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

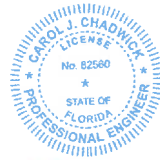
May 30, 2024

re: Mary's Resort Drainage Memo

Existing impervious surfacing on the site is 5640 s.f. (buildings, concrete & RAP). 2753 s.f. existing surfacing and buildings will be removed. 1920 s.f. of buildings (cabins) will be constructed for a total of 3312 s.f. impervious surfacing on the site. This amount is under the threshold for stormwater management.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410D0000018D46  
3B4E7500032FEE, cn=Carol  
Chadwick  
Date: 2024.05.30 10:22:03 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23317

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 1250 * 0.85 [1 + (0 + 0)] = 1063 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C = 1250$

(O) = Occupancy factor:  $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{2294} = 1293 \rightarrow 1250$

Where:

F = the coefficient related to the construction type = 1.5

A = the effective building area = 2294 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 4284 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A0141  
0D000018D463B  
4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
10:21:44 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

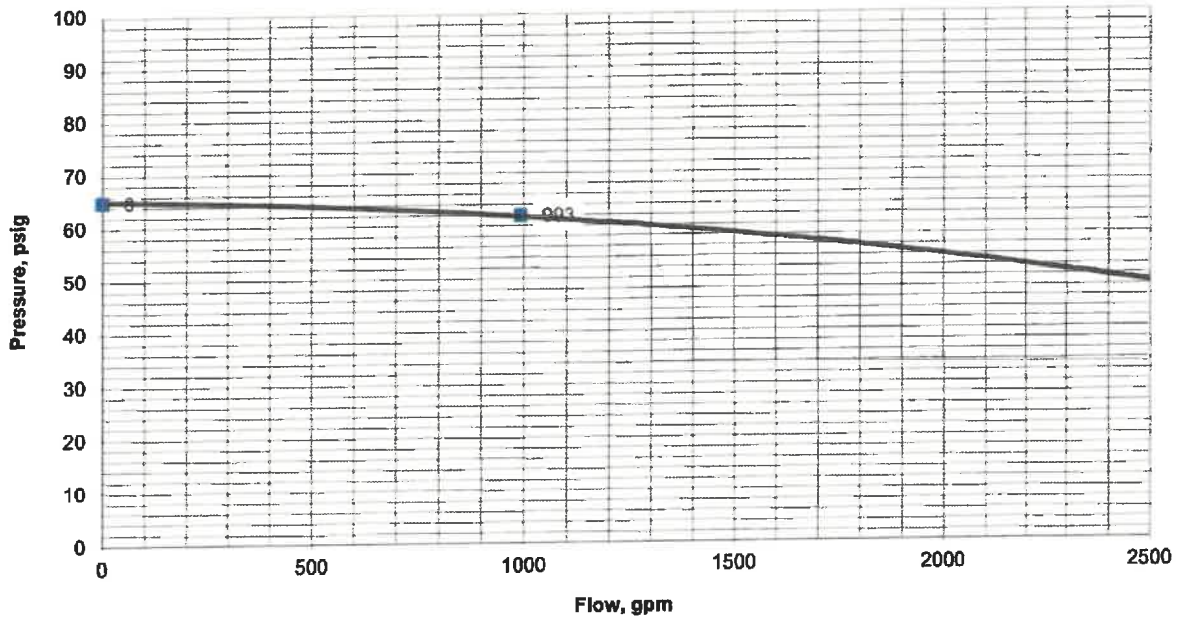
CC Job #FL23317

# City of Lake City Water flow report

HYDRANT # & LOCATION: **NE Bradley Ter. & NE Jenkins Lane**      DATE: **5/15/2024**  
 TEST BY: **Brandon/Penny**      Day: **Wednesday**      Time: **8:30**      Minutes: **5**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.9</b>		
PITOT READING:	<b>35</b>		
GPM:	<b>993</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>993</b> GPM		
STATIC READING:	<b>65</b> PSI		RESIDUAL: <b>62</b> PSI
RESULTS: AT 20 PSI RESIDUAL	<b>4284</b> GPM		AT 0 PSI <b>5226</b> GPM
ESTIMATED CONSUMPTION:	<b>4963</b> GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort Mobility Plan

The site is adjacent to E Duval Street/US Hwy. 90 with an existing sidewalk.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
10:21:31 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23317

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort Concurrency Impact Analysis

The proposed development will be on a public sewer and water systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 416
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table I
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table I
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

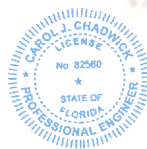
Summary of analyses:

- Trip generation: 0.48 ADT & 1.0 Peak PM trips
- Potable Water: 1050 gallons per day
- Potable Water: 1050 gallons per day
- Solid Waste: 25.55 tons per year

See the attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
10:21:19 -04'00'

Carol Chadwick, P.E.

