



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

FOR PLANNING USE ONLY

Application # SPR 23-06

Application Fee: **\$200.00**

Receipt No. _____

Filing Date 1/23/23

Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Brooklyns Coffee, Main Boulevard Location
2. Address of Subject Property: 1489 SW Main Blvd, Lake City FL
3. Parcel ID Number(s): 05-4S-17-07610-002 (28490)
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial General (CG)
6. Acreage: 7.48 Acres
7. Existing Use of Property: Retail
8. Proposed use of Property: Retail
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 160 Square Feet
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Michael Boris Title: President
 Company name (if applicable): _____
 Mailing Address: P.O. Box 2095
 City: Lake City State: FL Zip: 32056
 Telephone: (386) 752-0067 Fax: (386) 755-1597 Email: mike.boris@frenveyinc.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: _____

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. _____

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. 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.
 6. 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).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 11. 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.

NOTICE TO APPLICANT

All eleven (11) 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 ten (10) 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.

Michael Boris

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

1-23-23

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23 day of JAN, 2023 by (name of person acknowledging).



[Handwritten Signature]
Signature of Notary
BRENDA DOUGLASS
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced



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

PARCEL: 05-4S-17-07610-002 (28490) | COMMUNITY SHOPPING (1600) | 7.479 AC
 BEG NE COR OF NW1/4 OF SW1/4, RUN E 181.45 FT, S 835.26 FT TO N LINE SUGAR CREEK, W ALONG N LINE OF CREEK 464.47 FT TO E R/W US-41, N ALONG R/W 679.90

SOUTH TOWN SQUARE LLC
 Owner: P O BOX 2095
 LAKE CITY, FL 32056
 Site: 1489 SW MAIN BLVD, LAKE CITY
 Sales: 12/31/2007 \$100 1(U)
 5/16/2007 \$180 1(U)
 Info: 10/30/1990 \$475,000 1(U)

2023 Working Values			
Mkt Lnd	\$598,320	Appraised	\$1,455,929
Ag Lnd	\$0	Assessed	\$1,455,929
Bldg	\$812,002	Exempt	\$0
XFOB	\$45,607	county:	\$1,455,929
Just	\$1,455,929	Total	city:\$1,455,929
		Taxable	other:\$0
			school:\$1,455,929

NOTES:



This information, 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, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

Brooklynns Coffee Main Boulevard Location

CONCURRENCY & COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

**David M. Winsberg
PE License # 68463
Cert. Auth. # 29596**

**Winsberg, Inc.
PO Box 2815
Lake City, FL 32056
Phone (386) 755-7449
Fax (888) 522-0030
david@winsberginc.com**

Water & Sewer Usage

Water & Sewer usage is 15 GPD per 100 square feet of floor space. Thus, total usage is $15 \times 160 / 100 = 24.0$ GPD.

Solid Waste

Solid Waste is 5.5 lbs/day per 1,000 square feet of floor space. Thus, total usage is $5.5 \times 160 / 1,000 = 0.88$ lbs/day.

Trip Generation

ADT is 6.97 trips/day per 1,000 square feet of floor space. Thus, ADT is $6.97 \times 160 / 1,000 = 1.12$ trips/day.

PM peak trips is 0.98 trips per 1,000 square feet of floor space. Thus, PM peak trips is $0.98 \times 160 / 1,000 = 0.16$ trips.

Consistency with Objectives and Policies for Urban Development Areas

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY 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 I.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The facility is located inside the Designated Urban Development Area and conforms to the requirements of the Comprehensive Plan and Land Development Regulations.

Policy I.1.1

The county 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 county 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 facility is located along Southwest Main Boulevard where adequate capacity for transportation, water, sanitary sewer, etc... is available to support the facility.

Policy I.1.2

The county'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 property is being proposed to be used for activities that are consistent with usage of current surrounding properties.

Policy I.1.3

The county'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 2023.

Consistency: The property owner wishes to start construction as soon as is reasonably possible. They do not intend to wait until after 2023 begin construction.

Policy I.1.4

The county 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: The facility is not located in any environmentally sensitive areas. It will not be used for agricultural or forestry activities.

