



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

R PLANNING USE ONLY

Application # _____
 Application Fee \$ 1750.00
 Receipt No. _____
 Filing Date 5/8/26
 Completeness Date _____

COMPREHENSIVE PLAN AMENDMENT

Small Scale, less than or equal to fifty (50) acres; \$1,750
 Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

A. PROJECT INFORMATION

1. Project Name: Patriot Mini Storage
2. Address of Subject Property: NW TURNER, Lake City, Fla
3. Parcel ID Number(s): 02440-003
4. Existing Future Land Use Map Designation: Commercial County
5. Proposed Future Land Use Map Designation: Commercial City
6. Zoning Designation: county commercial intensive
7. Acreage: 1 acre
8. Existing Use of Property: vacant lot
9. Proposed use of Property: mini storage

B. APPLICANT INFORMATION

1. Applicant Status Owner Agent
2. Name of Applicant(s): Elizabeth Stealy Title: OWNER
 Company name (if applicable): _____
 Mailing Address: 14445 139th Loop
 City: Live Oak State: FL Zip: 32060
 Telephone: [REDACTED] Fax: (____) Email: [REDACTED]

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. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. ~~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 land use amendments, an analysis of the impacts to Public Schools is required.
4. ~~4.~~ 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
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. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment 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.

Elizabeth Steedy

Applicant/Agent Name (Type or Print)

Elizabeth Steedy

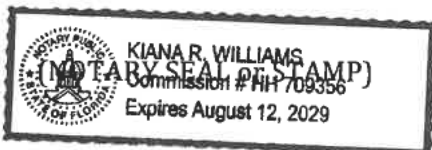
Applicant/Agent Signature

5/8/20

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 8th day of May, 2020, by (name of person acknowledging) Elizabeth Steedy.



Kiana R. Williams
Signature of Notary

Kiana Williams
Printed Name of Notary

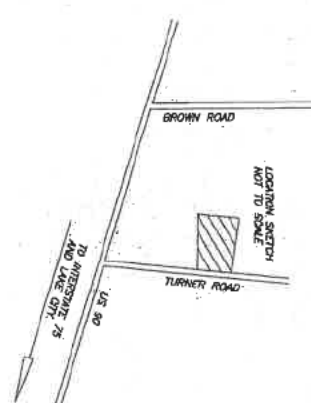
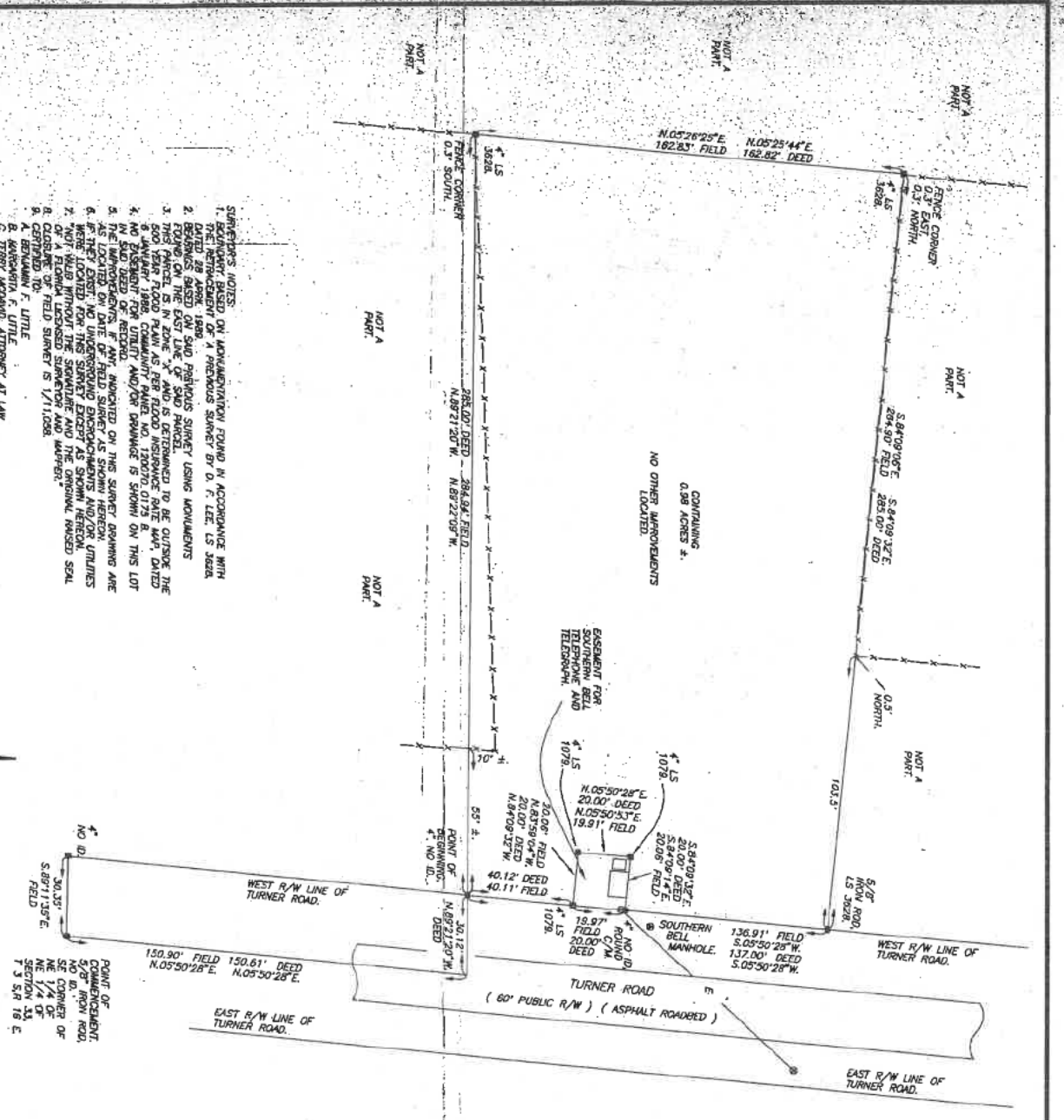
Personally, Known _____ OR Produced Identification FID
Type of Identification Produced

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055

BOUNDARY SURVEY
 IN SECTION 33
 TOWNSHIP 3 SOUTH
 RANGE 18 EAST
 COLUMBIA COUNTY
 FLORIDA

DESCRIPTION:
 COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE
 NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 18 EAST, COLUMBIA
 COUNTY, FLORIDA AND RUN N.05°02'28"E, ALONG THE EAST LINE OF SAID
 SECTION 33, BEING ALSO THE CENTERLINE OF TURNER ROAD 150.61 FEET;
 THENCE N.89°21'20"W, 30.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-
 WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE
 CONTINUE N.89°21'20"W, 285.00 FEET; THENCE N.09°29'44"E, 162.82 FEET;
 THENCE S.84°09'12"E, 285.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-
 WAY LINE OF TURNER ROAD; THENCE S.02°50'28"W, ALONG SAID WESTERLY
 RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING, COLUMBIA
 COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED SOUTHERN BELL TELEPHONE
 EASEMENT:
 A PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH,
 RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT
 THE S.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND RUN N.5°02'28"E,
 ALONG THE EAST LINE THEREOF 150.61 FEET; THENCE N.89°21'20"W, 30.12
 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE
 N.5°02'28"E, ALONG SAID WEST RIGHT-OF-WAY LINE 44.12 FEET FOR A POINT
 OF BEGINNING; THENCE S.84°09'12"E, 20.00 FEET; THENCE N.5°02'28"E,
 20.00 FEET; THENCE S.84°09'12"E, 20.00 FEET; THENCE N.5°02'28"E,
 20.00 FEET; THENCE S.84°09'12"E, 20.00 FEET; THENCE N.5°02'28"E,
 20.00 FEET; THENCE S.84°09'12"E, 20.00 FEET; THENCE N.5°02'28"E,
 20.00 FEET; THENCE S.84°09'12"E, 20.00 FEET TO THE POINT OF BEGINNING,
 COLUMBIA COUNTY, FLORIDA.



- SUBJECT'S NOTES:
1. BEARING BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF A PREVIOUS SURVEY BY D. F. LEE, LS 3628, DATED 28 APRIL 1988.
 2. BEARINGS BASED ON 1983 PREVIOUS SURVEY USING MONUMENTS.
 3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 8 JANUARY 1988, COMMUNITY PANEL NO. 120070, 0175 B.
 4. NO SUBSIDY OF RECORD.
 5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 6. THE CENTERLINE OF TURNER ROAD ENCROACHES AND/OR OBTAINS A PORTION OF THE ADJACENT PARCELS.
 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL WAXED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 8. COLORING OF FIELD SURVEY IS 1/11/088.
 9. DRAWING BY: LITTLE
 10. CHECKED BY: LITTLE
 11. A. KASPEROVA, F. LITTLE
 12. B. KASPEROVA, F. LITTLE
 13. C. TERRY JACOB, ATTORNEY AT LAW
 14. D. ATTORNEY'S TITLE INSURANCE FUND, INC.

CERTIFICATION:
 THIS SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH AND MAPPER'S IN CHAPTER 61017-6, FLORIDA STATUTES, AND THE CODE CONSISTANT TO SECTION 61017-6.



BY: *[Signature]*
 MARK D. DUREN, LS 4708

- CHECK LIST:
- 1. CONDUCT MONUMENT TOURS
 - 2. MONUMENTS FOUND AS SHOWN ON PLAT
 - 3. MONUMENTS NOT SET AS SHOWN ON PLAT
 - 4. MONUMENTS SET AS SHOWN ON PLAT
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 - 18. MONUMENTS SET AS SHOWN ON PLAT
 - 19. MONUMENTS SET AS SHOWN ON PLAT
 - 20. MONUMENTS SET AS SHOWN ON PLAT

MARK D. DUREN, P.S.M.
 LS 4708
 RT. 18 BOX 555
 SISTERS WELCOME ROAD
 LAKE CITY, FLA. 32025
 (904) 758-9831 OFFICE
 (904) 758-8010 FAX

FIELD SURVEY DATE: 18 OCTOBER 1987
 DATE DRAWN: 23 DECEMBER 1987
 FIELD BOOK: 35 PAGE: 82-83
 DRAWN BY: M.D.

MO# 503-10-97

COLUMBIA COUNTY Property Appraiser

Parcel 33-3S-16-02440-003 <https://search.ccpafl.com/parcel/02440003163S33>

Owners

STEELY ELIZABETH
14445 139TH LOOP
LIVE OAK, FL 32060

Use: 0000: VACANT

Subdivision: DIST 3

Legal Description

COMM SE COR OF NE1/4 OF NE1/4, RUN N 150.61 FT,
W 30.12 FT TO W R/W TURNER RD FOR POB, CONT
W 285 FT, N 162.82 FT, E 285 FT, S 137 FT TO
POB.

...



CONCURRENCY AND COMP PLAN CONSISTENCY ANALYSIS

Parcel 02440-003 is currently zoned **Commercial Intensive (County)**. The applicant is requesting a rezoning to **Commercial Intensive (City)**. Because the existing and proposed zoning classifications allow for the same permitted uses, the zoning change is not expected to result in any additional impacts.

Elizabeth Stealy

Jane T Stealy

LEGAL DESCRIPTION FOR PARCEL 02440-003

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.05°50'28" E., ALONG THE EAST LINE OF SAID SECTION 33, BEING ALSO THE CENTERLINE OF TURNER ROAD 150.61 FEET; THENCE N.89°21'20" W. 30.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°21'20" E. 285.00 FEET; THENCE N05° N.05°25'44" E. 162.82 FEET; THENCE S.84°09'32" E. 285.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.05°50'28" W. ALONG SAID WESTLERY RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED SOUTHERN BELL TELEPHONE EASEMENT: A PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND RUN 05°50'28" E., ALONG THE EAST LINE THEREOF, 150.61 FEET; THENCE N.89°21'20" W., 30.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE N.5°50'28" E., ALONG SAID WEST RIGHT-OF-WAY LINE 40.12 FEET FOR A POINT OF BEGINNING; THENCE S.84°09'32" E., 20.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.5°50'28" W. ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2024-7632CW

Parcel Identification No 33-3S-16-02440-003

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 5th day of February, 2024 between Ernest Mario Little, a Married Man, Sharon Nan Friedman, a Married Woman, and Ray Maurice Little, a Married Man, whose post-office address is c/o 804 Plantation Way, Panama City, FL 32404, of the County of Bay, State of Florida, Grantors, to Elizabeth Steely, a Married Woman, whose post office address is 14445 139th Loop, Live Oak, FL 32060, of the County of Suwannee, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Commence at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, Florida and run North 05 degrees 50 minutes 28 seconds East along the East line of said Section 33, being also the centerline of Turner Road 150.61 feet; thence North 89 degrees 21 minutes 20 seconds West 30.12 feet to a point on the Westerly right of way line of said Turner Road and the Point of Beginning; thence continue North 89 degrees 21 minutes 20 seconds West 285.00 feet; thence North 05 degrees 25 minutes 44 seconds East 162.82 feet; thence South 84 degrees 09 minutes 32 seconds East 285.00 feet to a point on the Westerly right of way line of Turner Road; thence South 05 degrees 50 minutes 28 seconds West along said Westerly right of way line 137.00 feet to the Point of Beginning. Columbia County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantors' residence and homestead address is: 804 Plantation Way, Panama City, FL 32404 **Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Destiny Whitmire

Witness: Destiny Whitmire
Address: 1507 S Alexander St ste 102 Plant City FL 33563

Ray Maurice Little

Ray Maurice Little

Wendy Howard

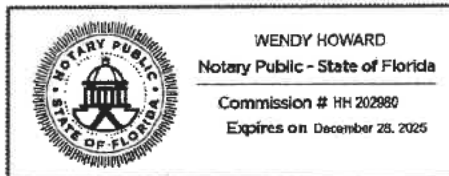
Witness: Wendy Howard
Address: 1753 Loch Haven Court Trinity, FL 34655

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 5th day of February, 2024, by Ray Maurice Little, who produced DRIVER LICENSE as identification.

Wendy Howard

Signature of Notary Public
Wendy Howard



Notarized remotely online using communication technology via Proof.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*

Brandye Smith

Witness: Brandye Smith

Address:

12220 Atlantic Blvd, Ste 130 Jacksonville, FL 32225

Ernest Mario Little

Ernest Mario Little

Darrell Rodney Smith

Witness: Darrell Rodney Smith

Address:

12220 Atlantic Blvd, Ste 130 Jacksonville FL 32225

STATE OF FLORIDA
COUNTY OF

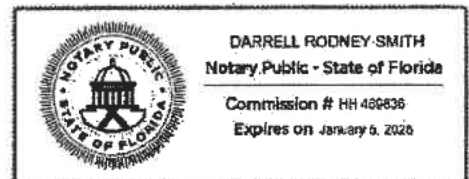
Duval

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this ^{5th} day of February, 2024, by Ernest Mario Little, who produced DRIVER LICENSE as identification.

Darrell Rodney Smith

Darrell Rodney Smith

Signature of Notary Public



Notarized remotely online using communication technology via Proof.

SIGNATURES ON FOLLOWING PAGES

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Megan Elizabeth Burrus
Witness: Megan Elizabeth Burrus
Address: 1507 S Alexander St ste 102 Plant City FL 33563

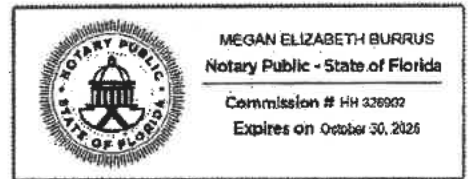
Sharon Nan Friedman
Sharon Nan Friedman

Destiny Whitmire
Witness: Destiny Whitmire
Address: 1507 S Alexander St ste 102 Plant City FL 33563

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online
notarization this 5th day of February, 2024, Sharon Nan Friedman, who produced
DRIVER LICENSE as identification.

Megan Elizabeth Burrus
Signature of Notary Public



Notarized remotely online using communication technology via Proof.

SIGNATURES ON FOLLOWING PAGES

Tax Bill Detail

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Property Tax Account: R02440-003
STEELY ELIZABETH

Year: 2025 Bill Number: 8571 Owner: STEELY ELIZABETH
 Tax District: 2 Property Type: Real Estate

MAILING ADDRESS: **PROPERTY ADDRESS:**
 STEELY ELIZABETH 0
 14445 139TH LOOP
 LIVE OAK FL 32060

Payment Options

This Bill:
 All Bills:
 Cart Amount:

Bill 8571 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes & Fees Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$680.84	\$680.84	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$65.17	\$65.17	\$0.00
LOCAL	3.1010	\$270.16	\$270.16	\$0.00
CAPITAL OUTLAY	1.5000	\$130.68	\$130.68	\$0.00
Subtotal	5.3490	\$466.01	\$466.01	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$24.50	\$24.50	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	13.4453	\$1,171.36	\$1,171.36	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.94	\$3.94	\$0.00
TOTAL	\$3.94	\$3.94	\$0.00

Fees

Authority/Fund	Charged	Paid	Due
ADVERTISING - REAL	\$28.75	\$28.75	\$0.00
INTERNET WEB FEE	\$12.00	\$12.00	\$0.00
Interest	\$35.26	\$35.26	\$0.00
TOTAL	\$76.01	\$76.01	\$0.00



Columbia County Tax Collector Payment Confirmation

Payments@Bill2Pay.com <Payments@bill2pay.com>
To: <Beth25rita@gmail.com>

Wed, May 6 at 1:05 PM

This is to confirm your recent payment made to Columbia County Tax Collector for TaxWeb on May 06, 2026 01:05 PM EST.

Your confirmation number is 0107234138.

TaxWeb - R02440-003 \$1251.31
2025
8571

Convenience Fee: \$1.50
Total Payment Amount: \$1252.81

For further information please send an email to help@Bill2Pay.com, or call us at (877) 767-6148.

Thank you.