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CC Job #FL23317

**REVISED CONCURRENCY  
WORKSHEET**

1075 RV  
MAY 12, 2022

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Acres*	Total ADT	Total PM Peak
416	Campground/RV Park	0.48	0.98	1.00	0.48	0.98

\*Per acre

**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)
Campground/RV Park	75.00	14.00	1050.00

\* 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.

**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)
Campground/RV Park	75.00	14.00	1050.00

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

**Solid Waste Analysis**

Use	Tons Per Dwelling Unit**	Total Floor Area*	Total (Tons Per Year)
Campground/RV Park	1.83	14.00	25.55

\*\*0.73 tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 30, 2024

re: Mary's Resort Comprehensive Plan Consistency Analysis

The Mary's Resort proposed site consistent with Lake City's Comprehensive Plan.

#### **Future Land Use Element**

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The subject property is located in an area that is primarily commercial uses due to its proximity to E Duval Street/US Hwy. 90.*

- Policy 1.1.1 The City shall limit the location of higher-density residential and high-intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

*Consistency: The subject property is located on E Duval Street/US Hwy. 90.*

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

*Consistency: The site will be accessed directly from E Duval Street/US Hwy. 90 with no traffic impacting residential used in the area.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2025.

*Consistency: The development of the site will provide a service not currently available in the area.*

□

- Policy I.1.4 The City shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: There are no wetlands, agricultural lands or environmental sensitive areas near the site.*

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

*Consistency: No impacts to adjacent land topography or soil conditions will result from the proposed site plan.*

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

*Consistency: The proposed campground development is compatible with other similar uses in the area and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.30  
10:20:51 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23317

**Columbia County Property Appraiser**

Jeff Hampton

**2024 Working Values**  
updated: 5/9/2024

Parcel: << 00-00-00-12845-000 (48113) >>

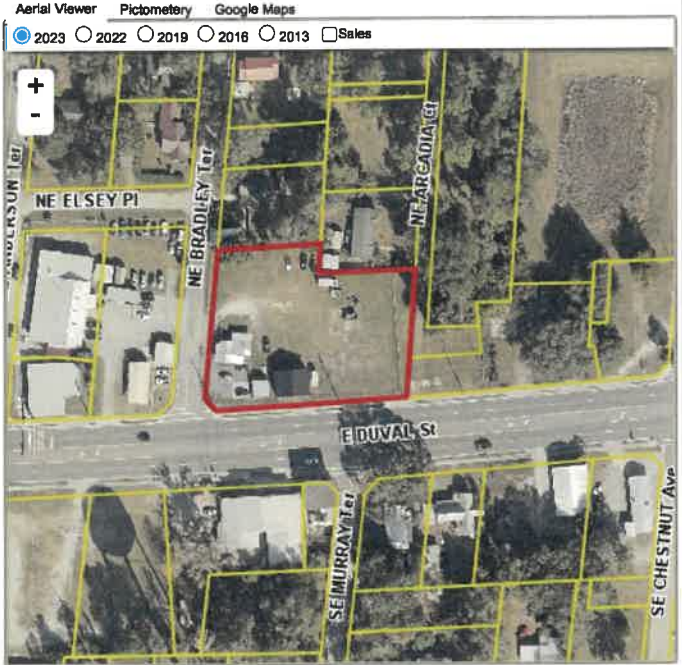
**Owner & Property Info**

<b>Owner</b>	TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY AVE LAKE CITY, FL 32055		
<b>Site</b>	123 NE BRADLEY TER, LAKE CITY		
<b>Description*</b>	E DIV: LOTS 1 THRU 5 & 13 THRU 18, JAMES BRADLEY ADDITION & BEG NE COR OF LOT 15 BLOCK A, E 56.88 FT, S 46.59 FT TO CURVE, W ALONG CURVE 49.09 FT, N 47.26 FT TO POB. EX RD R/W. 589-409, 649-4, 653-310, 765-1513, 772-1888, 826-1443, 839-1796, 901-134,137, ...more>>>		
<b>Area</b>	1.003 AC	S/T/R	33-3S-17
<b>Use Code**</b>	OFFICE BLD 1STY (1700)	Tax District	1

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

**Property & Assessment Values**

2023 Certified Values		2024 Working Values	
Mkt Land	\$69,983	Mkt Land	\$69,983
Ag Land	\$0	Ag Land	\$0
Building	\$23,306	Building	\$23,972
XFOB	\$12,559	XFOB	\$12,559
Just	\$105,848	Just	\$106,514
Class	\$0	Class	\$0
Appraised	\$105,848	Appraised	\$106,514
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$105,848	Assessed	\$106,514
Exempt	\$0	Exempt	\$0
<b>Total Taxable</b>	county:\$105,848 city:\$105,848 other:\$0 school:\$105,848	<b>Total Taxable</b>	county:\$106,514 city:\$106,514 other:\$0 school:\$106,514



**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/19/2023	\$100	1480/2486	WD	I	U	11
3/13/2023	\$100	1486/0615	WD	I	U	11
12/31/2019	\$100	1402/1753	WD	I	U	11
1/12/2017	\$100	1329/0631	WD	I	U	11

**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE LOW (4900)	1944	810	1029	\$23,972

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

**Extra Features & Out Buildings**

Code	Desc	Year Blt	Value	Units	Dims
0189	FENCE/WOOD	2001	\$900.00	300.00	0 x 0
0186	CONC,PAVMT	2017	\$400.00	1.00	0 x 0
0140	CLFENCE 6	2001	\$709.00	450.00	0 x 0
0030	BARN,MT	2017	\$3,000.00	1.00	20 x 20
0181	3-STRAND BARBWIRE	2017	\$100.00	1.00	0 x 0
0140	CLFENCE 6	2022	\$250.00	1.00	x
0041	BARN,MACH 3-SIDED	2022	\$7,200.00	1.00	x

**Land Breakdown**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1700	1STORY OFF (MKT)	26,232.830 SF (0.786 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$26,233
1000	VACANT COMMERCIAL (MKT)	17,500.000 SF (0.217 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$43,750

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office 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. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 5/9/2024 and may not reflect the data currently on file at our office.

PREPARED BY & RETURN TO:

Name: TWENTYEIGHT FOURTEEN, LLC

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

Parcel ID No.: R12845-000

Inst: 202312009089 Date: 05/19/2023 Time: 3:56PM  
Page 1 of 2 B: 1490 P: 2486, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AM  
Deputy Clerk Doc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 19th day of MAY, 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. Nettles  
Witness Signature  
Printed Name: Jessical Nettles

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19th day of MAY, 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"**

**R12845-000**

LOTS 1, 2, 3, 4, 5, 13, 14, 15, AND 16, JAMES BRADLEY ADDITION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 106, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PARCEL OF LAND IN LOTS 1 AND 2, IN THE JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION OF BLOCK "A", BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK "A", OF BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, SAID CORNER BEING ON THE EASTERLY RIGHT OF WAY LINE OF BRADLEY STREET, AND ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90); THENCE NORTH 87°18'56" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE NORTH 05°14'07" EAST, A DISTANCE OF 52.87 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°31'58" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°25'44", A DISTANCE OF 85.41 FEET; THENCE NORTH 44°02'11" WEST, A DISTANCE OF 19.70 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF BRADLEY STREET; THENCE SOUTH 04°55'41" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.89 FEET TO THE POINT OF BEGINNING,

AND LESS:

A PARCEL OF LAND IN LOTS 15 AND 16, IN THE JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, A SUBDIVISION OF BLOCK "A", BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK "A", PAGE 29, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, MURRAY'S SUBDIVISION, OF THE EASTERN DIVISION OF THE CITY OF LAKE CITY, FLORIDA, AT A POINT 21.59 FEET NORTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 84°59'16" EAST, A DISTANCE OF 0.68 FEET; THENCE NORTH 04°20'20" WEST, A DISTANCE OF 21.12 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90), AND ON THE EAST LINE OF LOT 15, OF SAID JAMES BRADLEY ADDITION, SAID POINT BEING THE POINT OF BEGINNING; CONTINUE THENCE NORTH 04°20'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 54.24 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 86°01'11" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°30'46", A DISTANCE OF 102.15 FEET TO A POINT ON THE WEST LINE OF LOT 16, OF SAID JAMES BRADLEY ADDITION; THENCE SOUTH 05°14'07" WEST, A DISTANCE OF 52.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 10 (U.S. 90); THENCE NORTH 87°18'56" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 110.98 FEET TO THE POINT OF BEGINNING.

