



## GROWTH MANAGEMENT

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

### FOR PLANNING USE ONLY

Application # 5PA22-13

Application Fee \$200.00

Receipt No. \_\_\_\_\_

Filing Date 5/05/22

Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: Frank's & Lane Heating & Air
2. Address of Subject Property: TP2D
3. Parcel ID Number(s): 00-00-00-13752-001
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Intensive
6. Acreage: 0.767
7. Existing Use of Property: Vacant
8. Proposed use of Property: Commercial
9. Type of Development (Check All That Apply):
  - ☐ Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_
  - ☒ New construction: Total square footage 1800
  - ☐ Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick PE Title: Civil Engineer  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 1208 SW Fairfax Glen  
City: Lake City State: FL Zip: 32025  
Telephone: (888) 688-1772 Fax: (\_\_\_\_\_) Email: ccpe190@gmail.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): Frank's & Lane Heating & Air LLC  
Mailing Address: 219 SW Cypress Glen  
City: Lake City State: FL Zip: 32025  
Telephone: (888) 688-1134 Fax: (\_\_\_\_\_) Email: frankandlaneac@gmail.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.

\*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: NA  
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 22-02  
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☒ Yes ☐ No  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. 22-02  
Variance: ☐ Yes ☒ No  
Variance Application No. \_\_\_\_\_  
Special Exception: ☐ Yes ☒ No  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- ✓ 1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- ✓ 2. Site Plan – Including, but not limited to the following:
- Name, location, owner, and designer of the proposed development.
  - Present zoning for subject site.
  - 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.
  - Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - Area and dimensions of site (Survey).
  - Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - Access to utilities and points of utility hook-up.
  - Location and dimensions of all existing and proposed parking areas and loading areas.
  - Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - Location and size of any lakes, ponds, canals, or other waters and waterways.
  - 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.
  - Location of trash receptacles.
  - For multiple-family, hotel, motel, and mobile home park site plans:
    - Tabulation of gross acreage.
    - Tabulation of density.
    - Number of dwelling units proposed.
    - Location and percent of total open space and recreation areas.
    - 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).
- ✓3. 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.
- ✓4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
- ✓5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
- ✓6. 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).
- ✓7. Legal Description with Tax Parcel Number (In Word Format).
- ✓8. Proof of Ownership (i.e. deed).
- ✓9. Agent Authorization Form (signed and notarized).
- ✓10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
11. Fee. The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid.

## NOTICE TO APPLICANT

All eleven (11) 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 ten (10) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

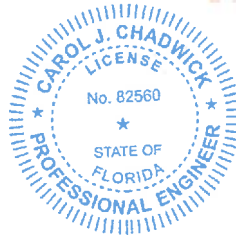
I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

\_\_\_\_\_  
Applicant/Agent Signature



Digitally signed by

Carol Chadwick

DN: c=US,

o=Florida,

dnQualifier=A014

10D0000017E861E

924CE0005954C,

cn=Carol

Chadwick

Date: 2022.05.20

17:28:29 -04'00' Date

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 20\_\_, by (name of person acknowledging).

(NOTARY SEAL or STAMP)

\_\_\_\_\_  
Signature of Notary

\_\_\_\_\_  
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





FRANKS & LANE HEATING AND AIR  
SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA



## PROJECT SITE

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES & LEGEND
- 3 SITE & DIMENSION PLAN
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 LANDSCAPE PLAN
- 7 DETAILS

## NOTES

1. SITE PARCEL: 00-00-00-13752-001
2. FUTURE LAND USE: COMMERCIAL
3. ZONING: C1: COMMERCIAL INTENSIVE
4. SITE ADDRESS: TBD, LAKE CITY, FL

OWNER:

FRANKS & LANE HEATING AND AIR LLC  
219 SW CYPRESS GLEN  
LAKE CITY, FL 32025

CIVIL ENGINEER:

CAROL CHADWICK, P.E.  
1208 S.W. FAIRFAX GLEN  
LAKE CITY, FL 32025  
307.680.1772  
ccpewy0@gmail.com

CONTRACTOR:

**BRYAN ZECHEER CONSTRUCTION**  
CONTACT: BRYAN ZECHEER  
386.752.8653  
bzecher@comcast.net

SURVEYOR:

BRITT SURVEY & MAPPING, INC.  
2086 S.W. MAIN BLVD., STE. 112  
LAKE CITY, FL 32025  
386.752.7163



Digitally signed by  
Carol Chadwick  
DN: c=US, o=Florida,  
dnQualifier=A01410  
D0000017EB6D924C  
E0005954C,  
cn=Carol Chadwick  
Date: 2022.05.20  
17:28:03 -04'00'

ENGINEER OF RECORD: CAROL CHADWICK, P.E.  
P.E. NO.: 82560

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY

[illegible]

## ENGINEERS NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 70 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DESTRUCTIVE MATERIAL.

## UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

## PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

## EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL."
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, SUWANNEE RIVER WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY, CITY OF LAKE CITY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT SWALES SHALL BE GRASSED OR RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
7. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
8. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
9. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
10. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED. NO BROKEN CONCRETE WILL BE ACCEPTED.
11. ALL SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
12. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
13. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
14. EXCESS DIRT SHALL BE COVERED WITH TARPS.
15. EXCESS DIRT SHALL BE REMOVED DAILY.
16. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
17. QUANTIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
18. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

### EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	SC	STORM SEWER MAIN/PIPE
SS	SEWAGE FORCE MAIN	SD	SEWAGE FORCE MAIN
W	WATER MAIN	WM	WATER MAIN
WS	WATER SERVICE	WS	WATER SERVICE
SW	STORM SEWER	SW	STORM SEWER
SP	SHALLOW DRAIN	SP	SHALLOW DRAIN
OP	OVERHEAD POWER	OP	OVERHEAD POWER
UP	UNDERGROUND POWER	UP	UNDERGROUND POWER
GS	GAS LINE	GS	GAS LINE
TL	PHONE LINE	TL	PHONE LINE
HT	HYDRO-PNEUMATIC	HT	HYDRO-PNEUMATIC
CT	CABLE TV	CT	CABLE TV
PL	PROTECTIVE LINE	PL	PROTECTIVE LINE
EL	ELECTRIC LINE	EL	ELECTRIC LINE
BL	BUILDING SERVICE LINE	BL	BUILDING SERVICE LINE
FL	FIRE LINE	FL	FIRE LINE
ST	STREET LIGHT	ST	STREET LIGHT
DC	DECKING	DC	DECKING
CC	CONCRETE	CC	CONCRETE
AS	ASPHALT	AS	ASPHALT

### PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

SA	SANITARY SEWER MAIN	SC	STORM SEWER MAIN/PIPE
SS	SEWAGE FORCE MAIN	SD	SEWAGE FORCE MAIN
W	WATER MAIN	WM	WATER MAIN
WS	WATER SERVICE	WS	WATER SERVICE
SW	STORM SEWER	SW	STORM SEWER
SP	SHALLOW DRAIN	SP	SHALLOW DRAIN
OP	OVERHEAD POWER	OP	OVERHEAD POWER
UP	UNDERGROUND POWER	UP	UNDERGROUND POWER
GS	GAS LINE	GS	GAS LINE
TL	PHONE LINE	TL	PHONE LINE
HT	HYDRO-PNEUMATIC	HT	HYDRO-PNEUMATIC
CT	CABLE TV	CT	CABLE TV
PL	PROTECTIVE LINE	PL	PROTECTIVE LINE
EL	ELECTRIC LINE	EL	ELECTRIC LINE
BL	BUILDING SERVICE LINE	BL	BUILDING SERVICE LINE
FL	FIRE LINE	FL	FIRE LINE
ST	STREET LIGHT	ST	STREET LIGHT
DC	DECKING	DC	DECKING
CC	CONCRETE	CC	CONCRETE
AS	ASPHALT	AS	ASPHALT

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 55C, SUNSHINE STATE ONE CALL. CALL 811 48 HOURS PRIOR TO DIGGING.

Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
ou=100000077800,  
cn=Carol Chadwick,  
email=cc@csd.com,  
c=US,  
Date: 2022.05.20  
17:27:39 -0400

