



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

**FOR PLANNING USE ONLY**  
 Application # Z 21-03  
 Application Fee \$ 750.00  
 Receipt No. 2021-42710  
 Filing Date 4/3/21  
 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: Cooper Project
- Address of Subject Property: Vacant Maitr Blvd Lake City FL 32025
- Parcel ID Number(s): 05-45-17-07647-001
- Future Land Use Map Designation: Commercial
- Existing Zoning Designation: Commercial general
- Proposed Zoning Designation: Residential Single Family 2
- Acreage: 0.517AC
- Existing Use of Property: Cg - vacant
- Proposed use of Property: Residential Backyard / shed

## B. APPLICANT INFORMATION

- Applicant Status       Owner (title holder)       Agent
- Name of Applicant(s): Nathaniel Tyler Stevenon Title: President  
 Company name (if applicable): King Stevenon Inc  
 Mailing Address: 300 colonial St SE  
 City: Live Oak State: FL Zip: 32064  
 Telephone: (361) 654-5300 Fax: ( ) Email: Nathan Stevenon@yahoo.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): Greg Cooper  
 Mailing Address: 1214 Castle Heights Terrace  
 City: Lake City State: FL Zip: 32025  
 Telephone: (904) 568-0501 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.
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.
  - b. The existing land use pattern. NA
  - 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. yes - CPA required - CPA 21-02
  - g. Whether the proposed change will adversely influence living conditions in the neighborhood. - Positive change
  - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. - residential
  - i. Whether the proposed change will create a drainage problem. - no drainage needed
  - j. Whether the proposed change will seriously reduce light and air to adjacent areas. na

- k. Whether the proposed change will adversely affect property values in the adjacent area. *no*
- 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. *na*
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City. *na*
- 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.

Nathaniel Sterenton

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

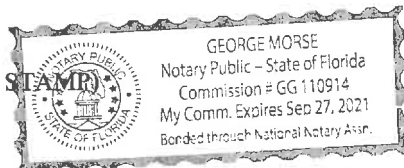
3/25/2021

Date

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 25 day of March, 2021, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



[Signature]

Signature of Notary

Printed Name of Notary

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



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

AGENT AUTHORIZATION FORM

I, Greg Cooper (owner name), owner of property parcel number 05-45-17-07649-001 (parcel number), do certify that the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. <u>Nathaniel Sterenton</u>	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

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

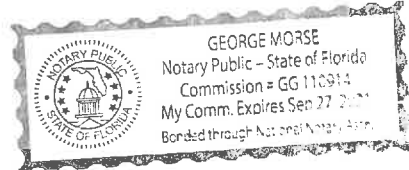
[Signature] \_\_\_\_\_ 3/28/21 \_\_\_\_\_  
 Owner Signature (Notarized) Date

NOTARY INFORMATION:  
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Greg Cooper, personally appeared before me and is known by me or has produced identification (type of I.D.) FLDL on this 28 day of March, 2021.

[Signature]  
 NOTARY'S SIGNATURE

(Seal/Stamp)



CITY of Lake City  
205 N. Marion Ave  
Lake City, FL 32055

Date: 03/26/2021  
Receipt: 2021-00042708  
Description: Re-Zoning, site Plan  
Cashier: 07647-001 Desiree Waller  
Received From: Sterenton,  
Nathaniel

MR  
Re-Zoning, site Plan  
07647-001 950.00  
Receipt Total 950.00  
Total Charge 950.00  
Total Remitted 950.00  
Total Received 950.00

*Zoning / Site Plan*

City of Lake City Utilities

Customer Copy

CITY of Lake City  
205 N. Marion Ave  
Lake City, FL 32055

Date: 03/26/2021  
Receipt: 2021-00042710  
Description: Comp Plan  
Cashier: 07647-001 Desiree Waller  
Received From: Sterenton,  
Nathaniel

ZF  
Comp Plan  
07647-001 750.00  
Receipt Total 750.00  
Total Charge 750.00  
Total Remitted 750.00  
Total Received 750.00

*Zoning  
CPA*

City of Lake City Utilities

Customer Copy

Prepared by and return to:

Rob Stewart  
Lake City Title  
426 SW Commerce Drive, Ste 145  
Lake City, FL 32025  
(386) 758-1880  
File No 2017-2194

Parcel Identification No 00-00-00-14293-000

[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 19th day of December, 2017 between W. David Crosby, a Single Man, individually and as Trustee of W. David Crosby Revocable Trust dated 4/14/09, whose post office address is 67 Ocean Shore Boulevard, Ormond Beach, FL 32176, of the County of Volusia, State of Florida, Grantors, to Gregory Cooper and Shawna L. Cooper, Husband and Wife, whose post office address is 1214 SW Castle Heights Terrace, Lake City, FL 32025, of the County of Columbia, State of Florida, Grantees:**

**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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

The point of beginning is an iron pipe at the intersection of the South right of way line of Grandview Avenue and the East line of the SW 1/4 of NW 1/4 of said Section 5, this point also being the NW corner of Lot 2, Castle Hill Subdivision, run thence South 0 degree 29'30" East along said East line of the SW 1/4 of NW 1/4 of said Section 5, 139.42 feet, run thence South 89 degrees 30'30" West 133.40 feet to a concrete monument on the East right of way line of US 41 (SR 25), run thence North 09 degrees 53'30" East, 140.82 feet along said right of way line to a concrete monument, run thence North 89 degrees 02'00" East 108.12 feet to the point of beginning.

And

A parcel of land in the SW 1/4 of NW 1/4, Section 5, Township 4 South, Range 17 East, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the Southerly right of way line of Grandview Avenue with the Easterly right of way line of State Road 25 (US 41) (a 200 foot right of way); thence South 09 degrees 53'30" West along said right of way line of State Road 25, a distance of 140.82 feet, thence South 89 degrees 18'30" West 40.69 feet; thence North 09 degrees 53'30" East 140.82 feet to the South right of way line of Grandview Avenue; thence North 89 degrees 18'30" East along said right of way line 40.69 feet to the point of beginning.



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

**PARCEL: 05-4S-17-07647-001 (28603) | VACANT (0000) | 0.517 AC**  
 BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD

**COOPER GREGORY & SHAWNA L**  
 Owner: **COOPER SHAWNA L**  
 1214 SW CASTLE HEIGHTS TER  
 LAKE CITY, FL 32025

Site:  
 Sales 12/19/2017 \$100 I(U)  
 Info 4/14/2009 \$100 I(U)  
 6/23/2004 \$500,000 I(Q)

2021 Working Values			
Mkt Lnd	\$60,858	Appraised	\$60,858
Ag Lnd	\$0	Assessed	\$60,858
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$60,858
Just	\$60,858	Total	city:\$60,858
		Taxable	other:\$0
			school:\$60,858

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](http://GrizzlyLogic.com)



Legal Desc.

Last Update: 4/5/2021 10:35:35 AM

**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
R07647-001	REAL ESTATE	2020
<b>Legal Description (click for full description)</b>  BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350-247,		

**ix Record**

Last Update: 4/5/2021 10:34:09 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.

<b>Account Number</b> R07647-001	<b>Tax Type</b> REAL ESTATE	<b>Tax Year</b> 2020
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<b>Mailing Address</b> COOPER GREGORY & SHAWNA L 1214 SW CASTLE HEIGHTS TER LAKE CITY FL 32025	<b>Property Address</b>   <b>GEO Number</b> 054S17-07647-001	
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<b>Exempt Amount</b> See Below	<b>Taxable Value</b> See Below	
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<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 001	<b>Escrow Code</b>
<b>Legal Description (click for full description)</b> 05-4S-17 0000/0000.52 Acres BEG INTERS S R/W LINE OF GRANVIEW AVE & E LINE OF SW1/4 OF NW1/4, RUN S 139.42 FT, W 174.09 FT, N 140.82 FT, E 148.81 FT TO POB. 357-472, 457-634, WD 1019-122, WD 1171- 1534, WD 1350- 247,		

**Ad Valorem Taxes**

Levying Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	60,858	0	\$60,858	\$298.20
BOARD OF COUNTY COMMISSIONERS	8.0150	60,858	0	\$60,858	\$487.78
LUMBERIA COUNTY SCHOOL BOARD	0.7480	60,858	0	\$60,858	\$45.52
CAL	3.7810	60,858	0	\$60,858	\$230.10
PITAL OUTLAY	1.5000	60,858	0	\$60,858	\$91.29
WANNEE RIVER WATER MGT DIST	0.3696	60,858	0	\$60,858	\$22.49
LAKE SHORE HOSPITAL AUTHORITY	0.0001	60,858	0	\$60,858	\$0.01

<b>Total Millage</b>	19.3137	<b>Total Taxes</b>	\$1,175.39
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**Non-Ad Valorem Assessments**

Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.40

<b>Total Assessments</b>	\$50.40
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Taxes & Assessments \$1,225.79

<b>If Paid By</b>	<b>Amount Due</b>
	<b>\$0.00</b>

Date Paid	Transaction	Receipt	Item	Amount Paid
4/7/2021	PAYMENT	2703141.0002	2020	\$1,201.27

Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES