



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

FOR PLANNING USE ONLY

Application # Z _____
 Application Fee \$ _____
 Receipt No. _____
 Filing Date _____
 Completeness Date _____

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

1. Project Name: FAITH CROSSING
2. Address of Subject Property: TBD SW FAITH ROAD, LAKE CITY, FL
3. Parcel ID Number(s): 01-4S-16-02677-001 & 02658-001
4. Future Land Use Map Designation: RESIDENTIAL - MEDIUM
5. Existing Zoning Designation: RESIDENTIAL-OFFICE & RMF-1
6. Proposed Zoning Designation: COMMERCIAL INTENSIZE
7. Acreage: 0.959
8. Existing Use of Property: VACANT
9. Proposed use of Property: SHOPPING CENTER

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: () 307.680.1772 Fax: () Email: ccpewyo@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): OM SHANTI INVESTMENT GROUP, LLC
 Mailing Address: 4039 W US HWY 90
 City: LAKE CITY State: FL Zip: 32025
 Telephone: () Fax: () Email: pstepin@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.

***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: n.a.
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.
 - 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.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.

 - 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:
 - 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.

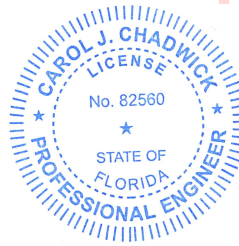
A total of eighteen (18) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick _____
Date: 2023.10.16
20:10:12 -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

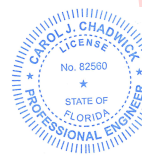
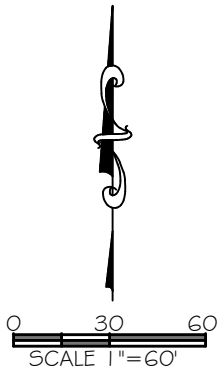
FAITH CROSSING

SECTION 01, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



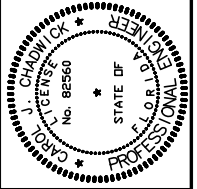
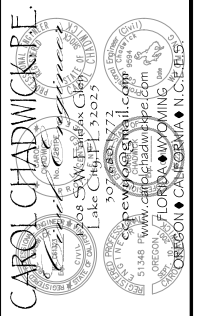
NOTES

1. SITE PARCEL: 01-45-16-02677-001 # 02658-001
2. CURRENT ZONING: RESIDENTIAL - OFFICE # RMF-1
3. PROPOSED ZONING: CI
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: COMMERCIAL
6. ACREAGE: 0.959 ACRES
7. SITE ADDRESS: TBD SW FAITH ROAD, LAKE CITY, FL
8. BEARINGS & DISTANCES FROM DEED



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000017EB6D92
4CE0005954C,
cn=Carol Chadwick
Date: 2023.10.16
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Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