Policy I.1.5

The county shall continue to regulate 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: The facility was designed so as to conform with the existing land topography, soil conditions, and other unique features specific to this property.

Policy I.1.6

The county'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 county. 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 facility is not designed to exceed any density, floor area ratio, or other similar required threshold. If necessary, a variance will be requested after exhausting all other options.

South Town Square, Parcel ID# 05-4S-17-07610-002 (28490):

Land lying and being in the Southwest 1/4, Section 5, Township 4 South, Range 17 East, Columbia County (Lake City), Florida, more fully described as follows:

Beginning at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 5, Township 4 South, Range 17 East, Columbia County, Florida, said point being further described as lying in the Southern line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road, 181.45 feet to a point; thence South 6 deg. 24 min. 25 sec. West, 149.56 feet to a point, said point being the Northwest corner of the property of Columbia Arms, Inc.; thence South 6 deg. 57 min. 11 sec. West along the Western line of the Columbia Arms property, 685.70 feet to a point, said point lying in the Northern line of a 50 foot drainage easement previously granted to the City of Lake City, Florida; thence North 84 deg. 10 min. 30 sec. West along the Northern line of said easement, 464.47 feet to a point in the Eastern line of U.S. Highway No. 41 (State Road No. 25); thence North 9 deg. 53 min. 30 sec. East along the Eastern line of said U.S. Highway No. 41, 794.24 feet to the South right-of-way line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern right-of-way line of St. Margaret Road, 244.00 feet, more or less to the Point of Beginning.

LESS AND EXCEPT the property described in Official Records Book 777 at Page 2370 of the Public Records of Columbia County, Florida.

Prepared by and return to:
Gary D. Grunder
Grunder & Petteway, P.A.
23349 Northwest CR 236, Suite 10
High Springs, FL 32643
(386) 454-1298

Inst:200812000339 Date:1/8/2008 Time:11:51 AM
Doc Stamp-Deed:0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 2

Tax Parcel Identification No. R07610-002 and R07610-005

TRUSTEE'S DEED

THIS INDENTURE, made on December 31, 2007, between Patricia Faye Boris, individually and as Trustee of the Patricia Faye Boris Revocable Living Trust Dated September 14, 2005, Grantor; and South Town Square, LLC, a Florida limited liability company, Grantee. The address of Patricia Faye Boris is PO Box 2095, Lake City, Florida 32056. The address of South Town Square, LLC is P.O. Box 2095, Lake City, Florida 32056.

WITNESSETH:

That the Grantor, pursuant to the powers granted under the Trust dated September 14, 2005, made by Patricia Faye Boris, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys, and confirms to the Grantee, and the Grantee's heirs, personal representatives, successors, and assigns forever that certain real property situate in Columbia County, Florida, more particularly described as follows:

South Town Square, Parcel No. R07610-002:

Land lying and being in the Southwest 1/4, Section 5, Township 4 South, Range 17 East, Columbia County (Lake City), Florida, more fully described as follows:

Beginning at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 5, Township 4 South, Range 17 East, Columbia County, Florida, said point being further described as lying in the Southern line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road, 181.45 feet to a point; thence South 6 deg. 24 min. 25 sec. West, 149.56 feet to a point, said point being the Northwest corner of the property of Columbia Arms, Inc.; thence South 6 deg. 57 min. 11 sec. West along the Western line of the Columbia Arms property, 685.70 feet to a point, said point lying in the Northern line of a 50 foot drainage easement previously granted to the City of Lake City, Florida; thence North 84 deg. 10 min. 30 sec. West along the Northern line of said easement, 464.47 feet to a point in the Eastern line of U.S. Highway No. 41 (State Road No. 25); thence North 9 deg. 53 min. 30 sec. East along the Eastern line of said U.S. Highway No. 41, 794.24 feet to the South right-of-way line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern right-of-way line of St. Margaret Road, 244.00 feet, more or less to the Point of Beginning.

LESS AND EXCEPT the property described in Official Records Book 777 at Page 2370 of the Public Records of Columbia County, Florida.

South Town Square, Parcel No. R07610-005:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 5, Township 4 South, Range 17 East, said point being further described as lying in the Southern line of St. Margaret Road; run thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road, 181.45 feet to the true point of beginning; thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road 91.0 feet to a point; thence South 0 deg. 03 min. 17 sec. East, 161.9 feet to a point in the Northern line of the property of Columbia Arms, Inc.; thence North 83 deg. 01 min. 59 sec. West along the Northern line of the said Columbia Arms property,

108.65 feet to the Northwestern corner thereof; thence North 06 deg. 24 min. 25 sec. East, 149.56 feet to the Point of Beginning.

SUBJECT TO:

1. Reservations, dedications, easements, and restrictions of record.
2. Taxes for the year 2007 and all subsequent years.
3. All valid zoning ordinances of governmental bodies.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the real property.

TO HAVE AND TO HOLD the same unto the Grantee, the Grantee's heirs, personal representatives, successors, and assigns, in fee simple forever.

AND THE Grantor covenants to and with the Grantee, the Grantee's heirs, personal representatives, successors, and assigns, that Patricia Faye Boris presently serve as Trustee under agreement dated September 14, 2005, made by Patricia Faye Boris, that the Trust is in full force and effect, that Patricia Faye Boris as Trustee is empowered by the Trust to enter into this deed, and that all things preliminary to and in and about this conveyance and the laws of the state of Florida have been followed and complied with in all respects.

AND THE Grantor further covenants with the Grantee that the Grantor has good right and lawful authority to convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against all lawful claims of all persons claiming by, through, or under the Grantor. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on the date and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness: Print Name Amy L. Kenner

[Signature]
Patricia Faye Boris, Individually and as Trustee of the Patricia Faye Boris Revocable Living Trust Dated September 14, 2005

[Signature]
Witness: Print Name Gary D. Grunder

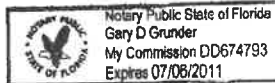
State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 31st day of December, 2007 by Patricia Faye Boris individually and as Trustee of the Patricia Faye Boris Revocable Living Trust Dated September 14, 2005 who

- is personally known to me
- who has produced a valid Florida driver's license as identification
- who produced _____ as identification

[Signature]
Notary Public at Large, State of Florida

(SEAL)



Last Update: 1/26/2023 2:05:26 PM EST

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
R07610-002	REAL ESTATE	2022
Mailing Address SOUTH TOWN SQUARE LLC P O BOX 2095 LAKE CITY FL 32056		Property Address 1489 MAIN LAKE CITY GEO Number 054S17-07610-002

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	001	
Legal Description (click for full description)		
05-4S-17 1600/16007.48 Acres BEG NE COR OF NW1/4 OF SW1/4, RUN E 181.45 FT, S 835.26 FT TO N LINE SUGAR CREEK, W ALONG N LINE OF CREEK 464.47 FT TO E R/W US-41, N ALONG R/W 679.90 FT, E 169.08 FT, N 161.25 FT TO S R/W MARGARET ST, E 79.79 FT TO POB. See Tax Roll For Extra Legal		

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	1,455,929	0	\$1,455,929	\$7,134.05
BOARD OF COUNTY COMMISSIONERS	7.8150	1,455,929	0	\$1,455,929	\$11,378.09
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	1,455,929	0	\$1,455,929	\$1,089.04
LOCAL	3.2990	1,455,929	0	\$1,455,929	\$4,803.11
CAPITAL OUTLAY	1.5000	1,455,929	0	\$1,455,929	\$2,183.89
SUWANNEE RIVER WATER MGT DIST	0.3368	1,455,929	0	\$1,455,929	\$490.36
LAKE SHORE HOSPITAL AUTHORITY	0.0001	1,455,929	0	\$1,455,929	\$0.15
Total Millage		18.5989	Total Taxes		\$27,078.69

Non-Ad Valorem Assessments		
Code	Levyng Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$8,952.49
Total Assessments		\$8,952.49
Taxes & Assessments		\$36,031.18
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2022	PAYMENT	1800505.0001	2022	\$34,589.93

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES