



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

**FOR PLANNING USE ONLY**

Application # Z 2-21-04  
 Application Fee \$ 750  
 Receipt No. \_\_\_\_\_  
 Filing Date 4/14/21  
 Completeness Date 5/4/21

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**

- Project Name: Salon Suites
- Address of Subject Property: 846 SW Laurel Ln Lake City, FL 32025
- Parcel ID Number(s): 00-00-00-12515-000 (41058)
- Future Land Use Map Designation: Commercial
- Existing Zoning Designation: Commercial Neighborhood
- Proposed Zoning Designation: Commercial Rental (Salon Suites)
- Acreage: .286
- Existing Use of Property: Vacant Residential
- Proposed use of Property: Commercial Rental (Salon Suites)

**B. APPLICANT INFORMATION**

- Applicant Status       Owner (title holder)       Agent
- Name of Applicant(s): Marvin Slay      Title: President  
 Company name (if applicable): Florida First Coast Investment  
 Mailing Address: 677 SSW Bascom Norris Dr  
 City: Lake City      State: FL      Zip: 32025  
 Telephone: (386) 6230816      Fax: ( )      Email: bslay@firstsouthinsurance.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.**

- If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_ Fax: ( ) \_\_\_\_\_ Email: \_\_\_\_\_

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

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

**C. ADDITIONAL INFORMATION**

1. Is there any additional contract for the sale of, or options to purchase, the subject property?  
If yes, list the names of all parties involved: no  
If yes, is the contract/option contingent or absolute:     Contingent     Absolute
2. Has a previous application been made on all or part of the subject property:  Yes     No  
Future Land Use Map Amendment:     Yes \_\_\_\_\_     No \_\_\_\_\_  
Future Land Use Map Amendment Application No. 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. *- will be using curb cut of f of B44A - property is also owned by petitioner - will be done to avoid access traffic to Laurel*
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 county's comprehensive plan and would have an adverse effect on the county's comprehensive plan. *it will confirm as it abuts CN property - same owner*
  - b. The existing land use pattern. *- abuts CN*
  - 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. *NA -*
  - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. *- NA*
  - f. Whether changed or changing conditions make the passage of the proposed amendment necessary. *NA*
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood. *NA*
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. *NA*
  - i. Whether the proposed change will create a drainage problem. *NA*
  - 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. *NA*
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. *NA*
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. *NA*
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning. *NO*
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City. *NO*
- 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: *NA*
  - 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.

Marvin H Gray

Applicant/Agent Name (Type or Print)

[Handwritten Signature]  
Applicant/Agent Signature

4/5/21

Date

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of April, 2021, by (name of person acknowledging).



[Handwritten Signature]  
Signature of Notary  
Amanda Harrell  
Printed Name of Notary

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

## Columbia County Tax Collector

generated on 4/1/2021 9:01:02 AM EDT

## Tax Record

Last Update: 4/1/2021 9:01:02 AM ET

## 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
R12515-000	REAL ESTATE	2020

## Payment History

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2020	3386	11/30/2020	9921770.0002	\$1,385.15	\$1,329.74
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN SLAY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2019	3386	11/26/2019	9920939.0001	\$1,362.36	\$1,307.87
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN SLAY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2018	3401	11/29/2018	1402992.0002	\$1,263.99	\$1,213.43
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST TAXES			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2017	3410	11/30/2017	2701881.0001	\$1,236.76	\$1,187.29
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVEST.			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2016	3427	1/31/2017	1601291.0001	\$1,217.67	\$1,193.32
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST INVEST			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2015	3430	3/31/2016	2303089.0001	\$1,174.12	\$1,174.12
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	MARVIN BUDDY			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2014	3434	11/26/2014	3101006.0003	\$1,150.57	\$1,104.55
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLA FIRST COAST INVESTMENT COR			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2013	3438	11/14/2013	2300624.0001	\$1,821.76	\$1,748.89
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FL FIRST COAST INVESTMENT CORP			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
2012	3435	11/7/2012	1300644.0001	\$1,843.93	\$1,770.17
	Owner Name	FLORIDA FIRST COAST INVESTMENT			

	Paid By	FLORIDA FIRST COAST INVESTMENT
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Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2011</b>	3450	11/17/2011	3500246.0003	\$1,917.37	\$1,840.68
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2010</b>	134286	1/31/2011	3501025.0002	\$1,958.68	\$1,919.51
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2009</b>	134282	5/20/2010	2304343.0002	\$2,125.13	\$2,207.38
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2008</b>	134041	3/31/2009	3501604.0003	\$2,193.10	\$2,193.10
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2007</b>	133363	11/21/2007	1100982.0002	\$2,129.26	\$2,044.09
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2006</b>	132725	1/8/2007	3500465.0001	\$2,157.66	\$2,114.51
	Owner Name	FLORIDA FIRST COAST INVESTMENT			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

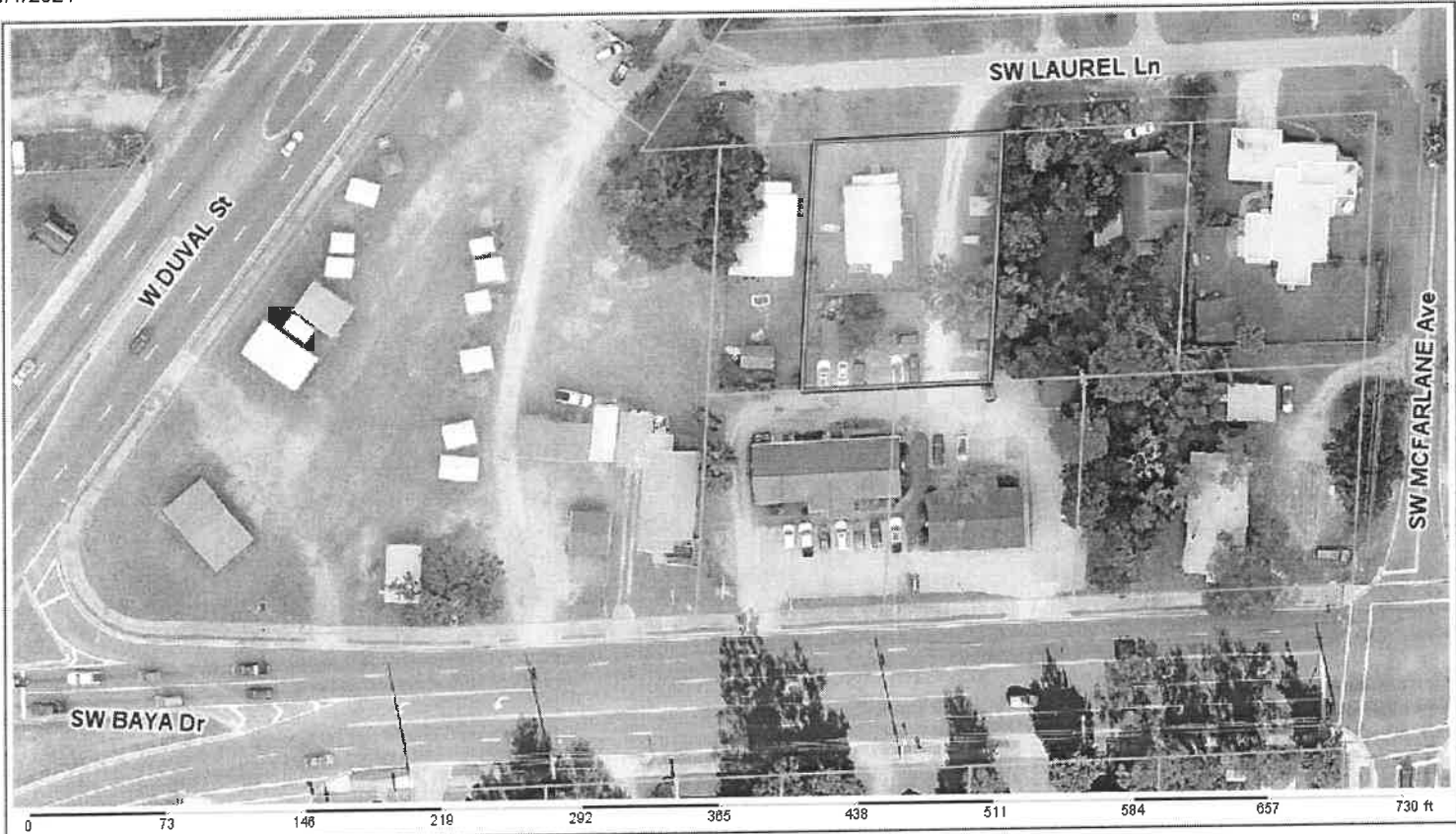
Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2005</b>	132042	11/28/2005	1101163.0003	\$228.23	\$219.10
	Owner Name	THOMAS PHILLIP W			
	Paid By	FLORIDA FIRST COAST INVESTMENT			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2004</b>	131180	10/5/2005	2800015.0001	\$191.57	\$240.81
	Owner Name	THOMAS PHILLIP W			
	Paid By	DARBY, PEELE, BOWDOIN, PAYNE			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2003</b>	130640	12/8/2003	1000878.0001	\$493.96	\$479.14
	Owner Name	THOMAS PHILLIP W &			
	Paid By	THOMAS PHILLIP W &			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2002</b>	130187	2/4/2003	2401418.0001	\$470.49	\$465.79
	Owner Name	THOMAS PHILLIP W &			
	Paid By	THOMAS PHILLIP W			

Year	Folio	Date Paid	Receipt	Amount Billed	Amount Paid
<b>2001</b>	129555	11/26/2001	1001533.0001	\$444.54	\$426.76
	Owner Name	THOMAS PHILLIP W &			



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

**PARCEL: 00-00-00-12515-000 (41058)** | SINGLE FAMILY (0100) | 0.286 AC  
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, 556-275, 912-1089, 913-1821, WD 991-2975.

**FLORIDA FIRST COAST INVESTMENT**

Owner: **ROGERS LORETHA ANN**  
 955 SW BAYA DR  
 LAKE CITY, FL 32025  
 Site: 846 LAUREL LN, LAKE CITY  
 Sales 10/4/2005 \$155,000 I(U)  
 Info 7/23/2003 \$20,000 I(U)  
 11/1/2000 \$100 I(U)

2021 Working Values	
Mkt Lnd	\$14,062
Ag Lnd	\$0
Bldg	\$48,626
XFOB	\$150
Just	\$62,838
Appraised	\$62,838
Assessed	\$62,838
Exempt	\$0
Total Taxable	\$62,838
county:	\$62,838
city:	\$62,838
other:	\$0
school:	\$62,838

**NOTES:**

Columbia County, FL

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HFD/lss

9/22/05

REC. 9/22/05  
DOC. 1085.00  
INT. \_\_\_\_\_

This instrument prepared by  
Herbert F. Darby  
Darby, Peele, Bowdoin & Payne  
Attorneys at Law  
Post Office Drawer 1707  
Lake City, Florida 32056-1707

Inst:2005024804 Date:10/06/2005 Time:09:39

Doc Stamp-Deed : 1085.00

MK DC, P. DeWitt Cason, Columbia County B:1060 P:2

WARRANTY DEED

THIS WARRANTY DEED made this 4 day of October, 2005, by  
PHILLIP W. THOMAS, a single person, whose mailing address is 846 SW Laurel  
Street, Lake City, Florida 32025, hereinafter called the Grantor, to FLORIDA FIRST  
COAST INVESTMENT CORP., a Florida corporation, whose post office address is 955  
SW Baya Drive, Lake City, Florida 32025, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100  
(\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby  
acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and  
confirms unto the Grantee, all that certain land situate in Columbia County, Florida, viz:

Lots 5 and 6, Block 3 of McFARLANE PARK SUBDIVISION, according to  
the plat thereof as recorded in Plat Book B, Page 5, public records of  
Columbia County, Florida.

Tax Identification Number: R12515-000

This deed is given subject to restrictions, reservations and limitations of record, if  
any, and all zoning and land use rules and regulations.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto



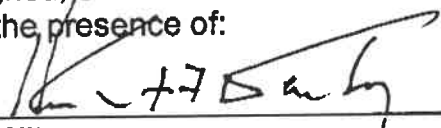
belonging or in anywise appertaining.

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, 2004.

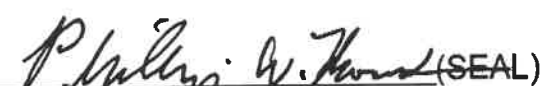
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

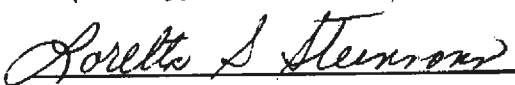
Signed, sealed and delivered  
in the presence of:

  
\_\_\_\_\_

Witness

Herbert E. Darby  
(Print/type name)

  
\_\_\_\_\_ (SEAL)  
PHILLIP W. THOMAS

  
\_\_\_\_\_

Witness  
Loretta S. Steinmann

(Print/type name)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 4 day of October, 2005, by PHILLIP W. THOMAS, who is personally known to me, or who produced \_\_\_\_\_ as identification.

Loretta S Steinmann  
Notary Public, State of Florida  
Loretta S. Steinmann  
(Print/type name)

My Commission Expires:

(NOTARIAL SEAL)



# Columbia County Tax Collector

generated on 4/1/2021 9:00:16 AM EDT

## Tax Record

Last Update: 4/1/2021 8:59:16 AM 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			
R12515-000	REAL ESTATE	2020			
<b>Mailing Address</b> FLORIDA FIRST COAST INVESTMENT 955 SW BAYA DR LAKE CITY FL 32025		<b>Property Address</b> 846 LAUREL SW LAKE CITY  <b>GEO Number</b> 000000-12515-000			
<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><u>Legal Description (click for full description)</u></b> 00-00-00 0100/0100.29 Acres W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, CS #85-08-CP ORB 556- 275, 912-1089, 913-1821, WD 991-2975.					
<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	58,670	0	\$58,670	\$287.48
BOARD OF COUNTY COMMISSIONERS	8.0150	58,670	0	\$58,670	\$470.24
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	58,670	0	\$58,670	\$43.89
LOCAL	3.7810	58,670	0	\$58,670	\$221.83
CAPITAL OUTLAY	1.5000	58,670	0	\$58,670	\$88.00
SUWANNEE RIVER WATER MGT DIST	0.3696	58,670	0	\$58,670	\$21.68
LAKE SHORE HOSPITAL AUTHORITY	0.0001	58,670	0	\$58,670	\$0.01
<b>Total Millage</b>		19.3137	<b>Total Taxes</b>		\$1,133.13
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$252.02
<b>Total Assessments</b>					\$252.02
Taxes & Assessments					\$1,385.15
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid

11/30/2020	PAYMENT	9921770.0002	2020	\$1,329.74
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Prior Years Payment History

<b>Prior Year Taxes Due</b>
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NO DELINQUENT TAXES
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Florida First Coast Investment  
677 SW Bascom Norris Dr  
Lake City, FL 32025

Parcel: 00-00-00-125158-000 (41058)

Tax Account Number: R12515-000

W Div: Lot 5 and Lot 6, Block 3, McFarlane Park Subdivision, a subdivision according to plat thereof, recorded in Plat Book B, Page 5, of the public records of Columbia County, Florida.



0 26 52 78 104 130 156 182 208 234 260 ft

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

**PARCEL: 00-00-00-12515-000 (41058)** | SINGLE FAMILY (0100) | 0.286 AC  
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, 556-275, 912-1089, 913-1821, WD 991-2975.

<b>FLORIDA FIRST COAST INVESTMENT</b>		<b>2021 Working Values</b>	
Owner: <b>ROGERS LORETHA ANN</b>		Mkt Lnd \$14,062	Appraised \$62,838
955 SW BAYA DR		Ag Lnd \$0	Assessed \$62,838
LAKE CITY, FL 32025		Bldg \$48,626	Exempt \$0
Site: 846 LAUREL LN, LAKE CITY		XFOB \$150	county:\$62,838
Sales 10/4/2005 \$155,000 I(U)		Just \$62,838	Total city:\$62,838
Info 7/23/2003 \$20,000 I(U)			Taxable other:\$0
11/1/2000 \$100 I(U)			school:\$62,838

NOTES:



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0 26 52 78 104 130 156 182 208 234 260 ft

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

**PARCEL: 00-00-00-12515-000 (41058)** | SINGLE FAMILY (0100) | 0.286 AC  
 W DIV: LOTS 5 & 6 BLOCK 3 MCFARLANE PARK S/D. DC ORB 556-269, 556-275, 912-1089, 913-1821, WD 991-2975.

**FLORIDA FIRST COAST INVESTMENT 2021 Working Values**

Owner: **ROGERS LORETHA ANN**  
 955 SW BAYA DR  
 LAKE CITY, FL 32025  
 Site: 846 LAUREL LN, LAKE CITY

Mkt Lnd	\$14,062	Appraised	\$62,838
Ag Lnd	\$0	Assessed	\$62,838
Bldg	\$48,626	Exempt	\$0
XFOB	\$150	county:	\$62,838
Just	\$62,838	Total	city:\$62,838
		Taxable	other:\$0
			school:\$62,838

Sales	10/4/2005	\$155,000	I(U)
Info	7/23/2003	\$20,000	I(U)
	11/1/2000	\$100	I(U)

NOTES:



Columbia County, FL

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