



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

**FOR PLANNING USE ONLY**  
 Application # 5023-04  
 Application Fee \$ 750.00  
 Receipt No. \_\_\_\_\_  
 Filing Date 7/6  
 Completeness Date \_\_\_\_\_

# Minor/Major Subdivision – Preliminary/Final Plat

Minor Subdivision (Four (4) or less lots) \$400.00

Major Subdivision (Five (5) or more lots) \$750.00

## A. PROJECT INFORMATION

1. Project Name: Melrose Place
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 33-35-17-13536-005
4. Future Land Use Map Designation: Residential - High Density
5. Zoning Designation: RMF-2
6. Acreage: 1.71
7. Existing Use of Property: Vacant
8. Proposed use of Property: multi-family housing
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 14,996 SF
  - Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status  Owner (title holder)  Agent
2. Name of Applicant(s): Carol Medwile, PE Title: Civil Engineer  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 1208 SW Fairfax Glen  
 City: Lake City State: FL Zip: 32025  
 Telephone: (386) 680-1772 Fax: (\_\_\_\_\_) Email: ccpen140@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): Kevin Bradenbaugh, Jr.
  - Mailing Address: 232 NW Ludley Lane
  - City: Lake City State: FL Zip: 32055
  - Telephone: (386) 365-5264 Fax: (\_\_\_\_\_) Email: dumplavelconstruction@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: 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?  
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. V \_\_\_\_\_  
Special Exception:  Yes  No  
Special Exception Application No. SE \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

- ✓ 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:
  - 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).
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 Minor Site and Development Plan Application is \$400 and for a Major Site and Development Plan Application is \$750.00. No

application shall be accepted or processed until the required application fee has been paid.

12. A Minor Subdivision is not required to be heard by the Planning and Zoning Board. A Minor Subdivision is only required to have City Council approval.

**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.

A total of Eighteen (18) copies of proposed site plan application and all support materials must be submitted along with a PDF copy or 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 FOR MAJOR SUBDIVISIONS ONLY. 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

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



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000017EB6D  
924CE0005954C,  
cn=Carol  
Chadwick  
Date: 2023.07.06  
16:12:25 -04'00'

\_\_\_\_\_ Date

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





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

**PARCEL: 33-3S-17-13536-005 (43932)** | VACANT (0000) | 1.71 AC  
 ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP, 1043-1530, WD 1446-2230,

<b>PINNACLE PROPERTIES &amp; DEVELOPMENT</b>		<b>2023 Working Values</b>	
Owner: 232 NW CHADLEY LN LAKE CITY, FL 32055		Mkt Lnd \$129,500	Appraised \$129,500
Site:		Ag Lnd \$0	Assessed \$129,500
Sales	11/22/2022 \$100 V (U)	Bldg \$0	Exempt \$0
Info	9/3/2021 \$135,000 V (Q)	XFOB \$0	county:\$129,500
		Just \$129,500	Total city:\$129,500
			other:\$0
			school:\$129,500

**NOTES:**

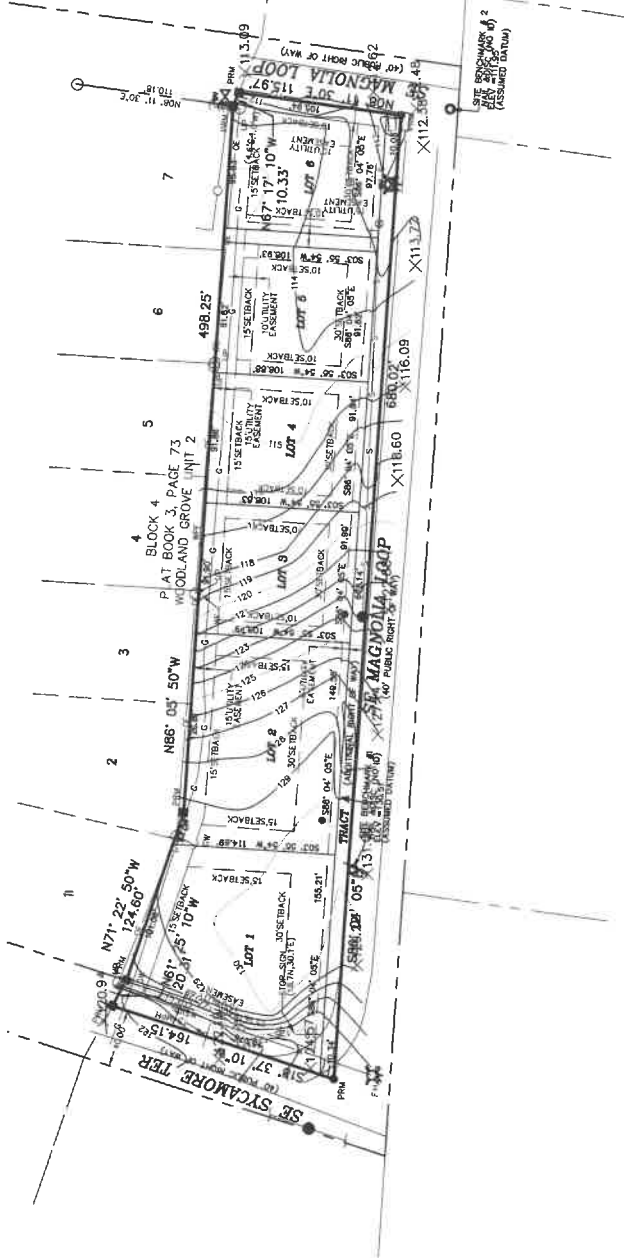


This information, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. [GrizzlyLogic.com](http://GrizzlyLogic.com)



# MELROSE PLACE SUBDIVISION

FLORIDA LYING IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
COLUMBIA COUNTY, FLORIDA



SETBACKS:  
 LOTS 1 AND 2: MULTIFAMILY (QUADRUPLX)  
 20' FRONT  
 15' REAR  
 LOTS 3 THROUGH 6: MULTIFAMILY (DOUPLX)  
 20' FRONT  
 15' REAR

**SURVEYOR'S NOTES:**  
 1. Bearings shown hereon are referenced to an assumed datum based on the South line of SE Magnolia Loop, being S 86° 04' 05" W.  
 2. All plotted utility easements, if any, hereby provide that such easements shall also be easements for construction, installation, maintenance and operation of cable television services that interfere with the facilities and services of electric, telephone, and cable television services shall be the responsibility of the utility or service provider of a public utility, it shall be the responsibility of the owner of the property to obtain to those private easements granted to or obtained by a particular electric, telephone, gas, water, or other utility, and shall be subject to the rules and regulations of the Florida Public Service Commission.  
 3. All corners shown hereon shall be set according to Chapter 177, Florida Statutes.  
 4. Elevations shown hereon are in feet and referenced to Benchmark # 1 having an elevation of 130.31' (Assume Down).

**LEGEND:**

BK	BOOK	PCP	PERMANENT CONTROL POINT
(C)	CALCULATED	PG	PAGE
CALC.	CALCULATED	PGS	PAGES
C.A.	CALCULATED ANGLE	P.G.A.	POINT OF BEGINNING
C.B.	CORNER BEARING	P.O.C.	POINT OF COMMENCEMENT
COS #	CERTIFIED CORNER RECORD NUMBER	P.R.M.	PERMANENT REFERENCE MONUMENT
CH	CENTER LINE	P.T.	POINT OF TANGENCY
C.L.	CENTER LINE	R/W	RIGHT OF WAY
C.M.C.	CONCRETE MONUMENT	Δ	CENTRAL ANGLE
DB	DEED BOOK	■	DENOTES SET 4"x4" CONCRETE MONUMENT
DESC.	DESCRIPTION	●	DENOTES NAIL & DISK LB 7928 MONUMENT
EDP	EDGE OF PAVEMENT	⊙	DENOTES SET SURVEY MONUMENT
ESMT.	EASEMENT	-	CALCULATED POINT
FE	FOUND		
F.F.E.	FINISH FLOOR ELEVATION		
FIG	IDENTIFICATION		
ID	IRON ROD AND CAP		
I.P.	IRON PIPE		
I.R.	IRON ROD		
L.R.	LICENSED BUSINESS		
L.S.	LICENSED SURVEYOR		
NO ID	NO IDENTIFICATION		
N.R.	NON RADIAL		
N&D	NAIL AND DISK		
ORB	OFFICIAL RECORD BOOK		
PP	PLAT BOOK		
P.C.	POINT OF CURVATURE		

