



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

FOR PLANNING USE ONLY
 Application # _____
 Application Fee \$200.00
 Receipt No. 12/19/22
 Filing Date _____
 Completeness Date _____

Variance Application

A. PROJECT INFORMATION

1. Project Name: 947 SW Jaguar - Residence
2. Address of Subject Property: 947 SW Jaguar Drive
3. Parcel ID Number(s): 06-4S-17-08028-107
4. Future Land Use Map Designation: _____
5. Zoning Designation: residential
6. Acreage: .16
7. Existing Use of Property: Vacant residential lot
8. Proposed use of Property: Occupied residential lot
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): We are requesting a setback variance. We would like to move the home up on the lot to match the home to the right and this will allow the home to be completely out of the flood zone.
The current setback is 20' We would like to place the home at an 11' setback. The home next door looks to be at 10'

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Brittany Dunn Title: Agent
 Company name (if applicable): _____
 Mailing Address: 4775 SW 34th Terrace
 City: Gainesville State: Florida Zip: 32608
 Telephone: (678) 340.6760 Fax: () _____ Email: bdunn@teamues.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): Rob Stewart of PFS Solutions
 Mailing Address: 426 SW Commerce Drive, Ste .145
 City: Lake City State: FL Zip: 32025
 Telephone: (388) 867.2059 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. CP _____
Rezoning Amendment: Yes _____ No _____
Rezoning 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. Analysis of Section 11.3 of the Land Development Regulations ("LDRs"):
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
 - b. The special conditions and circumstances do not result from the actions of the applicant.
 - c. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.
 - d. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development and would work unnecessary and undue hardship on the applicant.
 - e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - f. The grant of the variance will be in harmony with the general intent and purpose of these land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - g. Limitations on subsequent written petition for a variance. No written petition by an owner of real property for a variance for a particular parcel of property, or part thereof, shall be filed with the land development regulation administrator until the expiration of 12 calendar months from the date of denial of a written petition for a variance for such property, or part thereof, unless the board of adjustment specially waives said waiting period based upon a consideration of the following factors:

- i. The new written petition constituting a proposed variance different from the one proposed in the denied written petition.
- ii. Failure to waive said 12-month waiting period constitutes a hardship to the applicant resulting from mistake, inadvertence, or newly discovered matters of consideration.

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

3. 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).

4. 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.
5. Legal Description with Tax Parcel Number.
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 Variance Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

The Board of Adjustment shall have the power to authorize, upon appeal, such variance from the terms of the Land Development Regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these land development regulations will result in unnecessary and undue hardship.

In granting any variance to the provisions of Article 4 of these land development regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which variance is requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these land development regulations.

Under no circumstances shall the Board of Adjustment grant a variance to permit a use not permitted under the terms of the Land Development Regulations in the Zoning District involved, or any use expressly or by implication prohibited by the terms of the Land Development Regulations in the Zoning District. No nonconforming use of neighboring lands, structures, or buildings in the same Zoning District and no permitted use of lands, structures, or buildings in other Zoning Districts shall be considered grounds for the authorization of a variance.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

Twelve (12) copies of a site plan must accompany an application for a Variance.

The City of Lake City Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Growth Management Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT. OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Brittany Dunn

Applicant/Agent Name (Type or Print)

[Signature]

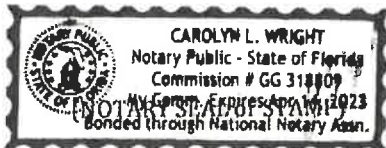
Applicant/Agent Signature

12.19.22

Date

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 19th day of Dec, 2022 by (name of person acknowledging) Brittany Dunn.



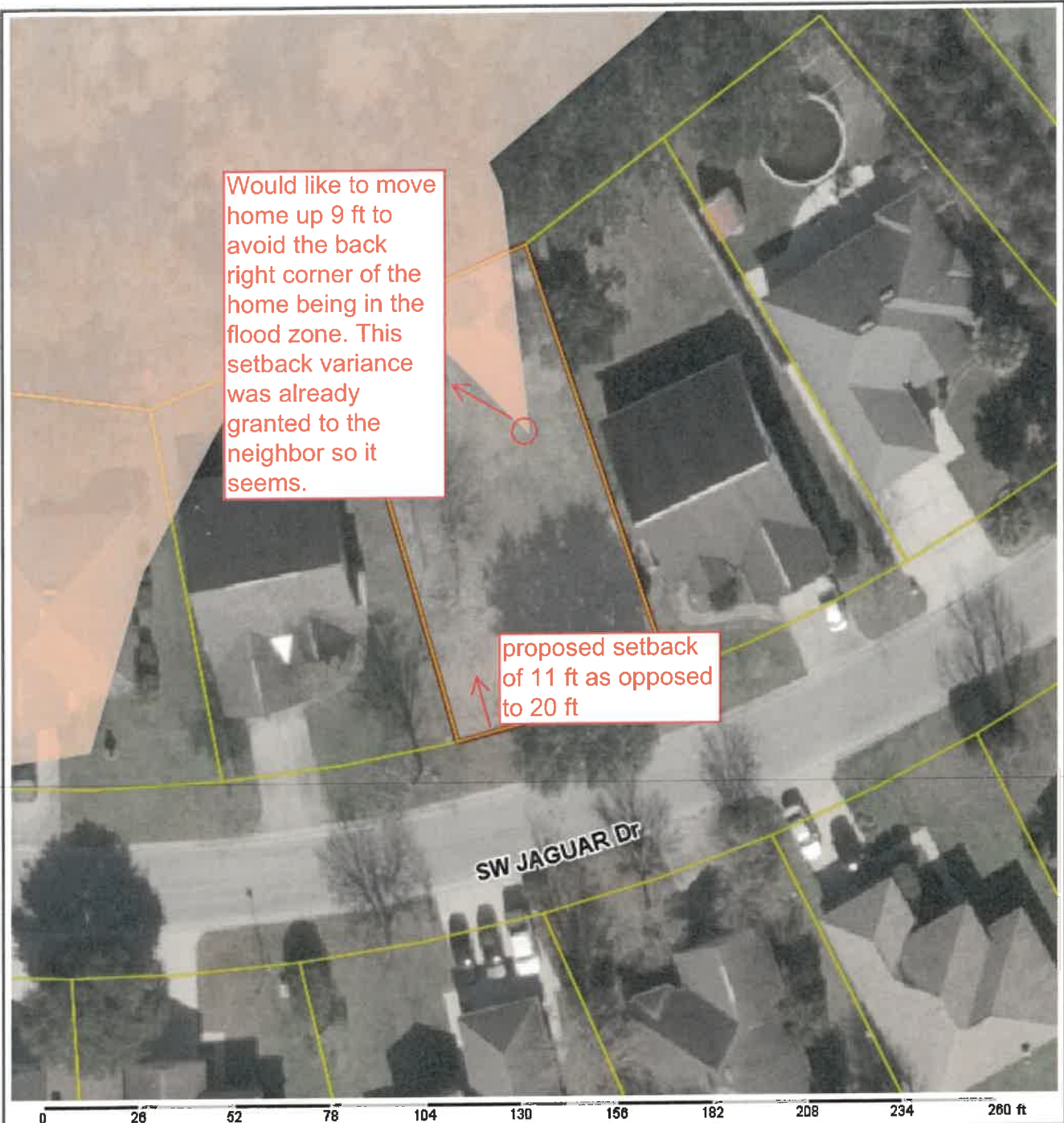
[Signature]

Signature of Notary

Carolyn L. Wright
Printed Name of Notary

Personally Known OR Produced Identification _____
Type of Identification Produced

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055 ♦ (386) 719-5750



Would like to move home up 9 ft to avoid the back right corner of the home being in the flood zone. This setback variance was already granted to the neighbor so it seems.

proposed setback of 11 ft as opposed to 20 ft



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

PARCEL: 06-4S-17-08028-107 (29310) | VACANT (0000) | 0.16 AC
 LOT 7 CYPRESS LANDING S/D. 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368,

PFS SOLUTIONS INC		2023 Working Values			
Owner:	426 SW COMMERCE DR	Mkt Lnd	\$18,000	Appraised	\$18,000
	145	Ag Lnd	\$0	Assessed	\$18,000
	LAKE CITY, FL 32025	Bldg	\$0	Exempt	\$0
Site:	947 SW JAGUAR Dr, LAKE CITY	XFOB	\$0		county:\$15,730
		Just	\$18,000	Total Taxable	city:\$15,730
Sales Info	2/22/2022 \$21,500 V(Q)				other:\$0
	5/28/2019 \$100 V(U)				school:\$18,000
	10/20/2017 \$7,000 V(Q)				

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

ORIGINAL SITE PLAN W/ UT
SET BACK VARIANCE REQUEST

55'

PROPERTY SETBACK LINE



44'-10"

PARCEL #: 06-45-17-08028-107
947 SW Jaguar Dr, Lake City, FL

6'-2"

116.18'

PARCEL: 06-45-17-08028-107 (29310) | VACANT (0000) | 0.16 AC
 LOT 7 CYPRESS LANDING S/D. 995-2851, TD 1221-1028, PB 1148-1993, 1253-1342, PB 1254-515, WD 1346-1370, OC 1385-2094, WD 1460-368.

PFS SOLUTIONS INC		2023 Working Values			
Owner: 426 SW COMMERCE DR 345 LAKE CITY, FL 32025	Mkt Lnd \$18,000	Appraised	\$18,000		
Site: 947 SW JAGUAR DR, LAKE CITY	Ag Lnd \$0	Assessed	\$18,000		
Sales: 2/22/2021 \$1,500 V1Q	Bldg \$0	Exempt	\$0		
Info: 10/29/2017 \$7,000 V1Q	XFOB \$0	Total	county:	\$15,730	
	Just \$18,000	Taxable	city:	\$15,730	
			other:	\$0	
			school:	\$18,000	

This information was derived from data which was provided for the Florida's Property Appraiser ("PA") by the

VERIFY CITY WATER & SEWER LOCATION IN FIELD

122.5'

6'-2"

PROPERTY SETBACK LINE

PROPERTY SETBACK LINE

20'-0"

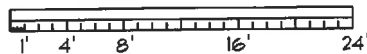
31'-8"

PROPERTY SETBACK LINE

CONCRETE DRIVEWAY

60'

SCALE:



SW JAGUAR DRIVE

PROPOSED SITE PLAN -
SET BACK VARIATION REQUEST

55'



PROPERTY SETBACK LINE

55' - 10"

PARCEL #: 06-45-17-08028-107
947 SW Jaguar Dr, Lake City, FL

6'-2"

PARCEL: 06-45-17-08028-107 (29310) [VACANT (0000)] 0.15 AC
LOT 7 CYPRESS LANDING S/D, 995-2851, TD 1221-1028, PB 1148-1853, 1253-1342, PB 1254-515, WD 1346-1370, GC 1385-2084, WD 1460-368.

		2023 Working Values	
Owner: PFS SOLUTIONS INC	Mkt Lnd	\$18,000	Appraised \$18,000
425 SW COMMERCE DR	Ag Lnd	\$0	Assessed \$18,000
145 LAKE CITY, FL 32025	Blgd	\$0	Exempt \$0
Site: 947 SW JAGUAR DR, LAKE CITY	XFOB	\$0	county: \$15,730
	Just	\$18,000	Total city: \$15,730
Sales			other: \$0
Info			School: \$18,000

VERIFY CITY WATER & SEWER LOCATION IN FIELD

122.5'

116.18'

PROPERTY SETBACK LINE

PROPERTY SETBACK LINE

6'-2"

22'-8"

11' - 0"

PROPERTY SETBACK LINE

CONCRETE DRIVEWAY

60'

- Proposed distances not to scale



SW JAGUAR DRIVE

Updates are being made weekly. If you have any issues please email gis@lcfla.com

Home ▾ *P&Z/HPA

Details | Basemap |

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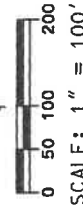
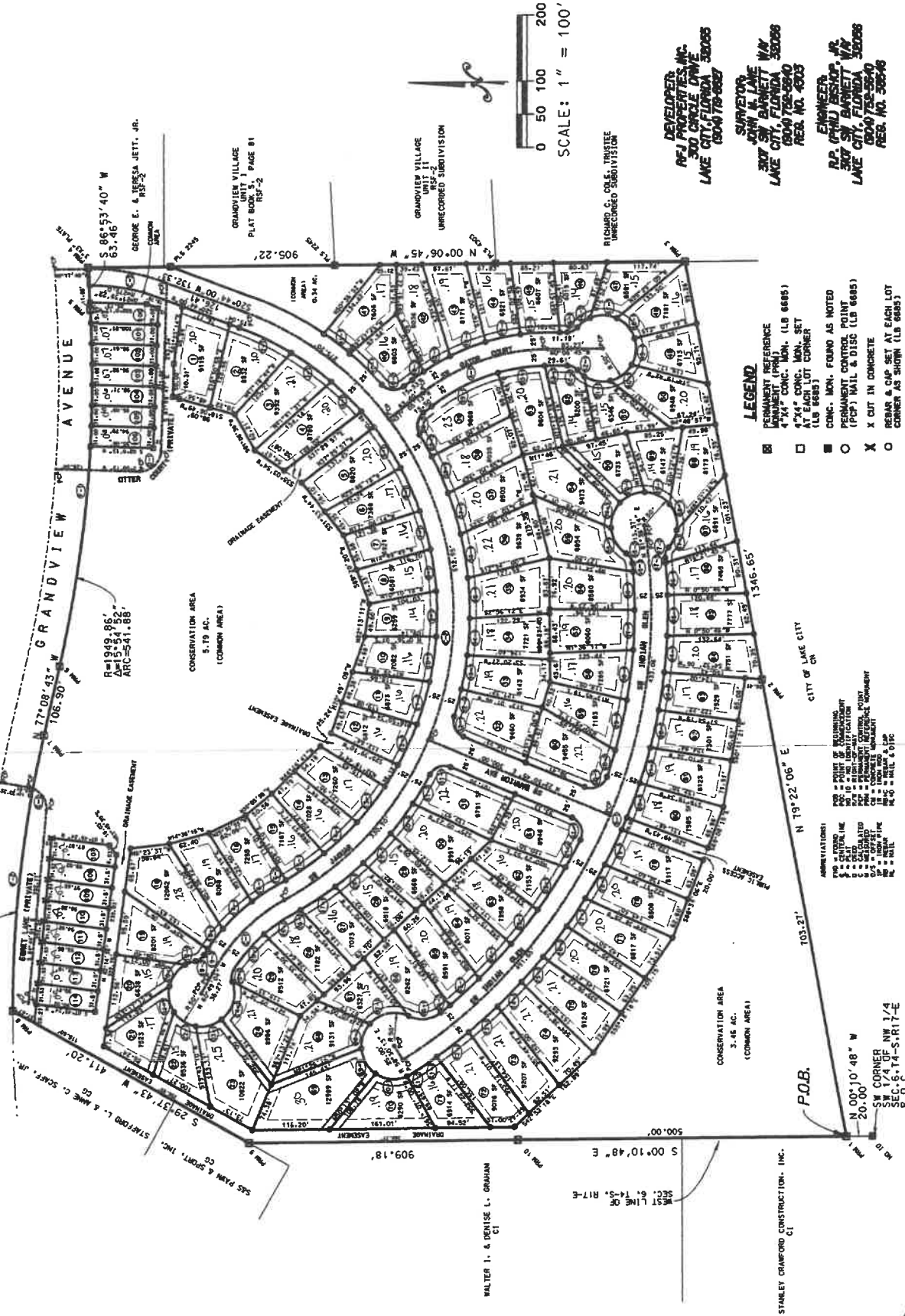
CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT

IN
THE NW 1/4, SECTION 6, T4-S, R17-E
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

B
B

BAILEY BISHOP & LANE, INC.
3107 SW BARNETT WAY
P. O. BOX 3717
LAKE CITY, FL 32058-3717
PH. (904) 755-6640 FAX (904) 765-7771
Eng. Lic. 7968 Survey Lic. LB-0006885



DEVELOPER:
RFL PROPERTIES, INC.
3007 SW BARNETT WAY
LAKE CITY, FLORIDA 32068
(804) 752-5640

SURVEYOR:
JOHN A. LAKE
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32068
(804) 752-5640

ENGINEER:
R.P. PERDUE, JR.
3107 SW BARNETT WAY
LAKE CITY, FLORIDA 32068
(804) 752-5640

LEGEND

- PERMANENT REFERENCE MARKER (P.M.)
- 4"x4" CONC. MAN. (LB 6685)
- AT EACH LOT CORNER (LB 6685)
- CONC. MON. FOUND AS NOTED
- PERMANENT CONTROL POINT (P.C.P.)
- (P.C.P.) MAIL & DISC (LB 6685)
- ✕ X CUT IN CONCRETE
- REBAR & CAP SET AT EACH LOT CORNER AS SHOWN (LB 6685)

ABBREVIATIONS:

- C = CENTERLINE
- P = POINT OF BEGINNING
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.S. = POINT OF SIGHT
- P.O.E. = POINT OF ENTRY
- P.O.F. = POINT OF FLEXURE
- P.O.V. = POINT OF VIEW
- P.O.A. = POINT OF ANGLE
- P.O.D. = POINT OF DIRECTION
- P.O.L. = POINT OF LINES
- P.O.S. = POINT OF SIGHT
- P.O.E. = POINT OF ENTRY
- P.O.F. = POINT OF FLEXURE
- P.O.V. = POINT OF VIEW
- P.O.A. = POINT OF ANGLE
- P.O.D. = POINT OF DIRECTION

STANLEY CRAWFORD CONSTRUCTION, INC.
C.I.

WALTER I. & DENISE L. GRAHAM
C.I.

P.O.B.
N 00°10'48" W
20.00'
SW CORNER NW 1/4
SEC. 6, T4-S, R17-E
P.O.C.

B
B
AILEY BISHOP & LANE, INC.
 3107 SW BARNETT WAY
 P.O. BOX 3717
 LAKE CITY, FL 32056-3717
 PH. (904) 752-5640 FAX (904) 756-7771
 Eng. Lic. 7382 Survey Lic. 1B-0006685

CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT

IN
 THE NW 1/4, SECTION 6, T4-S, R17-E
 CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

In accordance with Section 41B of the City of Lake City Land Development Regulations, the undersigned developer hereby proposes and requests approval of the Planned Residential Development described herein to be known as CYPRESS LANDING.

STATEMENT OF OBJECTIVES

The development consists of approximately 32.16 acres, located on Grandview Avenue near its intersection with Sister's Welcome Road. It is intended to provide a mixture of conventional single-family homes and detached townhomes consistent with the surrounding neighborhoods.

The project includes 15 townhome lots and 90 conventional single-family lots. The single-family lots range in size from approximately 6019 square feet to 12389 square feet (with an average of 8019 square feet or 0.18 acres). The homes and townhomes will be constructed primarily of brick with vinyl siding, used for gables and certain walls. The homes will range from approximately 1300 square feet of heated and cooled space to over 2400 square feet (with no upper limit). Construction will be tightly controlled through deed restrictions, a mandatory homeowners' association, or architectural control committee. The intention is to use a similar color brick styles, and trim for all homes to ensure a consistent and planned community look.

A community lot will be owned by the homeowners' association. It is large enough to accommodate a swimming pool, clubhouse, playground or other similar amenities, which the association may decide to build at a later date.

TOPOGRAPHICAL MAP

See drawings filed herewith, and construction drawings on file.

FINAL DEVELOPMENT PLAN

- (1) Boundaries: See drawings filed herewith
- (2) Surrounding streets: See drawings filed herewith
- (3) Surrounding land use: See drawings filed herewith
- (4) Streets, Pedestrian Ways and Parking: See drawings filed herewith. Additionally, each home and townhome will be so located on its lot that there are two off-street parking spaces in front of the double garage.
- (5) Building sites: There are 90 conventional single-family lots and 15 townhome lots. See drawing filed herewith for details.
- (6) Open spaces and public areas: Common areas consist primarily of an 579 acre cypress pond on the north of the development, a 3.46 acre cypress pond in the southeast corner of the development, and a 0.34 acre community lot near the entrance. See drawings filed herewith for details.

UTILITY SERVICE PLAN

The development is served by City of Lake City water and sewer which lines were installed by the City of Lake City. See those drawings for details.

Storm water will be handled through on-site storage and retention areas and overflow into the City of Lake City stormwater management system. Such plan has previously been approved by the SFWMD and the City of Lake City.

Utility easements and rights of way are shown on the drawings filed herewith. Additionally, FP & L has been granted 5' easements on the front of the lots to accommodate electrical service equipment, primarily transformers. Electrical service is underground.

Cable television is available through Time-Warner and the lines will be installed by the cable company as needed and within existing rights-of-way.

Natural gas service is available through the City of Lake City and lines will be installed as needed by the City's department and within existing rights-of-way.

LANDSCAPING PLAN

Each home will be individually landscaped by the initial purchaser or by the builder. The homeowners' association documents provide ample authority for the developer and association to require that suitable landscaping be installed and properly maintained.

The townhomes will have some individual and some common landscaping. The common landscaping will consist of small trees and shrubs separating the home from Grandview Avenue. There will also be a privacy fence installed by the developer between the rear of the townhomes on lots 100 through 106 and Grandview Avenue when and as they are constructed.

STATISTICAL INFORMATION

- (1) Total acreage of the site: 32.16 acres.
- (2) Maximum building coverage per lot:
 - (a) Conventional single-family homes: approximately 25% (depending upon the size of the lot, but not to exceed 40%.
 - (b) Townhomes: approximately 80%, but not to exceed 90%.
- (3) Total site acreage of 32.16 acres to be devoted to:

(a) Lots for conventional homes:	16.57
(b) Lots for townhomes:	10.3
(c) Public roads:	4.67
(d) Ponds and surrounding areas:	9.25
(e) Community lot:	0.34
(f) Miscellaneous common areas:	0.30
- (4) Gross Residential Density: 105 homes/32.16 acres = 3.26 units/acre
 Net Residential Acreage = 16.57 + 10.3 = 17.6 acres.

SUBSTANCE OF COVENANTS, GRANTS & EASEMENTS

There are extensive restrictions and covenants that have been recorded in the public records of Columbia County. They create a homeowners' association, which will own and manage the common elements. Each lot owner automatically receives membership in the association as part of lot ownership. Membership is mandatory. After development, the members will elect a Board of Directors who will elect officers to manage and oversee the development.

The Board retains architectural control over the community and all structures must be approved by the Board or its Architectural Committee. The Association will require each owner to maintain his lot and home exterior in acceptable condition to preserve the community's esthetic appeal.

The Association will levy regular assessments to pay for the operation and maintenance of the common elements, which will be voted on annually, and may levy special assessments for certain projects and needs of the community. Unpaid assessments constitute a lien on the lot and may be enforced as provided by law.

The development is limited to single family residences. No mobile homes, campers, motor homes, or similar arrangements can be used for a dwelling.

01114 1005
 5912

CYPRESS LANDING

A PLANNED RESIDENTIAL DEVELOPMENT

IN
THE NW 1/4, SECTION 6, T4-S, R17-E
CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA

BAILEY BISHOP & LANE, INC.
9107 SW BARNETT WAY
P. O. BOX 9717
LAKE CITY, FL 32056-3717
PH: (904) 752-5640 FAX: (904) 755-7771
Eng. Lic. 7982 Survey Lic. LB-0006885

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, that B&L Properties, Inc., a Florida Corporation, Cypress Landing Homeowners Association of Lake City, Inc., Clinton D. Blas, Bobbie T. Blas, his wife, and L. Don Reed, as owners and First Federal Savings Bank of Florida, as mortgagee, have caused the lands hereon shown to be surveyed, subdivided and platted, to be known as CYPRESS LANDING, and that all rights-of-way, easements and other interests therein hereby dedicated to the perpetual use of the public for uses as shown hereon.

All of the conservation areas and drainage easements are owned by and shall be maintained by Cypress Landing Homeowners Association of Lake City, Inc. and are not dedicated to the public.

Robert F. Jordan, President
Jeffery Dieke, Witness

James Lane, Witness

James Lane, Witness

James Lane, Witness

James Lane, Witness

James Lane, Witness

James Lane, Witness

Robert F. Jordan, President

Jeffery Dieke, Witness

James Lane, Witness

James Lane, Witness

James Lane, Witness

James Lane, Witness

James Lane, Witness

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 20 day of June, 2000, by Robert F. Jordan, President, Inc. and of Cypress Landing Homeowners Association of Lake City, Inc. in the presence of Jeffery Dieke, as witness, and the identification and did/did not take on oath.

SIGNED: *Robert F. Jordan*
Notary Public
My Commission Expires: *June 16, 2002*

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 20 day of June, 2000, by Clinton D. Blas, Vice President, in the presence of Jeffery Dieke, as witness, and the identification and did/did not take on oath.

SIGNED: *Clinton D. Blas*
Notary Public
My Commission Expires: *June 16, 2002*

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 20 day of June, 2000, by Bobbie T. Blas, Vice President, in the presence of Jeffery Dieke, as witness, and the identification and did/did not take on oath.

SIGNED: *Bobbie T. Blas*
Notary Public
My Commission Expires: *June 16, 2002*

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 20 day of June, 2000, by L. Don Reed, Vice President, in the presence of Jeffery Dieke, as witness, and the identification and did/did not take on oath.

SIGNED: *L. Don Reed*
Notary Public
My Commission Expires: *June 16, 2002*

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications. Developer is in agreement that it will maintain roads for 1 year beginning on date of recording.
SIGNED: *John M. Taylor* DATE: *6-6-00*
Director of Public Works

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA
THIS IS TO CERTIFY that on *6-5-00*, the foregoing plat was approved by the City Council of the City of Lake City, Florida.
SIGNED: *John M. Taylor*
Mayor
Attest: *John M. Taylor* Filed for Record on: *6-5-00*

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR LAKE CITY, FLORIDA
Examined on *6-5-2000*
AND
Approved as to legal form and sufficiency by
John M. Taylor
City Attorney

CLERK'S CERTIFICATE
This plat having been approved by the City Council of the City of Lake City, Florida, on *6-5-2000*, in that Book *7*, Pages *43* and *44*, and *45*,
SIGNED: *John M. Taylor*
Clerk of Circuit Court

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 20 day of June, 2000, by Byron D. Conthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced identification and did/did not take on oath.

SIGNED: *James G. Moore*
Notary Public
My Commission Expires: *June 16, 2002*

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF COLUMBIA
The foregoing dedication was acknowledged before me this 20 day of June, 2000, by James G. Moore, Sr., Vice Pres. of First Federal Savings Bank of Florida. He is personally known to me or has produced identification and did/did not take on oath.

SIGNED: *James G. Moore, Sr.*
Notary Public
My Commission Expires: *June 16, 2002*

CERTIFICATE OF SUBDIVIDER'S ENGINEER
This is to certify that *James G. Moore, Sr.* Registered Professional Engineer No. 38546, does hereby certify that all Florida Statutes, License No. 38546, have been read and approved in accordance with the requirements of the City Council of the City of Lake City, Florida.
SIGNED: *James G. Moore, Sr.*
Registered Professional Engineer

CERTIFICATE OF CITY SURVEYOR
Know all men by these presents, that the undersigned, being a licensed and registered land surveyor, as provided under Chapter 177, Florida Statutes and in accordance with the requirements of the City of Lake City, Florida, on *6-5-2000*, have reviewed this plat for conformity to Chapter 177, Florida Statutes and said plat meets all the requirements of Chapter 177, as amended.
SIGNED: *John M. Taylor*
Date: *6/5/00*
Registration Number: *31115*

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ACKNOWLEDGEMENT:
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The foregoing dedication was acknowledged before me this 20 day of June, 2000, by Byron D. Conthon, Vice President of First Federal Savings Bank of Florida. He is personally known to me or has produced identification and did/did not take on oath.

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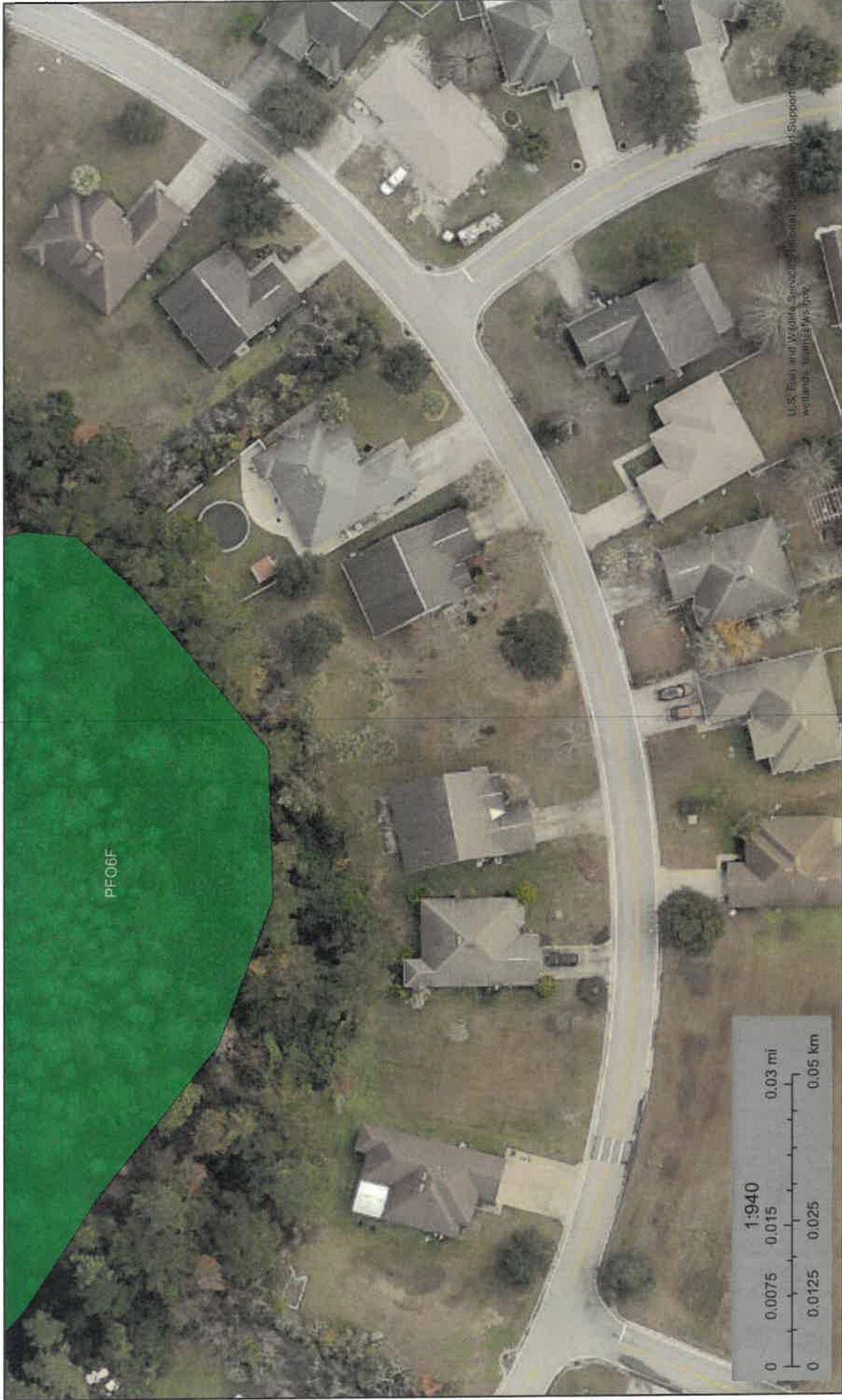
SIGNED: *James G. Moore*
Notary Public
My Commission Expires: *June 16, 2002*



U.S. Fish and Wildlife Service

National Wetlands Inventory

947 SW Jaguar Drive



December 19, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Columbia County Tax Collector

generated on 12/27/2022 10:45:10 AM EST

Legal Desc.

Last Update: 12/27/2022 10:45:10 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
R08028-107	REAL ESTATE	2022
<p>Legal Description (click for full description)</p> <p>LOT 7 CYPRESS LANDING S/D. 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368,</p>		

Prepared by and return to:

Rob Stewart
Sky Title LLC
6150 Southwest State Road 200
Ocala, FL 34476
(352) 479-0181
File No 2022-5737H

Parcel Identification No 06-4S-17-08028-107

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **22nd day of February, 2022** between **Benjamin Smollack, a married man**, whose post office address is **2395 Old Wire Road, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **PFS Solutions, Inc, a Florida Corporation**, whose post office address is **426 Southwest Commerce Drive, 145, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of **TEN DOLLARS (U.S.\$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, Florida, to-wit:

Lot 7, Cypress Landing, according to the Plat thereof, recorded in Plat Book 7, Page 40, of the Public Records of Columbia County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's 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. Grantor's residence and homestead address is: 2395 Old Wire Road, Lake City, FL 32024.

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

Subject to taxes for 2021 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Teresa Wilkey

WITNESS

PRINT NAME: Teresa Wilkey

Benjamin Smollack
Benjamin Smollack

Susan B Weirich

WITNESS

PRINT NAME: Susan B Weirich

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 22nd day of February, 2022, by Benjamin Smollack.

Susan B Weirich

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL DL





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

AGENT AUTHORIZATION FORM

I, Robert Stewart, PFS Solutions Inc (owner name), owner of property parcel
 number 06-45-17-08028-107 (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. Brittany Dunn	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.

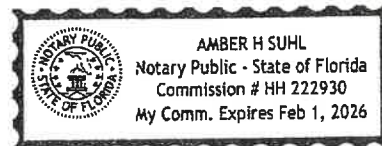
Date 12/7/2022
 Owner Signature (Notarized) Date

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Robert Stewart
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) FL D/L on this 7 day of Dec, 2022.

NOTARY'S SIGNATURE

(Seal/Stamp)





Tax Record

print [arrow icons]

Owner Name
3 of 9

Last Update: 12/16/2022 12:14:23 AM EST

[Register for eE](#)

Details

Tax Record

- » Print View
- Legal Desc.
- Tax Payment
- Payment History
- Print Tax Bill **NEW!**
- Change of Address

Searches

- Account Number
- GEO Number
- Owner Name**
- Property Address
- Mailing Address

Site Functions

- Tax Search**
- Local Business Tax
- Contact Us
- County Login
- Home

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
R08028-107	REAL ESTATE	2022
Mailing Address PFS SOLUTIONS INC 426 SW COMMERCE DR 145 LAKE CITY FL 32025		Property Address 947 JAGUAR LAKE CITY GEO Number 064S17-08028-107
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 001	Escrow Code
Legal Description (click for full description) 06-4S-17 0000/0000.16 Acres LOT 7 CYPRESS LANDING S/D. 995-2851, TD 1221-1028, PB 1148-1993, 1253-1242, PB 1254-615, WD 1346-1370, QC 1385-2094, WD 1460-368,		
Ad Valorem Taxes		
Taxing Authority	Rate	Assessed Value
CITY OF LAKE CITY	4.9000	14,300
BOARD OF COUNTY COMMISSIONERS	7.8150	14,300
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	18,000
LOCAL	3.2990	18,000
CAPITAL OUTLAY	1.5000	18,000
SUWANNEE RIVER WATER MGT DIST	0.3368	14,300
LAKE SHORE HOSPITAL AUTHORITY	0.0001	14,300
		Exemption Amount
		0
		Taxable Value
		\$14,300
		Taxable Value
		\$14,300
		Taxable Value
		\$18,000
		\$18,000
		\$18,000
		\$14,300
		\$14,300
		\$0
Total Millage		18.5989
Total Taxes		\$286.
Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$50.
Total Assessments		\$50.
Taxes & Assessments		\$336.
If Paid By		Amount
11/30/2022		\$326
12/31/2022		\$326
1/31/2022		\$326