DATE	REVISION DESCRIPTION

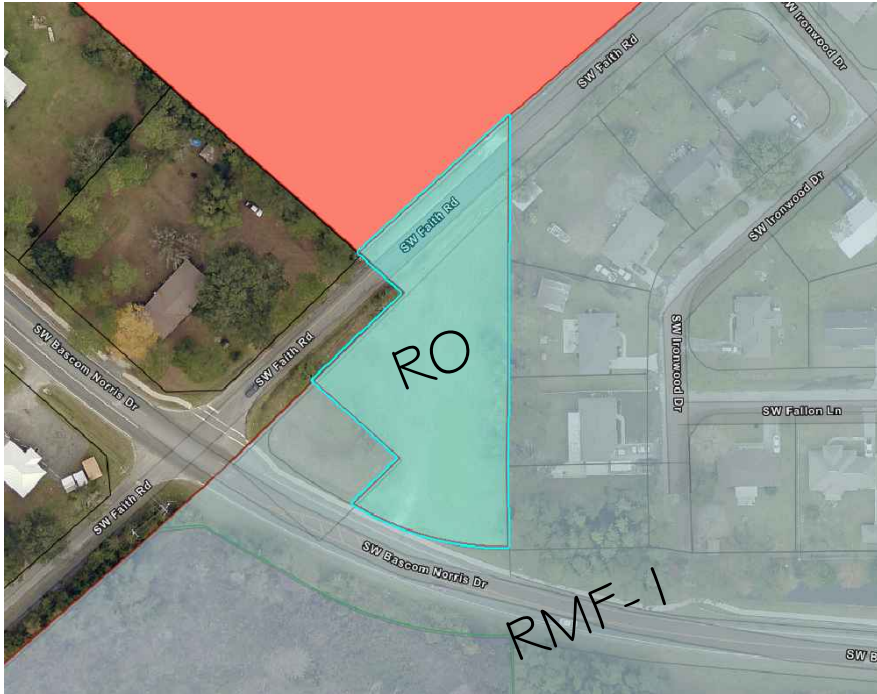
PREPARED FOR:
OM SHANTI INVESTMENTS
GROUP, LLC
4039 W US HWY 90
LAKE CITY, FL 32025
pstepin@yahoo.com

FAITH CROSSING SITE SKETCH

PROJECT NO.	FL23437
DATE	OCT. 16, 2023
REVISION DATE	
SHEET	1 OF 1

FAITH CROSSING

SECTION 01, TOWNSHIP 4 SOUTH, RANGE 16 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



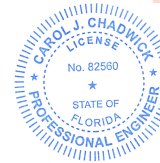
LAKE CITY ZONING



COLUMBIA COUNTY ZONING

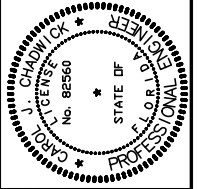
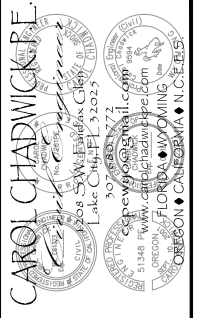
NOTES

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3. PROPOSED ZONING: CI
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: COMMERCIAL
6. ACREAGE: 0.959 ACRES
7. SITE ADDRESS: TBD SW FAITH ROAD, LAKE CITY, FL



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
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4CE0005954C,
cn=Carol Chadwick
Date: 2023.10.16
20:09:43 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



REVISION DESCRIPTION	DATE

PREPARED FOR:
OM SHANTI INVESTMENTS
GROUP, LLC
4039 W US HWY 90
LAKE CITY, FL 32025
pstepin@yahoo.com

FAITH CROSSING EXISTING ZONING MAP

PROJECT NO:	FL23437
DATE:	OCT. 16, 2023
REVISION DATE:	
SHEET	1 OF 1
SHEETS	

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 13, 2023

re: Faith Crossing Comprehensive Plan Consistency Analysis

The Faith Crossing proposed site 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 is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247. The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- 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 property is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247.

- 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 adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- 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 reasonable expected to develop by the year 2024.

Consistency: The owners would like to start development as soon as possible after all permits are obtained.

- Policy I.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: Stormwater management permits will be obtained prior to the commencement of any construction activities so the site 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.

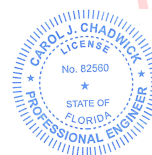
Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.

- 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: This development is consistent with the properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol
Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.10.16
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Carol Chadwick, P.E.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

October 5, 2023

re: Faith Crossing Analysis of the Requirements of Article 12 of the Land Development Regulations

The Faith Crossing proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the City's comprehensive plan or would have an adverse effect on the City's comprehensive plan.

Analysis: The proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) The existing land use pattern.

Analysis: The subject property is located at the intersection of SW Bascom Norris Drive and SW Faith Road and only one block southeast of Highway 247. The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County.

- c) Possible creation of an isolated district unrelated to adjacent and nearby districts.

Analysis: The properties adjacent to SW Bascom Norris Drive are currently zoned CI in Columbia County. The site is not suited for residential development.

- d) The population density pattern and possible increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The site will be used for a commercial and will not increase the population density or add additional loads to schools, streets or utilities. The site will utilize Lake City's water and sewer systems. No driveway entering SW Bascom Norris will be proposed.

- e) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Analysis: The site is not suited for residential development.

- f) Whether changed or changing conditions make the passage of the proposed amendment necessary.

Analysis: The change will allow for the opening of a businesses.

- g) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The subject property will have direct access to SW Faith Road and then to either SW Bascom Norris Drive or Highway 90 and will not negatively affect living conditions.

- h) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: No driveway entering SW Bascom Norris will be proposed. The driveway will access SW Faith Road.

- i) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained.

- j) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not reduce of light or air to adjacent areas.

- k) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The site will have all required buffering from the residences located to the east.

- l) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area has many commercial uses.

- m) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with public welfare.

Analysis: The proposed change will not grant special privileges to the owner as other properties along the S Bascom Norris Drive corridor are currently used for commercial activities.

- n) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

Analysis: The proposed commercial use is not allowed in the current zoning.

- o) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the City.

Analysis: The subject property will have small retail shops to serve the community.

- 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:

1. The need and justification for the change.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL23437

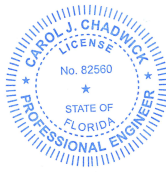
□

- 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.

Analysis: The site is not suited to residential development. The other logical use is commercial bringing new businesses to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000017EB6
D924CE0005954C, cn=Carol
Chadwick
Date: 2023.10.16 20:09:07 -04'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/28/2023

Parcel: << 01-4S-16-02677-001 (10862) >>

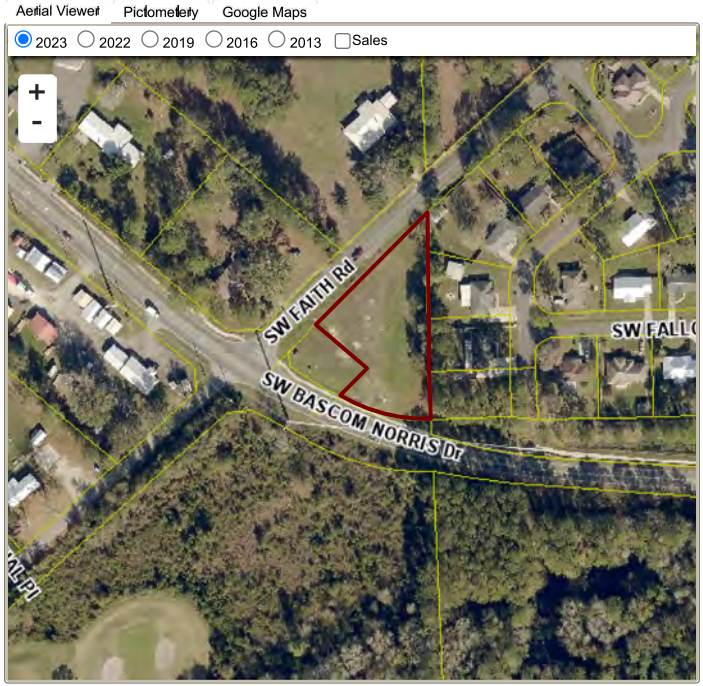
Owner & Property Info

Owner	OM SHANTI INVESTMENT GROUP, LLC 4039 US HIGHWAY 90 W LAKE CITY, FL 32025		
Site			
Description*	BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. (WITHIN CITY LIMITS). 912-21 ...more>>		
Area	0.859 AC	S/T/R	01-4S-16
Use Code**	VACANT COMMERCIAL (1000)	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 & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$74,922	Mkt Land	\$74,922
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$74,922	Just	\$74,922
Class	\$0	Class	\$0
Appraised	\$74,922	Appraised	\$74,922
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$74,922	Assessed	\$74,922
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$74,922 city:\$74,922 other:\$0 school:\$74,922	Total Taxable	county:\$74,922 city:\$74,922 other:\$0 school:\$74,922



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2022	\$175,000	1480/2168	WD	V	Q	05 (Multi-Parcel Sale) - show
3/17/2018	\$77,000	1356/0137	WD	V	Q	05 (Multi-Parcel Sale) - show
11/2/2016	\$100	1329/0667	QC	V	U	11
5/11/2006	\$150,000	1083/1752	WD	V	Q	
10/2/2002	\$30,000	0964/1025	WD	V	U	06
10/19/2000	\$25,000	0912/2191	WD	V	Q	

Building Characteristics

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

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
					NONE

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	37,461.000 SF (0.859 AC)	1.0000/1.0000 1.0000/ /	\$2 /SF	\$74,922

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 9/28/2023

Parcel: << 01-4S-16-02658-001 (10775) >>

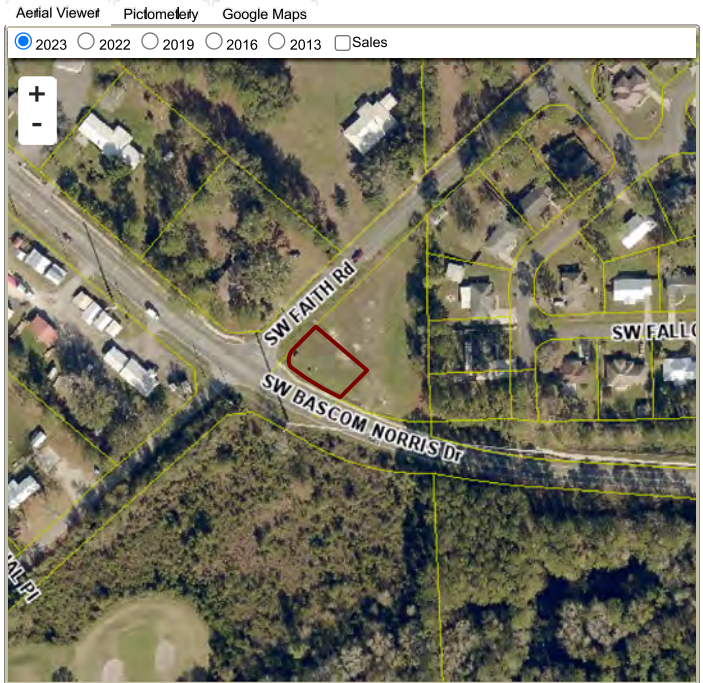
Owner & Property Info

Owner	OM SHANTI INVESTMENT GROUP, LLC 4039 US HIGHWAY 90 W LAKE CITY, FL 32025		
Site			
Description*	COMM NE COR OF SE1/4 OF NW1/4, S 342.35 FT TO N R/W OF SW FAITH RD, CONT S 65.81 FT TO S R/W OF FAITH RD, S47 DEG W ALONG S R/W 237.97 FT FOR POB, S49 DEG E 105.28 FT, S48 DEG W 59.47 FT TO N MAINT R/W OF BASCOM NORRIS DR & PT ON CURVE NW ALONG CURVE 91.68 ...more>>		
Area	0.17 AC	S/T/R	01-4S-16
Use Code**	VACANT (0000)	Tax District	2

*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 & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$6,120	Mkt Land	\$6,120
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$6,120	Just	\$6,120
Class	\$0	Class	\$0
Appraised	\$6,120	Appraised	\$6,120
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$6,120	Assessed	\$6,120
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$6,120 city:\$0 other:\$0 school:\$6,120	Total Taxable	county:\$6,120 city:\$0 other:\$0 school:\$6,120