**-ALSO-**

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 13, BLOCK "A", JAMES BRADLEY ADDITION, AS RECORDED IN PLAT BOOK 2, PAGE 106, A SUBDIVISION OF BLOCK "A" OF BENDHEIM'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 29, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 87°02'25" EAST ALONG THE SOUTH LINE OF LOT 14 OF SAID BLOCK "A", A DISTANCE OF 55.68 FEET; THENCE SOUTH 03°46'39" WEST, A DISTANCE OF 46.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 11,411.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°14'47", A DISTANCE OF 49.09 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 85°53'47" WEST, A DISTANCE OF 49.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15; THENCE NORTH 04°20'20" WEST ALONG SAID EAST LINE, A DISTANCE OF 47.26 FEET TO THE POINT OF BEGINNING.



[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

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

<b>Report Year</b>	<b>Filed Date</b>
--------------------	-------------------

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

**Document Images**

<a href="#">04/13/2023 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/25/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2021 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/18/2020 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/10/2019 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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

AGENT AUTHORIZATION FORM

I, Sylvester Warren III (owner name), owner of property parcel

number 00-00-00 12845-000 (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. Carol Chadwick, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duty 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.

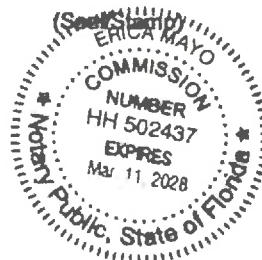
If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use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

Sylvester Warren III \_\_\_\_\_ Date 5/29/24  
 Owner Signature (Notarized)

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Sylvester Warren III, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 29 day of May, 20 24.

Erica Mayo  
 NOTARY'S SIGNATURE





# Columbia County Tax Collector

generated on 5/14/2024 6:05:28 PM EDT

## Tax Record

Last Update: 5/14/2024 6:05:02 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			
R12845-000	REAL ESTATE	2023			
<b>Mailing Address</b> TWENTYEIGHT FOURTEEN LLC 930 NE JOE CONEY AVE LAKE CITY FL 32055		<b>Property Address</b> 123 BRADLEY LAKE CITY  <b>GEO Number</b> 000000-12845-000			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b> 00-00-00 1700/17001.00 Acres E DIV: LOTS 1 THRU 5 & 13 THRU 16, JAMES BRADLEY ADDITION & BEG NE COR OF LOT 15 BLOCK A, E 55.68 FT, S 46.59 FT TO CURVE, W ALONG CURVE 49.09 FT, N 47.26 FT TO POB. EX RD R/W. 589-409, 649-4, 653-310, 765-1513, 772-1688, 826-1443, 839-1796, See Tax Roll For Extra Legal					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	105,848	0	\$105,848	\$518.66
BOARD OF COUNTY COMMISSIONERS	7.8150	105,848	0	\$105,848	\$827.20
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	105,848	0	\$105,848	\$79.18
LOCAL	3.2170	105,848	0	\$105,848	\$340.51
CAPITAL OUTLAY	1.5000	105,848	0	\$105,848	\$158.77
SUWANNEE RIVER WATER MGT DIST	0.3113	105,848	0	\$105,848	\$32.95
LAKE SHORE HOSPITAL AUTHORITY	0.0001	105,848	0	\$105,848	\$0.01
<b>Total Millage</b>		18.4914	<b>Total Taxes</b>		\$1,957.28
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levyng Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$197.98
<b>Total Assessments</b>					\$197.98
<b>Taxes &amp; Assessments</b>					\$2,155.26
<b>If Paid By</b>		<b>Amount Due</b>			
3/31/2024		\$2,155.26			
4/30/2024		\$2,219.92			
5/20/2024		<b>\$2,257.17</b>			
5/31/2024		<b>\$2,257.17</b>			

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

[Click Here To Pay Now](#)