



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

**FOR PLANNING USE ONLY**  
Application # Z 22-08  
Application Fee \$ 750  
Receipt No. \_\_\_\_\_  
Filing Date 2/17/22  
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: Frankes + Lane Heating and Air LLC
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 00-00-00-13752-001 (42306)
4. Future Land Use Map Designation: Residential medium density
5. Existing Zoning Designation: RSF-3 | RD
6. Proposed Zoning Designation: Commercial Intensive
7. Acreage: 0.767
8. Existing Use of Property: Vacant
9. Proposed use of Property: Commercial

## 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: 877-688-1770 Fax: ( ) Email: ccpenzo@gmail

**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): Frankes + Lane Heating and Air LLC  
Mailing Address: 219 SW Cypress Glen  
City: Lake City State: FL Zip: 32025  
Telephone: 889-688-1139 Fax: ( ) Email: frankelaneac@gmail

**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 city's comprehensive plan or would have an adverse effect on the city's comprehensive plan.
  - b. The existing land use pattern.
  - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
  - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
  - i. Whether the proposed change will create a drainage problem.
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
  - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
  - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
  - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
  - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
    - i. The need and justification for the change.
    - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
- ✓5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- ✓6. Proof of Ownership (i.e. deed).
- ✓7. Agent Authorization Form (signed and notarized).
- ✓8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Site-Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

## 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.

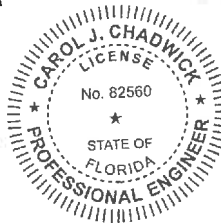
A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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



Digitally signed by  
Carol Chadwick

DN: c=US,

o=Florida,

dnQualifier=A014

10D0000017EB6D

924CE0005954C,

cn=Carol

Date

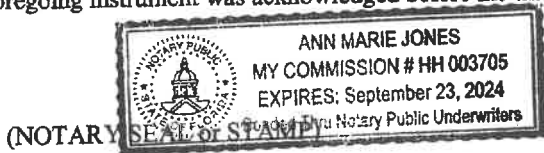
Chadwick

Date: 2022.03.01

14:26:45 -05'00'

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 3 day of March, 2022, by (name of person acknowledging).



Ann Marie Jones  
Signature of Notary

Ann Marie Jones  
Printed Name of Notary

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced

**SYMBOL LEGEND:**

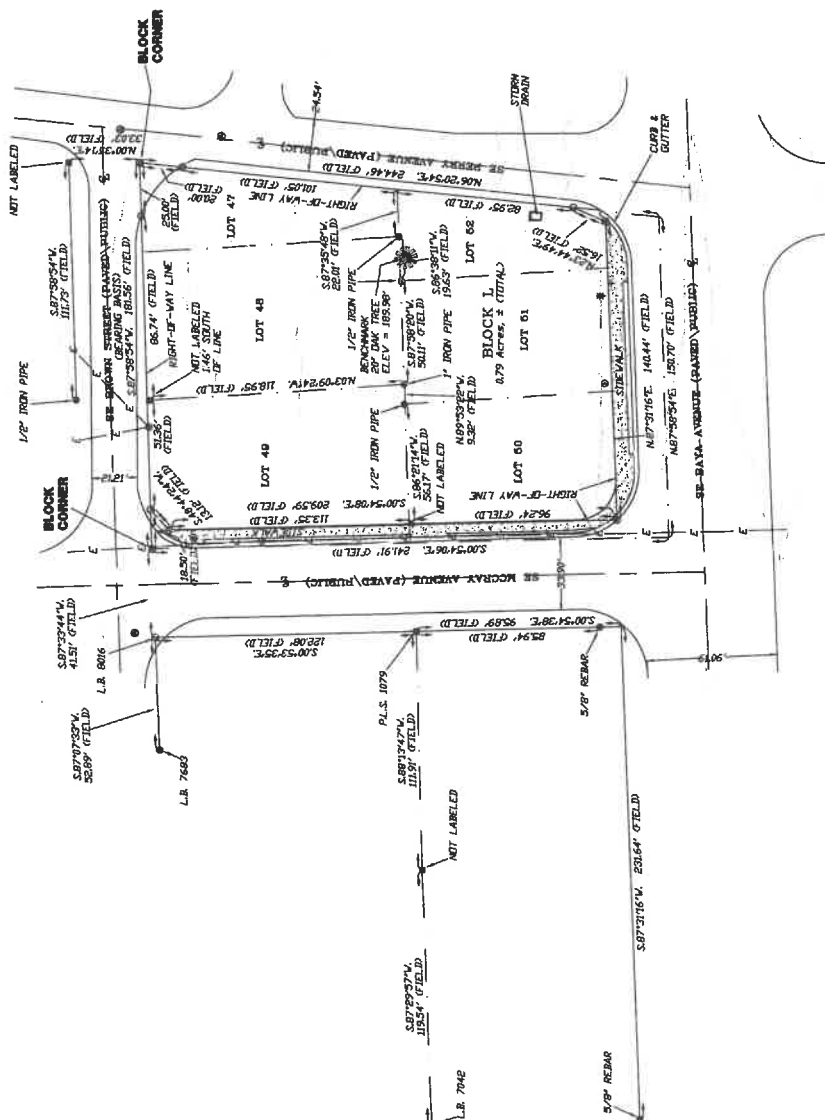
4" x 4" CONCRETE MONUMENT	STANDARD
4" x 4" CONCRETE MONUMENT	SET
IRON PIPE	STANDARD
IRON PIPE	SET
3" C.I.P.	STANDARD
3" C.I.P.	SET
CALCULATED	PROPERTY CORNER
PAUL & BIRD	
WILSON & WALKER	
UNITED STATES	
UTILITY BOX	
IRON PIPE	STANDARD
IRON PIPE	SET
WHOLE	
SECTION LINE	
ELECTRIC LINE	
IRON FENCE	
WOODEN FENCE	
WOODEN FENCE	
AS PER PLAN OF RECORD	
AS PER FIELD OF RECORD	
AS PER FIELD OF RECORD	
AS PER FIELD MEASUREMENTS	
PERMANENT REFERENCE MARK	
PERMANENT CONTROL MARK	
P.C.P.	

SCALE: 1" = 40'



DESCRIPTION  
 LOTS 47, 48, 49, 50, 51 AND 52 IN BLOCK L, "CANVIA SUBDIVISION", SOUTHERN DIVISION, CITY OF LAKE CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 21 OF THE PUBLIC RECORDS OF CLINGMAN COUNTY, FLORIDA.  
 LESS AND EXCEPT EXISTING ROAD RIGHT-OF-WAYS.

1. SURVEYOR'S NOTES:  
2. 1. BOUNDARY SURVEY FOR SAUB PLAT OF RECORD  
3. THE ORIGINAL SURVEY FOR SAUB PLAT OF RECORD  
4. OF SAUB BLOCK L. WAS ASSIGNED BEARING OF S.078°58'54"W. FOR THE NORTH LINE  
5. OF SAUB BLOCK L. THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE  
6. THE 500 YEAR FLOOD ZONE. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT  
7. TO CHANGEMENTS, IF ANY, INDICATED IN THIS SURVEY. BOUNDARY ARE AS LOCATED ON  
8. DATE OF FIELD SURVEY AS SHOWN HEREON.  
9. THIS SURVEY ENJOYS THE SAME ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR  
10. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE  
11. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.  
12. THIS SURVEY ARE NOT REFLECT OR EXTENDING ENCROUSHER.  
13. THE ALLEGED DIMENSION INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY  
14. RECORDS. THE ALLEGED DIMENSION INFORMATION AS SHOWN HEREON ARE BASED ON AVOID 88.00 FEET  
15. DIMENSION.



**CERTIFIED TO:**

FRANKS & LAINE HEATING AND AIR  
NORRIS & NORRIS, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY

**SURVEYOR'S CERTIFICATION**

HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.067, FLORIDA STATUTES.

31 WT SURV REPORT	31 WT SURV DET
2302-06-10	2303-17-10

FIELD BOOK: 373 PAGE(S): 73

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BRITT SURVEYING  
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016

www.britishtsurveys.com

WORK ORDER # L-28201



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 1, 2022

re: Franks & Lane Heating and Air Impact Analysis

The site is currently vacant. The proposed business will use City sewer and water, if available.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 110
- 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: 9.06 ADT & 1.26 Peak PM trips
- Potable Water: 45 gallons per day
- Potable Water: 45 gallons per day
- Solid Waste: 3.30 tons per year

See 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=A0141  
0D0000017EB6D92  
4CE0005954C,  
cn=Carol Chadwick  
Date: 2022.03.01  
14:26:10 -05'00'

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 #FL21142

□

**REVISED CONCURRENCY  
WORKSHEET**

Franks Lane Heating and Air  
March 1, 2022

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Employees	Total ADT	Total PM Peak
110	General Light Industrial	3.02	0.42	3.00	9.06	1.26

\*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)
---------------------------	---------------------------------------------	-----------------------------------	-------------------------

Office Building	15.00	3.00	45.00
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\* 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)
---------------------------	---------------------------------------------	-----------------------------------	-------------------------

Office Building	15.00	3.00	45.00
-----------------	-------	------	-------

\* 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**	S.F.	Total (Tons Per Year)
Office	1.00	1800.00	3.30

\*\*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

March 1, 2022

re: Franks & Lane Heating and Air meet of the Requirements of Article 12 of the Land Development Regulations

The Michigan Place 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 many other commercial uses with direct access to SE Baya Drive.*

- b) The existing land use pattern.

*Analysis: The subject property has is located in an area that is trending towards commercial uses due to its proximity to SE Baya Drive.*

- 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 trending towards commercial uses due to its proximity to SE Baya Drive.*

- 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. No additional students in schools will result from the change. 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: In the past, the zoning was changed to cut through the site resulting in a portion being RO and the remainder being RSF-3. Most properties fronting SE Bay Drive are predominantly commercial with residential uses being further removed from SE Baya Drive.*

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

*Analysis: Most properties fronting SE Bay Drive are predominantly commercial with residential uses being further removed from SE Bay Drive.*

- 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 and traffic from the site will mostly use SE Bay Drive.*

- 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 many commercial sites.*

- 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 commercial 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

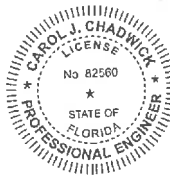
development regulations. The Planning and Zoning Board shall consider and study:

- 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: The properties adjacent to SE Baya are trending to commercial and less for residential uses due to the traffic on SE Baya.***

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410  
D0000017EB6D924C  
E0005954C,  
cn=Carol Chadwick  
Date: 2022.03.01  
14:25:46 -05'00'

Carol Chadwick, P.E.

**Columbia County Property Appraiser**

Jeff Hampton

**2022 Working Values**

updated: 12/2/2021

Parcel: &lt;&lt; 00-00-00-13752-001 (42306) &gt;&gt;

**Owner & Property Info**

Owner	FRANKS & LANE HEATING AND AIR LLC 219 SW CYPRESS GLN LAKE CITY, FL 32025		
Site			
Description*	S DIV: LOTS 47 THRU 52 BLOCK L CANOVA S/D. QC 1023-2744, DC 1240-982, WD 1438-1998,		
Area	0.767 AC	S/T/R	32-3S-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	\$83,625	Mkt Land	\$83,625
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$83,625	Just	\$83,625
Class	\$0	Class	\$0
Appraised	\$83,625	Appraised	\$83,625
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$83,625	Assessed	\$83,625
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$83,625 city:\$83,625 other:\$0 school:\$83,625	Total Taxable	county:\$83,625 city:\$83,625 other:\$0 school:\$83,625

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☐ Sales
**Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$85,000	1438/1998	WD	V	Q	01
8/18/2004	\$100	1023/2744	QC	V	U	06
5/15/1995	\$0	0808/0519	TD	V	U	03
8/1/1986	\$17,000	0600/0154	WD	I	U	01
11/1/1985	\$10,000	0578/0191	WD	I	Q	

**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**

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	33,450.000 SF (0.767 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$83,625

Prepared by and return to:

Norris & Norris, P.A.  
253 NW Main Blvd.  
Lake City, FL 32055  
386-752-7240  
File Number: J277

Inst: 202112010783 Date: 05/27/2021 Time: 4:45PM  
Page 1 of 1 B: 1438 P: 1998, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 595.00

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 27<sup>th</sup> day of May, 2021 between Leandra G. Johnson, a married person not residing on the property, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, whose post office address is P.O. Box 2812, Lake City, FL 32056, grantor, and Franks & Lane Heating and Air, LLC, a Florida limited liability company, whose post office address is 219 SW Cypress Glen, Lake City, FL 32025, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida to-wit:

Lots 47, 48, 49, 50, 51, and 52, Block L, CANOVA SUBDIVISION, Southern Division of the City of Lake City, Florida, according to map or plat thereof recorded in Plat Book A, page 21, public records, Columbia County, Florida.

**LESS AND EXCEPT** road rights-of-way.

The property is not the homestead of the Grantor, and is not now nor has it ever been the primary residence or homestead of the Grantor, or the Grantor's spouse or any dependent child of the Grantor.

**Subject to:** Covenants, reservations, restrictions and easements of record; easements shown by a plat of the property and visible easements.


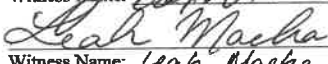
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

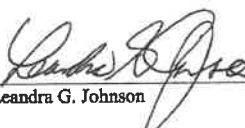
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Leah Macha  
  
Witness Name: Leah Macha

By:  (Seal)  
Leandra G. Johnson

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27<sup>th</sup> day of May, 2021 by Leandra G. Johnson, individually and as Trustee of the Flor M. Goyenechea Revocable Living Trust dated August 18, 2004, who have produced a driver's license as identification.



(NOTARIAL SEAL)

  
Notary Public - State of Florida



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

## Detail by Entity Name

Florida Limited Liability Company

FRANKS & LANE HEATING AND AIR, LLC

### Filing Information

<b>Document Number</b>	L18000126940
<b>FEI/EIN Number</b>	83-0675430
<b>Date Filed</b>	05/21/2018
<b>Effective Date</b>	05/21/2018
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

219 SW CYPRESSWOOD GLEN  
LAKE CITY, FL 32025

### Mailing Address

219 SW CYPRESS WOOD GLEN  
LAKE CITY, FL 32025

### Registered Agent Name & Address

LANE, MARK OWEN, Jr.  
219 SW CYPRESSWOOD GLEN  
LAKE CITY, FL 32025

Name Changed: 02/09/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

FRANKS, ANTHONY  
219 SW CYPRESSWOOD GLEN  
LAKE CITY, FL 32025

Title MGRM

LANE, MARK, JR.  
219 SW CYPRESSWOOD GLEN  
LAKE CITY, FL 32025

### Annual Reports

Report Year	Filed Date
2019	02/15/2019
2020	03/10/2020
2021	02/09/2021

**Document Images**

<a href="#">02/09/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/15/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/21/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

## APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department  
135 NE Hernando Avenue  
Lake City, FL 32055

### Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, PE  
(Name of Person to Act as my Agent)

for Carol Chadwick, PE  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for Zoning and/or FLU applications  
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: \_\_\_\_\_

Applicant/Owner's Title: \_\_\_\_\_

On Behalf of: \_\_\_\_\_  
(Company Name, if applicable)

Telephone: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Owner's Signature: Mark Lane

Print Name: Mark Lane

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 2nd day of  
December, 20 21, by Mark Lane  
whom is personally known by me ☒ OR produced identification ☐.  
Type of Identification Produced \_\_\_\_\_

Suzanne Stewart  
(Notary Signature)

(SEAL)



SUZANNE STEWART  
Commission # GG 932386  
Expires November 17, 2023  
Bonded Thru Budget Notary Services



## Columbia County Tax Collector

generated on 12/3/2021 1:07:30 PM EST

## Tax Record

Last Update: 12/3/2021 1:04:06 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		
R13752-001	REAL ESTATE	2021		
<b>Mailing Address</b> FRANKS & LANE HEATING AND AIR LLC 219 SW CYPRESS GLN LAKE CITY FL 32025		<b>Property Address</b>  <b>GEO Number</b> 000000-13752-001		
<b>Exempt Amount</b>	<b>Taxable Value</b>			
See Below	See Below			
<b>Exemption Detail</b> NO EXEMPTIONS		<b>Millage Code</b> 001		
<b>Escrow Code</b> 00-00-00 0000/0000.77 Acres S DIV: LOTS 47 THRU 52 BLOCK L CANOVA S/D. QC 1023-2744, DC 1240-982, WD 1438-1998,				
<b>Legal Description (click for full description)</b>				
<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>		
BOARD OF COUNTY COMMISSIONERS	7.8150	83,625 0 \$83,625 \$653.53		
CITY OF LAKE CITY	4.9000	83,625 0 \$83,625 \$409.76		
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	83,625 0 \$83,625 \$62.55		
LOCAL	3.6430	83,625 0 \$83,625 \$304.65		
CAPITAL OUTLAY	1.5000	83,625 0 \$83,625 \$125.44		
SUWANNEE RIVER WATER MGT DIST	0.3615	83,625 0 \$83,625 \$30.23		
LAKE SHORE HOSPITAL AUTHORITY	0.0000	83,625 0 \$83,625 \$0.00		
<b>Total Millage</b>	18.9675	<b>Total Taxes</b> \$1,586.16		
<b>Non-Ad Valorem Assessments</b>				
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>		
XLCF	CITY FIRE ASSESSMENT	\$50.40		
<b>Total Assessments</b>		\$50.40		
<b>Taxes &amp; Assessments</b>		\$1,636.56		
<b>If Paid By</b>		<b>Amount Due</b>		
		\$0.00		
<b>Date Paid</b>	<b>Transaction</b>	<b>Receipt</b>	<b>Item</b>	<b>Amount Paid</b>
11/17/2021	PAYMENT	6400763.0001	2021	\$1,571.10

[Prior Years Payment History](#)

## Prior Year Taxes Due

NO DELINQUENT TAXES

PARCEL: 00-00-00-13752-001

DESCRIPTION:

LOTS 47, 48, 49, 50, 51 AND 52 IN BLOCK L, "CANOVA SUBDIVISION", SOUTHERN DIVISION, CITY OF LAKE CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 21 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.  
LESS AND EXCEPT EXISTING ROAD RIGHT-OF-WAYS.

**CONTIGUOUS OWNERSHIP TO FRANKS AND LANE HEATING AND AIR LLC**

February 17, 2022

Name	Address	City	State	ZIP	ZONING
FRANKS & LANE HEATING AND AIR LLC	219 SW CYPRESS GLN	LAKE CITY	FL	32025	RSF-3 & RO
CHARRON MARIA C	449 SE BAYA DR	LAKE CITY	FL	32025	RSF-3 & RO
SOUTHSIDE BAPTIST CHURCH OF LAKE CITY INC	388 SE BAYA DRIVE	LAKE CITY	FL	32025	RO
SOUTHSIDE BAPTIST CHURCH	388 SE BAYA DR	LAKE CITY	FL	32025	RSF-2 & RO
PARKER BENNIE B	3546 SW STATE ROAD 247	LAKE CITY	FL	32024	RO
GREAT SOUTH TIMBER & LUMBER LLC	P O BOX 2249	LAKE CITY	FL	32056	RO
GREAT SOUTH TIMBER COMPANY	P O BOX 2249	LAKE CITY	FL	32056	RO
HEBISON NATALIE	501 SE BROWN ST	LAKE CITY	FL	32025	RSF-3
EDGE STEVEN D	555 SE BROWN ST	LAKE CITY	FL	32025	RSF-3
MESA PETER JR	475 SE BROWN ST	LAKE CITY	FL	32025	RSF-3
WHITE SHANNON LAMARR	454 SE MCCRAY AVE	LAKE CITY	FL	32025	RSF-3

**CONTIGUOUS OWNERSHIP TO FRANKS AND LANE HEATING AND AIR LLC**

February 17, 2022

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