**NOTICE:**  
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL OPERATION OF THE SURVEYOR. ANY CHANGES TO THIS PLAT, INCLUDING ANY CHANGES TO THE SUPPLEMENTAL INSTRUMENT OR ANY INSTRUMENT OR INSTRUMENTS WHICH ARE REFERENCED TO THIS PLAT, MUST BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

SHEET  
1 OF 1

**APFINE ENGINEERING AND SURVEYING, INC**  
 SURVEYORS  
 CIVIL ENGINEERS  
 188 SW 87th Ave, Ocala, FL 34466  
 CONTRACT NO. A18010007-1 (18)



Signatures and stamps area

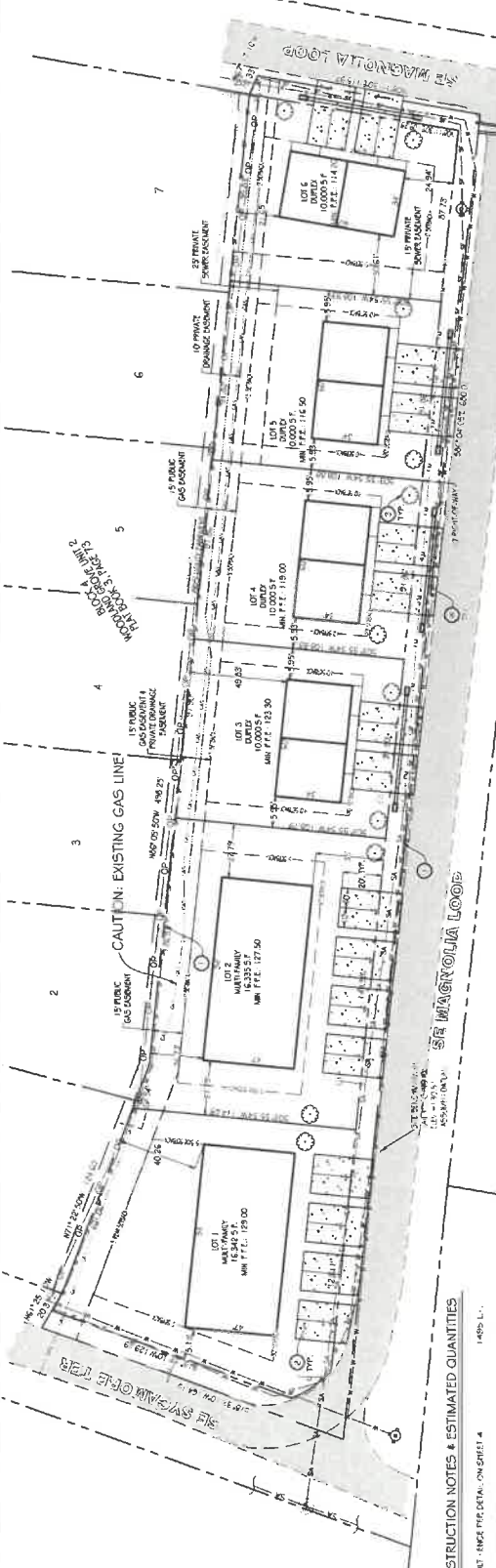
Florida Surveyor and Mapper











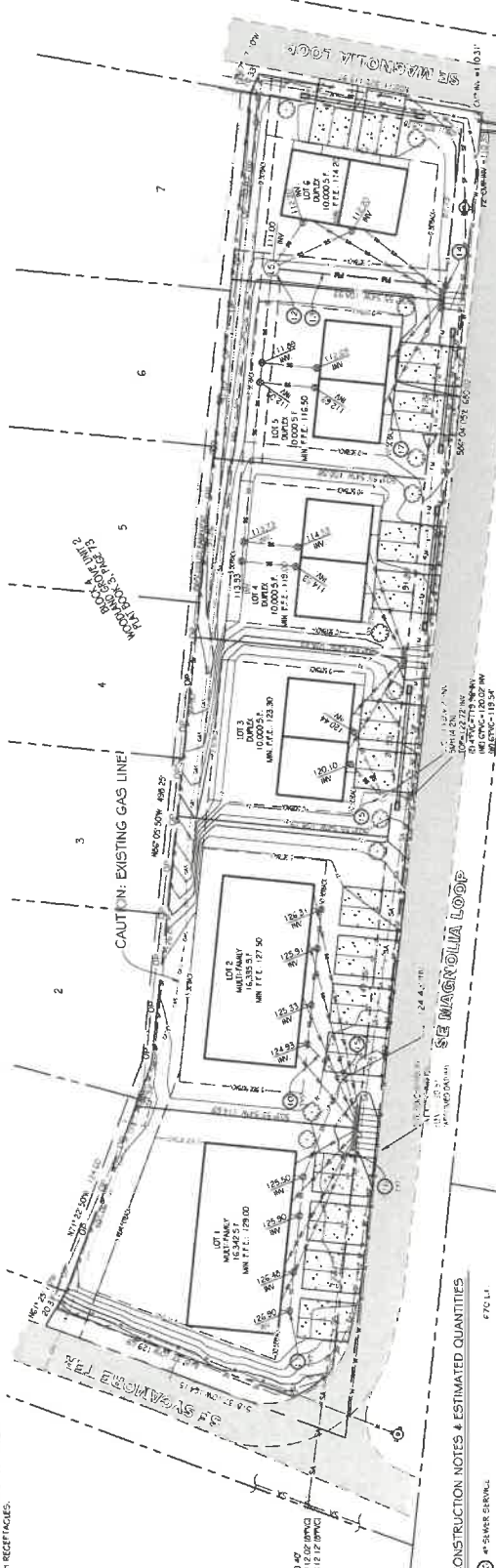
SITE & DIMENSION PLAN

CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1 5/8" PVC PIPE DETAIL ON SHEET 4
- 2 CONCRETE DRIVEWAY
- 3 3" DEEP ASPHALT DRIVEWAY
- 4 50' L. - PP CLAVERT WITH M.S.

NOTES

1. EXISTING UTILITIES WILL UTILIZE EXISTING TRENCH RECEIPTS.

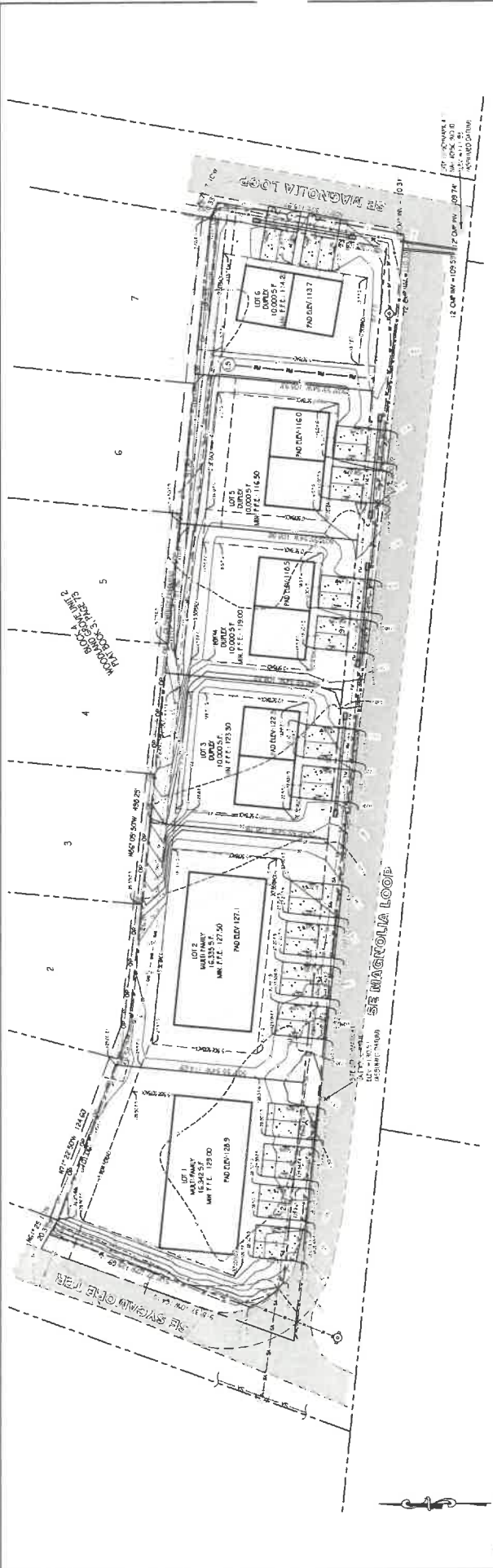


UTILITY PLAN

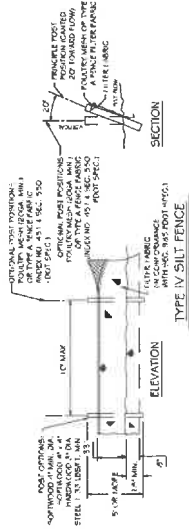
CONSTRUCTION NOTES & ESTIMATED QUANTITIES

- 1 6" SINK SERVICE
- 2 15" SINK SERVICE
- 3 PRIVATE LIFT STATION
- 4 4" FORCE MAIN
- 5 4" FORCE MAIN
- 6 2" SINK SERVICE
- 7 WATER METER
- 8 1" WATER SERVICE





SCALE 1"=30'



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 6, 2023

re: Melrose Place Fire Flow Report

ISO:  $NFF = (C)(O)[1 + (X + P)] = 1800 * 0.85[1 + (0 + 0)] = 1530 \rightarrow 1500 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C = 1000$

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

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

$C = 18F\sqrt{A} = 18 * 1.5 * \sqrt{4418} = 1145 \rightarrow 1800$

Where:

F = the coefficient related to the construction type = 1.5

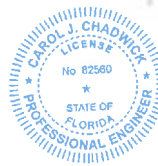
A = the effective building area (assumed) = 4418 sf (4-plex)

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 05/17/22, the water flow is 2290 gpm at 20 psi.

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: 2023.07.06  
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Carol Chadwick, P.E.

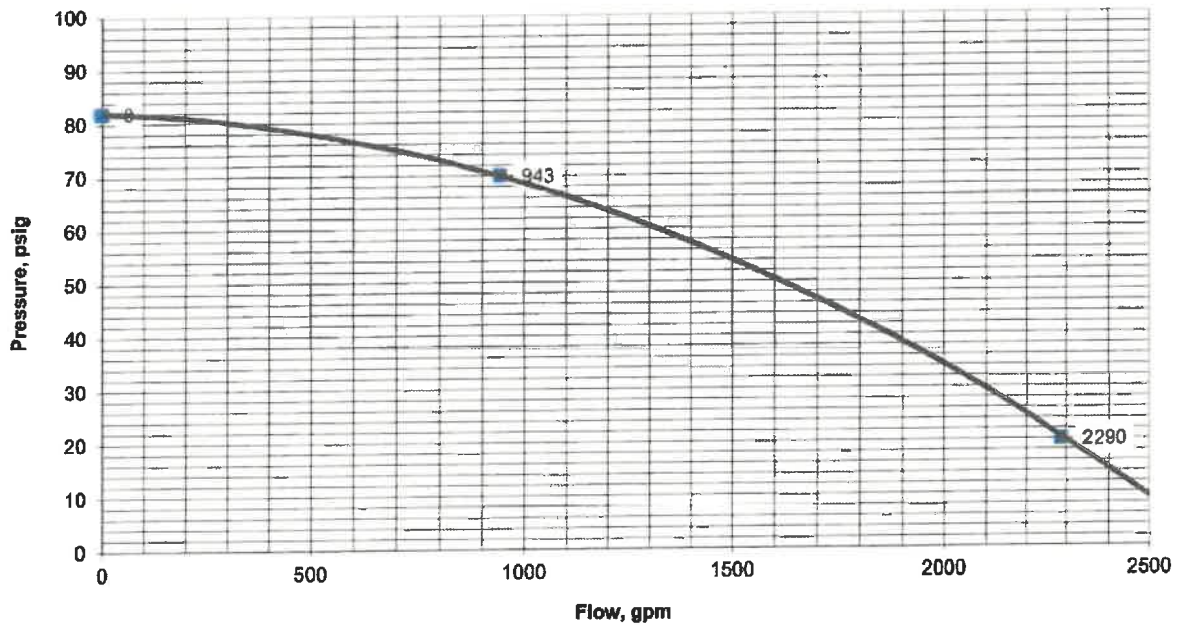


# City of Lake City Water flow report

HYDRANT # & LOCATION: C/O SE Sycamore Ter & SE Magnolia Loop      DATE: 5/17/2022  
 TEST BY: Al/Daniel      Day: Tuesday      Time: 9.45      Minutes: 2  
 WATER SUPPLIED BY: Municipal  
 PURPOSE OF TEST: request

## DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	<u>2.5</u>	<u>2.5</u>	<u>2.5</u>
COEFFICIENT:	<u>0.8</u>	<u>        </u>	<u>        </u>
PITOT READING:	<u>40</u>	<u>        </u>	<u>        </u>
GPM:	<u>943</u>	<u>0</u>	<u>0</u>
TOTAL FLOW DURING TEST:	<u>943</u> GPM		
STATIC READING:	<u>82</u> PSI	RESIDUAL:	<u>70</u> PSI
RESULTS: AT 20 PSI RESIDUAL	<u>2290</u> GPM		AT 0 PSI <u>2663</u> GPM
ESTIMATED CONSUMPTION:	<u>1887</u> GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 7, 2023

re: Melrose Place Concurrency Impact Analysis

The site is located in a residential area and is zoned multi-family. Calculations were based on 16 dwelling units. Two quadplex buildings with two three bedroom units and two two-bedroom units are proposed. Four duplex buildings with two two-bedroom units are proposed. The site will utilize City sewer and water.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> edition, ITE code 230
- 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: A Design Approach, Sincero and Sincero, 1996

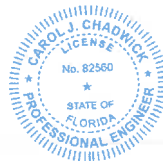
Summary of analyses:

- Trip generation: 93 ADT & 8 Peak PM trips
- Potable Water: 3600 gallons per day
- Potable Water: 3600 gallons per day
- Solid Waste: 29.20 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=A01410D0000017EB6

D924CE0005954C, cn=Carol

Chadwick

Date: 2023.07.07 09:52:54 -04'00'

Carol Chadwick, P.E.

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

CC Job #FL21365



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
230	Residential Condo/Townhome	5.81	0.52	16.00	92.96	8.32

**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)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

\* 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.

**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)
Multi Family Homes	200 (2 bed) 300 (3 bed)	12 4	3600.00

\* 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.

**Solid Waste Analysis**

Use	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Multi Family Homes	1.83	16.00	29.20

\*\*0.73 tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit

CAROL CHADWICK, P.E.

*Civil Engineer*

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Lake City, FL 32025

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www.carolchadwickpe.com

July 6, 2023

re: Melrose Place Comprehensive Plan Consistency Analysis

Melrose Place is 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 site is located in an existing residential area.*

- 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 proposed lots meet the requirements as set forth in the city of Lake City's LDR's. The lots will utilize the City's sewer and water systems.*

- 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 site is located in an existing residential area.*

- 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 2023.

*Consistency: The subdivision of the land will be complete in 2023.*

- 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 zoned multi-family 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.

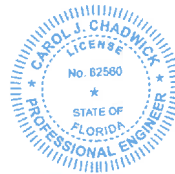
*Consistency: The site is located in an existing residential area.*

- 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 lots are compatible with the adjacent residential lots.*

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: 2023.07.06 16:10:33 -04'00'

Carol Chadwick, P.E.

PARCEL: 33-3S-17-13536-005

**DESCRIPTION:**

All of that part of SE 1/4 of SW 1/4 that lies South of Unit 2, Woodland Grove Subdivision, east of Southeast Sycamore Terrace (formerly Sycamore Lane), and north and west of Southeast Magnolia Loop (formerly Sycamore Lane).

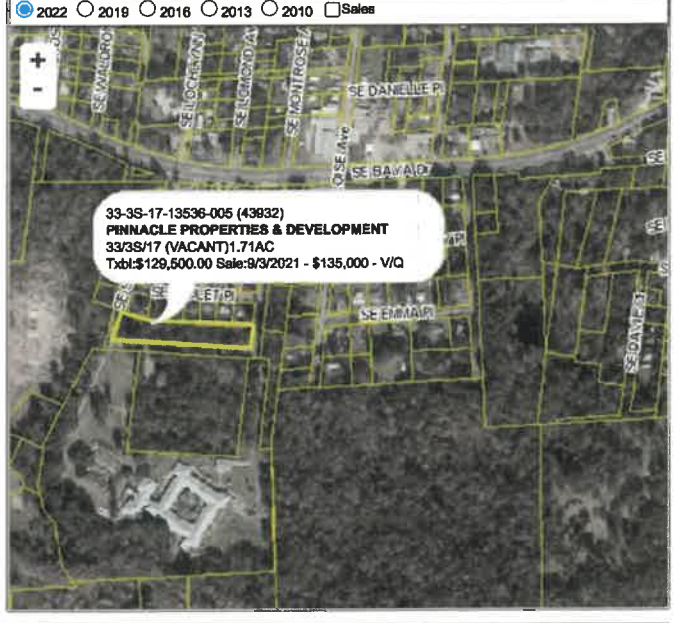
Parcel: << **33-3S-17-13536-005 (43932)** >>

Aerial View  Pictometry  Google Maps

Result: 1 of 0

<b>Owner &amp; Property Info</b>			
Owner	PINNACLE PROPERTIES & DEVELOPMENT 232 NW CHADLEY LN LAKE CITY, FL 32055		
Site			
Description*	ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP. 1043-1530, WD 1446-2230, WD 1481-183		
Area	1.71 AC	S/T/R	33-3S-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.



2022 Certified Values		2023 Working Values	
Mkt Land	\$105,000	Mkt Land	\$129,500
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$105,000	Just	\$129,500
Class	\$0	Class	\$0
Appraised	\$105,000	Appraised	\$129,500
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$105,000	Assessed	\$129,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$105,000 city:\$105,000 other:\$0 school:\$105,000	Total Taxable	county:\$129,500 city:\$129,500 other:\$0 school:\$129,500

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/22/2022	\$100	1481/0183	WD	V	U	11
9/3/2021	\$135,000	1448/2230	WD	V	Q	01

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

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	7.000 LT (1.710 AC)	1.0000/1.0000 1.0000/ /	\$18,500 /LT	\$129,500

Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

Inst: 202112018140 Date: 09/09/2021 Time: 10:31AM  
Page 1 of 3 B: 1446 P: 2230, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk Doc Stamp-Deed: 945.00

4-11055

## Warranty Deed

LLC to Individual

THIS WARRANTY DEED made the 3 day of September, 2021, by MOD Development, LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Kevin Bedenbaugh, Jr. and Gregory Bedenbaugh, as Joint Tenants with Rights of Survivorship, whose address is: 232 NW Chadley Lane, Lake City, FL 32055, hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

**See Exhibit "A" Attached Hereto and by this Reference Made a Part Hereof.**

TOGETHER with all 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 the prior year.



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

Signed, sealed and delivered in our presence:

Jordan A. Hallock  
Witness:

Jordan A. Hallock  
Printed Name:

Madison Williams  
Witness:  
Madison Williams  
Printed Name:

MOD Development, LLC, a Florida  
Limited Liability Company

John W. O'Neal  
John W. O'Neal, as Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of September, 2021 by John W. O'Neal, as Manager of MOD Development, LLC, a Florida Limited Liability Company, personally known to me or, if not personally known to me, who produced DL as identification.

Jordan A. Hallock  
Notary Public

(Notary Seal)



Jordan A. Hallock  
Notary Public  
State of Florida  
Comm# HH123233  
Expires 4/27/2025

ATT #4-11055

Exhibit "A"

Parcel 1:

SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST: All that part of SE 1/4 of SW 1/4, that lies South of Unit 2, Woodland Grove Subdivision, according to the plat thereof as recorded in Plat Book 3, Page 72; East of Southeast Sycamore Terrace (formerly Sycamore Lane); and North and West of Southeast Magnolia Loop (formerly Sycamore Lane).



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

AGENT AUTHORIZATION FORM

I, KEVIN BEDEBAUGH, JR. (owner name), owner of property parcel

number 33-3S-17-135636-005 (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.

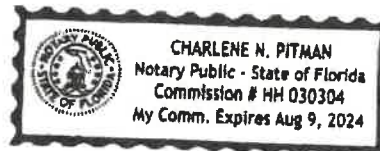
Kevin Bedebaugh, Jr. Owner Signature (Notarized)      5-23 2023 Date

NOTARY INFORMATION:  
 STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is KEVIN BEDEBAUGH personally appeared before me and is known by me or has produced identification (type of I.D.) \_\_\_\_\_ on this 23 day of May, 2023.

Charlene N. Pitman  
 NOTARY'S SIGNATURE

(Seal/Stamp)



# Columbia County Tax Collector

generated on 7/7/2023 10:14:54 AM EDT

## Tax Record

Last Update: 7/7/2023 10:12:19 AM EDT

**Register for eBill**

### Ad Valorem Taxes and Non-Ad Valorem Assessments

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

<b>Account Number</b>	<b>Tax Type</b>	<b>Tax Year</b>			
R13536-005	REAL ESTATE	2022			
<b>Mailing Address</b>		<b>Property Address</b>			
BEDENBAUGH KEVIN JR BEDENBAUGH GREGORY 232 NW CHADLEY LN LAKE CITY FL 32055		<b>GEO Number</b> 333S17-13536-005			
<b>Exempt Amount</b>	<b>Taxable Value</b>				
See Below	See Below				
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>			
NO EXEMPTIONS	001				
<b>Legal Description (click for full description)</b>					
33-3S-17 0000/00001.71 Acres ALL THAT PART OF SE1/4 OF SW1/4 THAT LIES S OF UNIT 2, WOODLAND GROVE S/D, E OF SE SYCAMORE TER & N & W OF SE MAGNOLIA LOOP. 1043-1530, WD 1446-2230,					
<b>Ad Valorem Taxes</b>					
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>	<b>Exemption Amount</b>	<b>Taxable Value</b>	<b>Taxes Levied</b>
CITY OF LAKE CITY	4.9000	105,000	0	\$105,000	\$514.50
BOARD OF COUNTY COMMISSIONERS	7.8150	105,000	0	\$105,000	\$820.58
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	105,000	0	\$105,000	\$78.54
LOCAL	3.2990	105,000	0	\$105,000	\$346.40
CAPITAL OUTLAY	1.5000	105,000	0	\$105,000	\$157.50
SUWANNEE RIVER WATER MGT DIST	0.3368	105,000	0	\$105,000	\$35.36
LAKE SHORE HOSPITAL AUTHORITY	0.0001	105,000	0	\$105,000	\$0.01
<b>Total Millage</b>		18.5989	<b>Total Taxes</b>		\$1,952.89
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
<b>Total Assessments</b>					\$0.00
Taxes & Assessments					\$1,952.89
<b>If Paid By</b>				<b>Amount Due</b>	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
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12/19/2022	PAYMENT	1502829.0001	2022	\$1,894.30
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Prior Years Payment History

**Prior Year Taxes Due**

NO DELINQUENT TAXES