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/7/2022	\$175,000	1480/2168	WD	V	Q	05 (Multi-Parcel Sale) - show
3/17/2018	\$77,000	1356/0137	WD	V	Q	05 (Multi-Parcel Sale) - show
3/14/2018	\$1,000	1356/0134	WD	V	U	18

Building Characteristics

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

Extra Features & 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)	0.170 AC	1.0000/1.0000 1.0000/ /	\$36,000 /AC	\$6,120

Sale Price \$175,000.00
Doc Stamp \$ 1,225.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 22-11032TL
Parcel No.: 02658-001

Inst: 202212023295 Date: 12/08/2022 Time: 2:41PM
Page 1 of 2 B: 1480 P: 2163, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ms*
Deputy ClerkDoc Stamp-Deed: 1225.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 7th day of December, 2022, by **WAYNE T. HUDSON, SR.** and **GOLDIE K. HUDSON, HUSBAND AND WIFE, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantors, to **OM SHANTI INVESTMENT GROUP, LLC**, having its principal place of business at 4039 US HWY 90 WEST, LAKE CITY, FL 32025, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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

And the Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2022.

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

Signed, sealed and delivered in the presence of:

Jenna A Nettles
Witness Signature
Printed Name: Jenna A. Nettles

Wayne T Hudson SR L.S.
Name: WAYNE T. HUDSON, Sr.
Address: P.O. BOX 2273, LAKE CITY, FL 32056

Patricia Lang
Witness Signature
Printed Name: PATRICIA LANG

Goldie K. Hudson L.S.
Name: GOLDIE K. HUDSON
Address: P.O. BOX 2273; LAKE CITY, FL 32056

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of December, 2022, by WAYNE T. HUDSON, Sr. and GOLDIE K. HUDSON, who are personally known to me or who have produced _____ as identification.

Patricia Lang
Signature of Notary
Printed Name: PATRICIA LANG
My commission expires: 2-5-23



EXHIBIT "A"

Parcel A:

Begin at the point of intersection of the Southeast right of way line of Troy Road and the East line of the Southeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run South 02 deg. 11 min. 15 sec. East along said East line of the Southeast 1/4 of the Northwest 1/4 a distance of 322.68 feet to a point on the Northerly line of a proposed 80 foot road, said point being on the arc of a curve concave to the North having a radius of 1105.92 feet and a central angle of 08 deg. 25 min. 19 sec., said curve also having a chord bearing and distance of North 70 deg. 14 min. 55 sec. West, 162.41 feet; thence Westerly along the arc of said curve, being also said Northerly line of a proposed 80 foot road, 162.56 feet to a point on the Southeasterly line of a 0.25 acre parcel of land; thence North 48 deg. 07 min. 32 sec. East along said Southeasterly line, 59.47 feet; thence North 49 deg. 38 min. 27 sec. West, along the Northeasterly line of said 0.25 acre parcel of land 105.04 feet to a point on the Southeasterly right of way line of Troy Road; thence North 47 deg. 48 min. 06 sec. East along said Southeasterly right of way line, 237.97 feet to the Point of Beginning.

Parcel B:

A parcel of land lying in the SE 1/4 of the NW 1/4 of Section 1, Township 4 South, Range 16 East, Columbia County, Florida, explicitly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of said Section 1; thence on the East boundary thereof S02° 11'15"E, a distance of 342.35 feet to the North right of way line of S.W. Faith Road; thence continue on said East boundary S02°11'15"E, a distance of 65.81 feet to the South right of way line of S. W. Faith Road; thence on said South right of way line S47°48'06"W, a distance of 237.97 feet to the point of beginning; thence S49°38'27"E, a distance of 105.28 feet; thence S48°10'14"W, a distance of 59.47 feet to the North maintained right of way line of Bascom Norris Drive and a point on a curve concave Northeasterly having a radius of 410.57 feet and a central angle of 12°47'45"; thence on said right of way line and on the arc of said curve a distance of 91.68 feet, said arc subtended by a chord which bears N58°32'20"W, a distance of 91.50 feet to the curve's end and a point on a curve concave Southeasterly having a radius of 22.74 feet and a central angle of 71°53'16"; thence on the arc of said curve a distance of 28.53 feet, said arc subtended by a chord which bears N09°43'14"E, a distance of 26.70 feet to the South right of way line of aforesaid S.W. Faith Road; thence on said South right of way line N48°05'32"E, a distance of 50.56 feet to the point of beginning.



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

Detail by Entity Name

Florida Limited Liability Company
OM SHANTI INVESTMENT GROUP LLC

Filing Information

Document Number L20000275825
FEI/EIN Number 85-2254540
Date Filed 09/03/2020
Effective Date 09/03/2020
State FL
Status ACTIVE

Principal Address

1495 6TH STREET S
MACCLENNY, FL 32063 UN

Mailing Address

4039 US HWY 90 WEST
LAKE CITY, FL 32025 UN

Registered Agent Name & Address

PATEL, KALPEN
303 BEVERLY ST SE
LIVE OAK, FL 32064

Address Changed: 04/08/2021

Authorized Person(s) Detail

Name & Address

Title VP

PATEL, DIPAK
4039 US HWY 90 WEST
LAKE CITY, FL 32025

Annual Reports

Report Year	Filed Date
2021	04/08/2021
2022	07/26/2022
2023	04/04/2023

Document Images

04/04/2023 -- ANNUAL REPORT	View image in PDF format
07/26/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
09/03/2020 -- Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

I, Dipak Patel (owner name), owner of property parcel
 number 02677-001 & 02658-001 (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. Carol Chadwick, PE	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.

Dipak Patel
 Owner Signature (Notarized) _____ Date _____

NOTARY INFORMATION:
 STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Dipak Patel,
 personally appeared before me and is known by me or has produced identification
 (type of I.D.) _____ on this 12 day of October, 2023.

Natalie Moody
 NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 10/5/2023 10:12:30 AM EDT

Tax Record

Last Update: 10/5/2023 10:09:00 AM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R02677-001	REAL ESTATE	2022			
Mailing Address		Property Address			
HUDSON WAYNE T SR HUDSON GOLDIE K P O BOX 2273 LAKE CITY FL 32056		GEO Number 014S16-02677-001			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
<u>Legal Description (click for full description)</u>					
01-4S-16 1000/1000.86 Acres BEG INTERS SE R/W TROY RD & E LINE OF SE1/4 OF NW1/4, RUN S 322.68 FT TO N R/W OF PROPOSED CO RD, RUN NW'LY ALONG R/W 162.56 FT, NE 48 DEG 59.47 FT, NW 49 DEG 105.04 FT TO A PT ON SE R/W TROY RD, NE ALONG R/W 237.97 FT TO POB. 912-2191, See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	74,922	0	\$74,922	\$367.12
BOARD OF COUNTY COMMISSIONERS	7.8150	74,922	0	\$74,922	\$585.52
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	74,922	0	\$74,922	\$56.04
LOCAL	3.2990	74,922	0	\$74,922	\$247.17
CAPITAL OUTLAY	1.5000	74,922	0	\$74,922	\$112.38
SUWANNEE RIVER WATER MGT DIST	0.3368	74,922	0	\$74,922	\$25.23
LAKE SHORE HOSPITAL AUTHORITY	0.0001	74,922	0	\$74,922	\$0.01
Total Millage		18.5989	Total Taxes		\$1,393.47
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
XLCF	CITY FIRE ASSESSMENT				\$50.40
Total Assessments					\$50.40
Taxes & Assessments					\$1,443.87
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/29/2022	PAYMENT	1800434.0019	2022	\$1,386.12

[Prior Years Payment History](#)

Prior Year Taxes Due
NO DELINQUENT TAXES