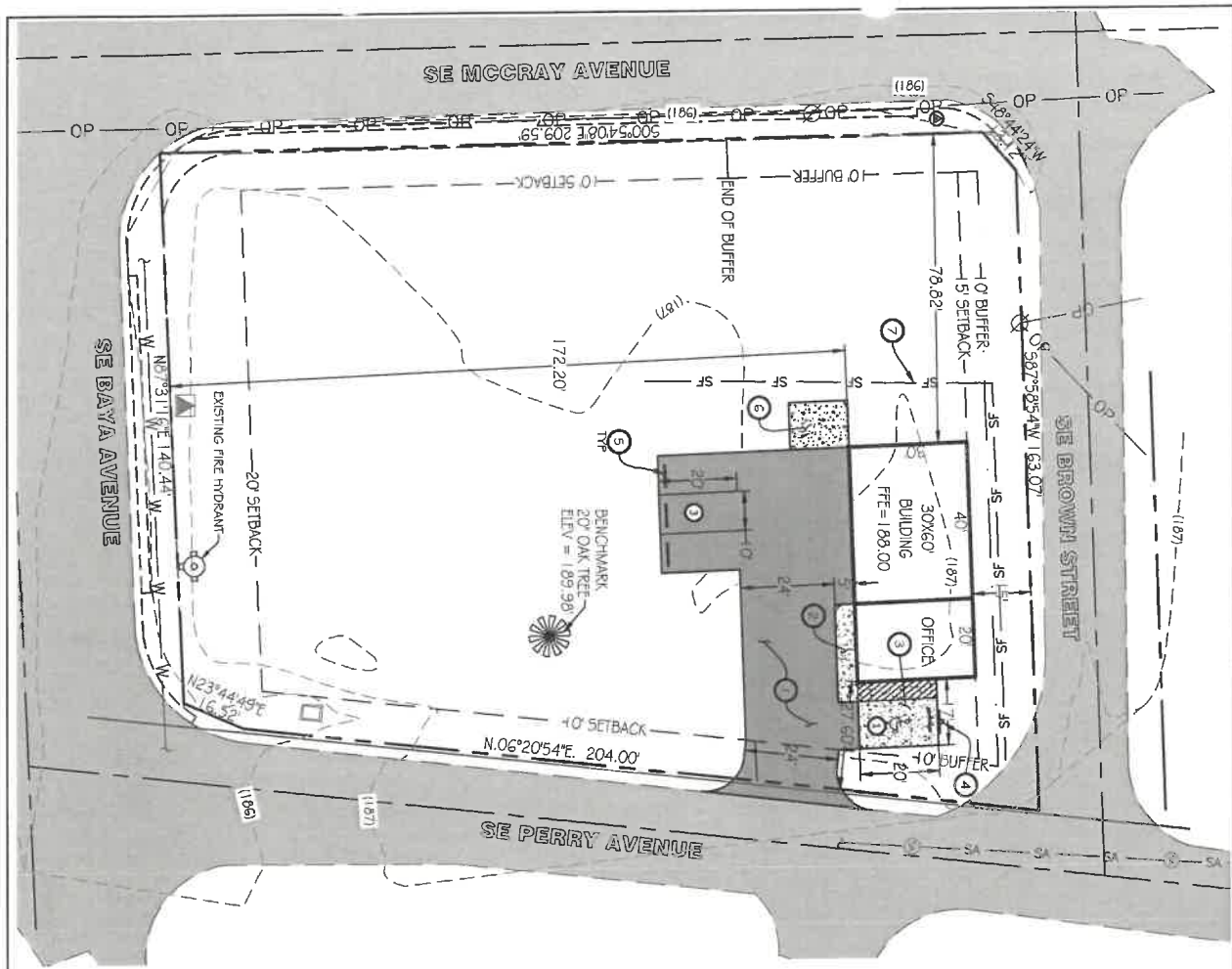
PROJECT NO. FL21142  
DATE MAY 20, 2022  
REVISION DATE  
SHEET 2 OF 7

FRANKS & LANE HEATING AND AIR  
NOTES & LEGEND

PREPARED FOR  
BRYAN ZECHER CONSTRUCTION  
CONTACT: BRYAN ZECHER  
356.752.6653  
bzech@comcast.net



CAROL CHADWICK, P.E.  
Professional Engineer  
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www.carolchadwick.com



CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- |   |   |           |
|---|---|-----------|
| 1 | 1-1/2" AC PAVEMENT OVER 6" LUMBEROCK BASE     | 3051 S.F. |
| 2 | 4" CONCRETE                                   | 465 S.F.  |
| 3 | HANDICAP PARKING STALL PER DETAILS ON SHEET 7 | 1 EA.     |
| 4 | HANDICAP PARKING SIGN PER DETAIL ON SHEET 7   | 1 EA.     |
| 5 | INSTALL WHEEL STOP PER DETAIL ON SHEET 7      | 4 EA.     |
| 6 | DUMPFSTER ENCLOSURE PER DETAIL ON SHEET 7     | 1 EA.     |
| 7 | SILT FENCE PER DETAIL ON SHEET 7              | 105 L.F.  |

ADDITIONAL INFORMATION

## NEW COMMERCIAL BUILDING FOR HEATING AND AC BUSINESS...

NO.	NAME	ADDRESS	PROPERTY AREA	CURABLE FEET	ACRES	% OF SITE
1	WILLIAM A. WILSON	WILSON, A				
2	WILLIAM A. WILSON	WILSON, A				
3	WILLIAM A. WILSON	WILSON, A				
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96	WILLIAM A. WILSON	WILSON, A				
97	WILLIAM A. WILSON	WILSON, A				
98	WILLIAM A. WILSON	WILSON, A				
99	WILLIAM A. WILSON	WILSON, A				
100	WILLIAM A. WILSON	WILSON, A				

# STORMWATER MANAGEMENT NOTE

**SITE IS EXEMPT FROM SRWMD STORM WATER  
MANAGEMENT:**

TOTAL IMPERVIOUS SURFACE SUBJECT TO VEHICULAR TRAVEL: 3154 S.F.

TOTAL IMPERVIOUS SURFACE: 5359 S.F.

## NOTES

1. SIGN PER SEPARATE PERMIT



CONFIRMED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON AN ELECTRONIC COPIES.

Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2022.05.20  
17:27:16 -04'00'

PROJECT NO. FL21142  
DATE MAY 20, 2022  
REVISION DATE  
SHEET 3 OF 7 SHEETS

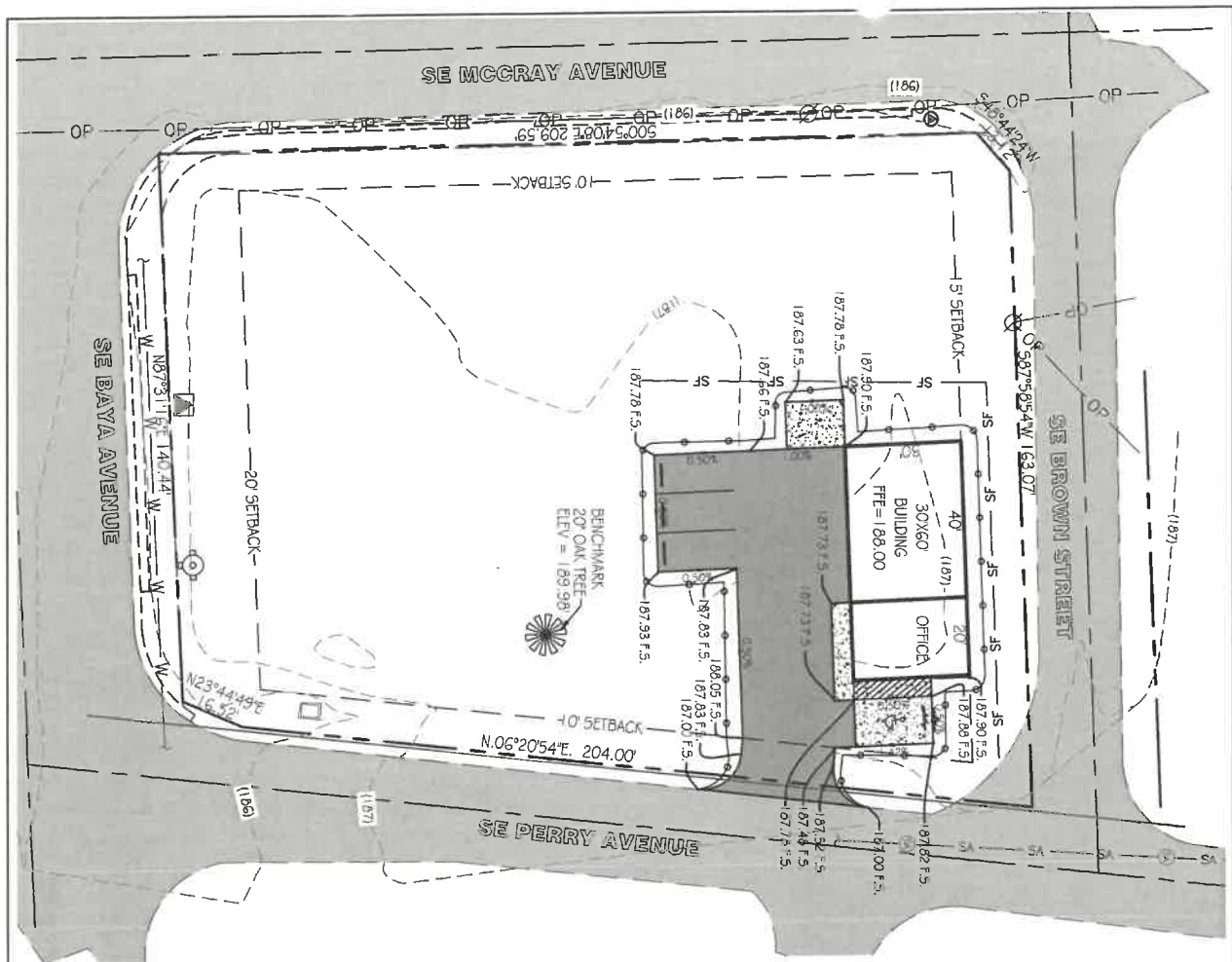
FRANKS & LANE HEATING AND AIR  
SITE & DIMENSION PLAN

PREPARED FOR  
BRYAN ZECHER CONSTRUCTION  
CONTACT: BRYAN ZECHER  
386.752.8653  
bzecher@comcast.net



CAROL CHADWICK, P.F.  
*Carol Chadwick*  
 1308 S.W. Parker Glb  
 Lake City, FL 32025  
 320-225-72  
 cchadwick@earthlink.net  
 www.carolchadwick.com  
 FLORIDA SWIMMING  
 CONFEDERATION





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MAY BE VERIFIED ON AN ELECTRONIC COPIES.



Digitally signed  
by Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
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924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2022.05.20  
17:26:55 -0400'

FRANKS & LANE HEATING AND AIR  
GRADING PLAN

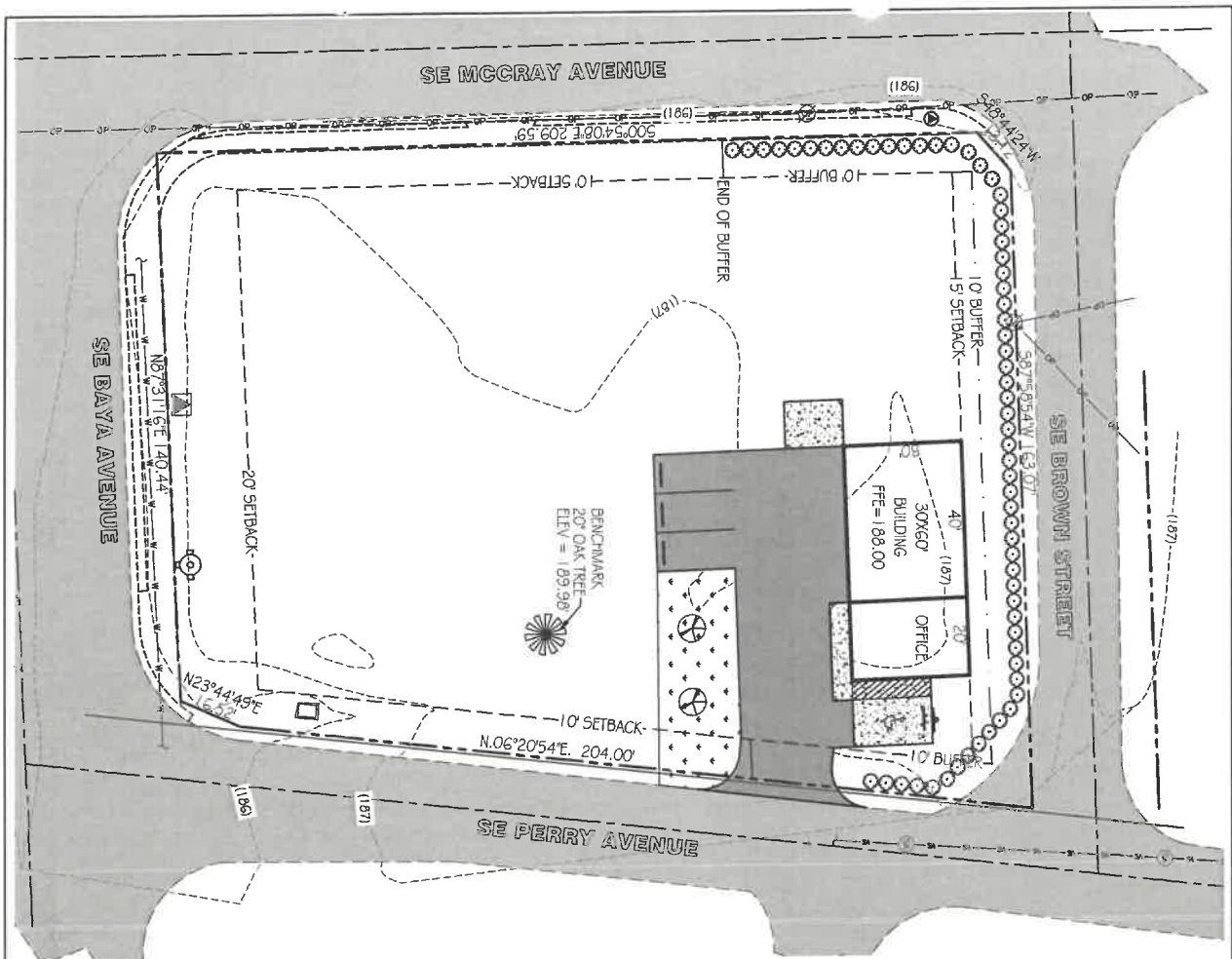
PREPARED FOR  
BRYAN ZECHER CONSTRUCTION  
CONTACT: BRYAN ZECHER  
386.752.8653  
bzecher@comcast.net

[illegible]

CAROL CHADWICK, P.E.  
*Civil Engineer*  
 1202 S.W. Fordin - GRI  
 Lake City, FL 32025  
 307-277-7772  
 cec@cwchadwick.com  
 www.cwchadwick.com  
 51140  
 PE0001  
 FLORIDA  
 OREGON  
 CALIFORNIA  
 N.C.



CAROL CHADWICK, P.E.  
*Chief Engineer*  
 1304 S.W. 74th Ave. Gln  
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 907.586.72  
 cchadwick@earthlink.net  
 www.cchadwick.com  
 • FLORIDA ONLY •  
 COTTON CORP. OF AMERICA



# LANDSCAPE NOTES

- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) IRRIGATION TO BE ACHIEVED WITH AN AUTOMATIC LOW-PRESSURE DRIP SYSTEM
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3" RING OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (i) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS MUST BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF TRASH AND DEBRIS

# BUFFER NOTE

THE PORTION OF THE BUFFER NOT COVERED BY PLANTING SHALL BE LANDSCAPED WITH GRASS OR GROUND COVER.

# IRRIGATION NOTE

IRRIGATION WILL BE ACHIEVED BY HAND WATER OR LOW-PRESSURE IRRIGATION SYSTEM.

# PLANT SCHEDULE

SYMBOL	PLANT TYPE	QTY
	LAURA PENDULUM	63
	MUSKOGEE CRANE MYRTLE, 30 GALLON	1



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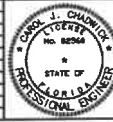
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Carol Chadwick  
DN: c=US,  
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dnQualifier=AD1410  
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CE0003954C,  
cn=Carol Chadwick  
Date: 2022.05.20  
172616-04'00"

PROJECT NO.	FL21142
DATE	MAY 20, 2022
REVISION DATE	
SHEET	6 of 7

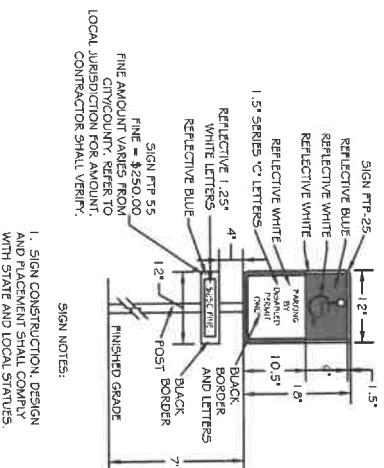
FRANKS & LANE HEATING AND AIR  
LANDSCAPING PLAN

PREPARED FOR  
BRYAN ZECHE CONSTRUCTION  
CONTACT: BRYAN ZECHE  
306.752.6653  
bzeche@comcast.net

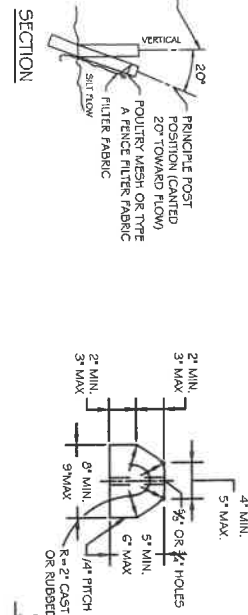
DATE	REVISION DESCRIPTION



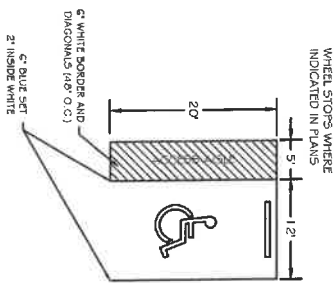
CAROL CHADWICK P.E.  
1204 S.W. 8th Ave. Suite 200  
Fort Lauderdale, FL 33304  
www.carolchadwick.com  
www.floridaregistry.com  
ORIGIN & CORRECTION CROSS



NOT TO SCALE

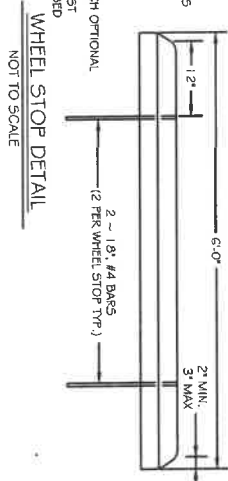


NOT TO SCALE



1. SIGNS SHALL BE PLACED IN FRONT OF ALL DESIGNATED HANDICAPPED SPACES. SIGN HEIGHT SHALL BE 7' FROM PAVEMENT TO BOTTOM OF SIGN.
2. 5 HANDICAPPED AISLE MAY BE PLACED ON THE RIGHT OR LEFT SIDE OF PARKING STALL.
3. HANDICAPPED PARKING SYMBOL SHALL BE 3 OR 5 FT. HIGH.
4. BLUE PAVEMENT MARKINGS SHALL BE USED TO MATCH SHADE 151/60 OF FEDERAL STANDARD 595A.

NOT TO SCALE



NOT TO SCALE

NO: 10 SCALE



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 20, 2022

re: Franks & Lane Heating and Air Drainage Memo

Site is exempt from SRWMD storm water management:

Total impervious surface subject to vehicular travel: 3154 s.f.

Total impervious surface: 5359 s.f.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A01410  
D0000017EB6D924  
CE0005954C,  
cn=Carol Chadwick  
Date: 2022.05.20  
17:25:42 -04'00'

Carol Chadwick, P.E.



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May 20, 2022

re: Franks & Lane Heating and Air Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 750 * 0.85 [1 + (0 + 0)] = 637 \rightarrow 750 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C=750$

(O) = Occupancy factor:  $C-2=0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 0.8 * \sqrt{1800} = 611 \rightarrow 750$

Where:

F = the coefficient related to the construction type = 0.8

A = the effective building area = 1800 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 04/08/2022, the water flow is 2834 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
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o=Florida,  
dnQualifier=A01410  
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CE0005954C,  
cn=Carol Chadwick  
Date: 2022.05.20  
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Carol Chadwick, P.E.

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CC Job #FL21142

□

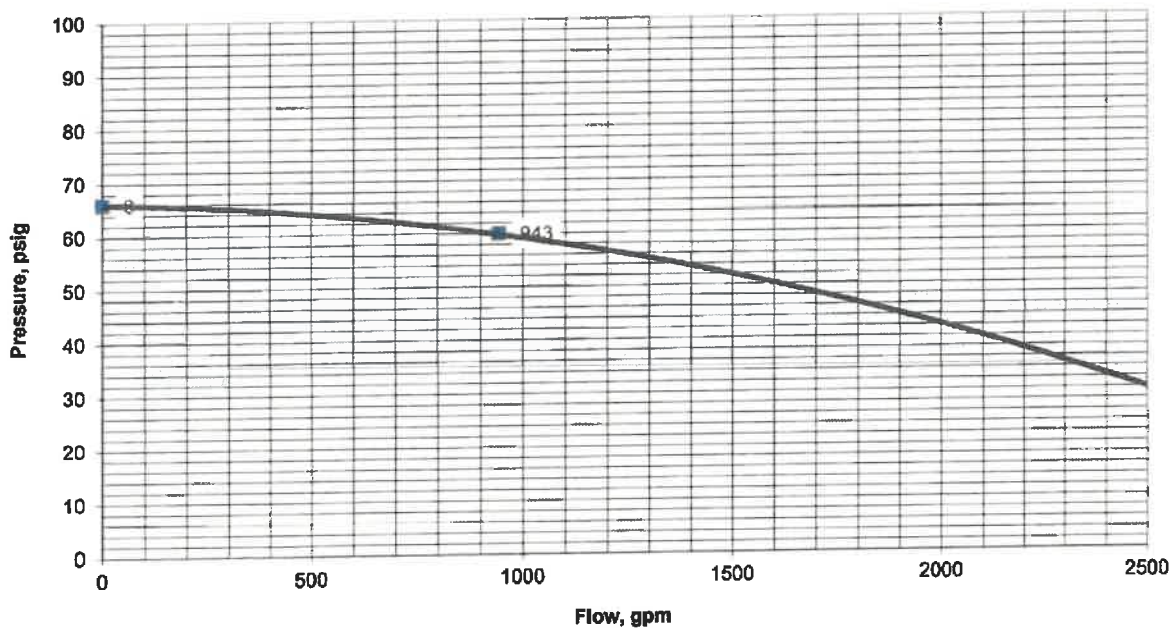
# City of Lake City

## Water flow report

HYDRANT # & LOCATION: **C/O SE Baya Dr. & SE Perry Ave.** DATE: **5/118/2022**  
 TEST BY: **AI/Daniel** Day: **Wednesday** Time: **13:10** Minutes: **2**  
 WATER SUPPLIED BY: **Municipal**  
 PURPOSE OF TEST: **request**

### DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<b>2.5</b>	<b>2.5</b>	<b>2.5</b>
COEFFICIENT:	<b>0.8</b>		
PITOT READING:	<b>40</b>		
GPM:	<b>943</b>	<b>0</b>	<b>0</b>
TOTAL FLOW DURING TEST:	<b>943</b> GPM		
STATIC READING:	<b>66</b> PSI	RESIDUAL:	<b>60</b> PSI
RESULTS: AT 20 PSI RESIDUAL	<b>2834</b> GPM	AT 0 PSI	<b>3444</b> GPM
ESTIMATED CONSUMPTION:	<b>1887</b> GAL.		
REMARKS:			



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*Civil Engineer*

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 20, 2022

re: Franks & Lane Heating and Air Concurrency Impact Analysis

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

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 110
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 9.06 ADT & 1.26 Peak PM trips
- Potable Water: 45 gallons per day
- Potable Water: 45 gallons per day
- Solid Waste: 3.30 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A0141  
0D0000017EB6D92  
4CE0005954C,  
cn=Carol Chadwick  
Date: 2022.05.20  
16:54:13 -04'00'

Carol Chadwick, P.E.

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CC Job #FL21142

**REVISED CONCURRENCY  
WORKSHEET**

Franks Lane Heating and Air  
May 20, 2022

**Trip Generation Analysis**

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

\*Per employee

**Potable Water Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
---------------------------	---	-----------------------------------	-------------------------

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

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3 EMPLOYEES)

**Sanitary Sewer Analysis**

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
---------------------------	---	-----------------------------------	-------------------------

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

\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier. (3 EMPLOYEES)

**Solid Waste Analysis**

Use	Tons Per Dwelling Unit**	S.F.	Total (Tons Per Year)
-----	--------------------------	------	-----------------------

Office	1.00	1800.00	3.30
--------	------	---------	------

\*\*1# per 100 s.f. per day



CAROL CHADWICK, P.E.

*Civil Engineer*

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 20, 2022

re: Franks & Lane Heating and Air Comprehensive Plan Consistency Analysis

The Franks & Lane Heating and Air proposed site plan consistent with Lake City's Comprehensive Plan.

#### **Future Land Use Element**

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The City shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

*Consistency: The subject property fronts SE Baya Drive. The area is trending towards commercial uses with residential uses farther from SE Baya Drive.*

- Policy 1.1.1 The City shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the City shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

*Consistency: The subject fronts SE Baya Drive which is an arterial road.*

- Policy 1.1.2 The City's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

*Consistency: The properties fronting SE Baya are zoned RO.*

- Policy 1.1.3 The City's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonably expected to develop by the year 2023.

*Consistency: The approval of the site plan will allow the immediate opening of a new business.*

- Policy 1.1.4 The City shall continue to maintain standards for the coordination and siting of

proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

*Consistency: The proposed use of the subject property is consistent with commercial properties and will not have any adverse environmental impacts on the existing land uses.*

- Policy I.1.5 The City shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

*Consistency: No impacts to adjacent land topography or soil conditions will result due to a zooming or land use change of the subject property.*

- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

*Consistency: The proposed commercial development is compatible with other similar uses along SE Baya Drive and can co-exist without negative impacts to other uses in relative proximity to the development over time.*

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A0141  
0D0000017EB6D92  
4CE0005954C,  
cn=Carol Chadwick  
Date: 2022.05.20  
16:53:53 -04'00'

Carol Chadwick, P.E.

PARCEL: 00-00-00-13752-001

DESCRIPTION:

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

## Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 12/2/2021

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

## Owner &amp; Property Info

Owner	FRANKS & LANE HEATING AND AIR LLC 219 SW CYPRESS GLN LAKE CITY, FL 32025		
Site			
Description	S DIV: LOTS 47 THRU 52 BLOCK L CANOVA S/D. QC 1023-2744, DC 1240-982, WD 1438-1998,		
Area	0.767 AC	S/T/R	32-3S-17
Use Code	VACANT (0000)	Tax District	1

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

## Property &amp; Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$83,625	Mkt Land	\$83,625
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$83,625	Just	\$83,625
Class	\$0	Class	\$0
Appraised	\$83,625	Appraised	\$83,625
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$83,625	Assessed	\$83,625
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$83,625 city:\$83,625 other:\$0 school:\$83,625	Total Taxable	county:\$83,625 city:\$83,625 other:\$0 school:\$83,625

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales



## Sales History

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

## Building Characteristics

Bldg Sketch	Description	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

## Extra Features &amp; Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## Land Breakdown

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

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

by: GrizzlyLogic.com



Prepared by and return to:

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

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

[Space Above This Line For Recording Data]

## Warranty Deed

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

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

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

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

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

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

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


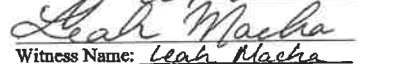
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

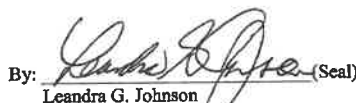
**To Have and to Hold**, the same in fee simple forever.

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

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

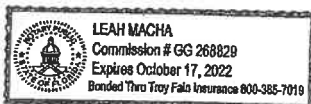
Signed, sealed and delivered in our presence:

  
Witness Name: Leah Macha  
  
Witness Name: Leah Macha

By:  (Seal)  
Leandra G. Johnson

STATE OF FLORIDA  
COUNTY OF COLUMBIA

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



  
Notary Public - State of Florida

(NOTARIAL SEAL)



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

## Detail by Entity Name

Florida Limited Liability Company

FRANKS & LANE HEATING AND AIR, LLC

### Filing Information

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

### Principal Address

219 SW CYPRESSWOOD GLEN  
LAKE CITY, FL 32025

### Mailing Address

219 SW CYPRESS WOOD GLEN  
LAKE CITY, FL 32025

### Registered Agent Name & Address

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

Name Changed: 02/09/2021

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

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

Title MGRM

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

### Annual Reports

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

**Document Images**

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

## APPLICATION AGENT AUTHORIZATION FORM

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

### Authority to Act as Agent

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

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

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

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

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

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

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

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

Applicant/Owner's Signature: Mark Lane

Print Name: Mark Lane

STATE OF FLORIDA  
COUNTY OF Columbia

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

Suzanne Stewart  
(Notary Signature)

(SEAL)



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



## Columbia County Tax Collector

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

## Tax Record

Last Update: 12/3/2021 1:04:06 PM EST

Register for eBill

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

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

Date Paid	Transaction	Receipt	Item	Amount Paid
11/17/2021	PAYMENT	6400763.0001	2021	\$1,571.10

## Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES