



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

FOR PLANNING USE ONLY
 Application # Z 23-08
 Application Fee \$ 1000.00
 Receipt No. 2024-0005024
 Filing Date 10/19/2023
 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: Lake City RV Park
2. Address of Subject Property: 514 SW State Road 47, Lake City, FL 32025
3. Parcel ID Number(s): 02-4S-16-02714-009 ; 02-4S-16-02712-001
4. Future Land Use Map Designation: Commercial (Com)
5. Existing Zoning Designation: Commercial General (CG), Commercial Intensive (CI)
6. Proposed Zoning Designation: Commercial Highway Interchange (CHI) / Special Exception
7. Acreage: 34.2
8. Existing Use of Property: Mixed Use (Recreational, Commercial, Retail and Residential)
9. Proposed use of Property: RV Campground (Travel Trailer)

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): JBPro/ Kathie Ebaugh Title: Planning Director
 Company name (if applicable): JBPro
 Mailing Address: 3530 NW 43rd St.
 City: Gainesville State: Florida Zip: 32606
 Telephone: () Fax: () Email: contact@jbpro.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): Millennium Bancshares, Inc.
 Mailing Address: 514 SW State Road 47
 City: Lake City State: Florida Zip: 32025
 Telephone: () Fax: () Email: SuzanneN@millenniumbank.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: _____
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. NA

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions. Attachment H
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office). Attachment C
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. Narrative
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations: Narrative
 - 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). Attachment D

- 6. Proof of Ownership (i.e. deed). Attachment E

- 7. Agent Authorization Form (signed and notarized). Attachment F

- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office). Attachment G

- 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.

Suzanne Norris

Applicant/Agent Name (Type or Print)

[Handwritten Signature]

Applicant/Agent Signature

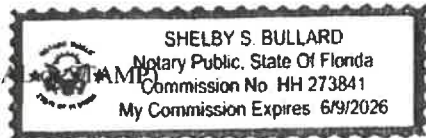
10/10/2023

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 10 day of Oct., 2023 by (name of person acknowledging).

(NOTARY SEAL)



[Handwritten Signature]
Signature of Notary
Shelby S. Bullard
Printed Name of Notary

Personally Known X OR Produced Identification _____
Type of Identification Produced



Attachment H: Boundary Survey



BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SUBJECT PARCEL, HAVING A MEASURED BEARING OF 99°45'20" WITHIN STATE PLANE NORTH FLORIDA NORTH ZONE PROJECTION.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL FRACTIONS THEREOF.
3. COORDINATE DATA IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FRM).
4. STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, FLORIDA NORTH ZONE PROJECTION.
5. THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 05/06/2022.
6. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY.
7. ALL CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
8. UNLESS OTHERWISE NOTED, CORNER MARKERS SHOWN HEREON WERE FOUND DURING THE COURSE OF THIS SURVEY.
9. THIS SURVEY CONSISTS OF 8 SHEETS. NO SINGLE SHEET IS VALID ON COMPLETE WITHOUT THE COMPLETE SET.

DESCRIPTION PER O.R.B. 1295, PG. 680

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE NORTH 860 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING EAST OF INTERSTATE 75.

PARCEL NO. 2

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8 OF INTERSTATE COMMERCE CENTER, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 17 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA;

THENCE NORTH 86°00'00" WEST ALONG THE RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75, THENCE SOUTH 86°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE TO ITS INTERSECTION OF THE SOUTH LINE OF THE NORTH 860 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 2 WITH THE NORTHEASTLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75, THENCE SOUTH 86°00'00" WEST ALONG SAID RIGHT-OF-WAY LINE TO A POINT 378.50 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA, THENCE SOUTH 41°32'00" WEST ALONG SAID LINE, 378.50 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

PARCEL NO. 3

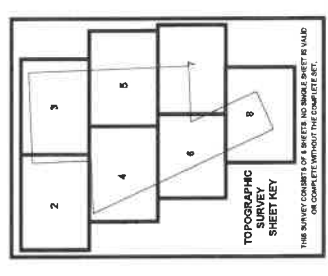
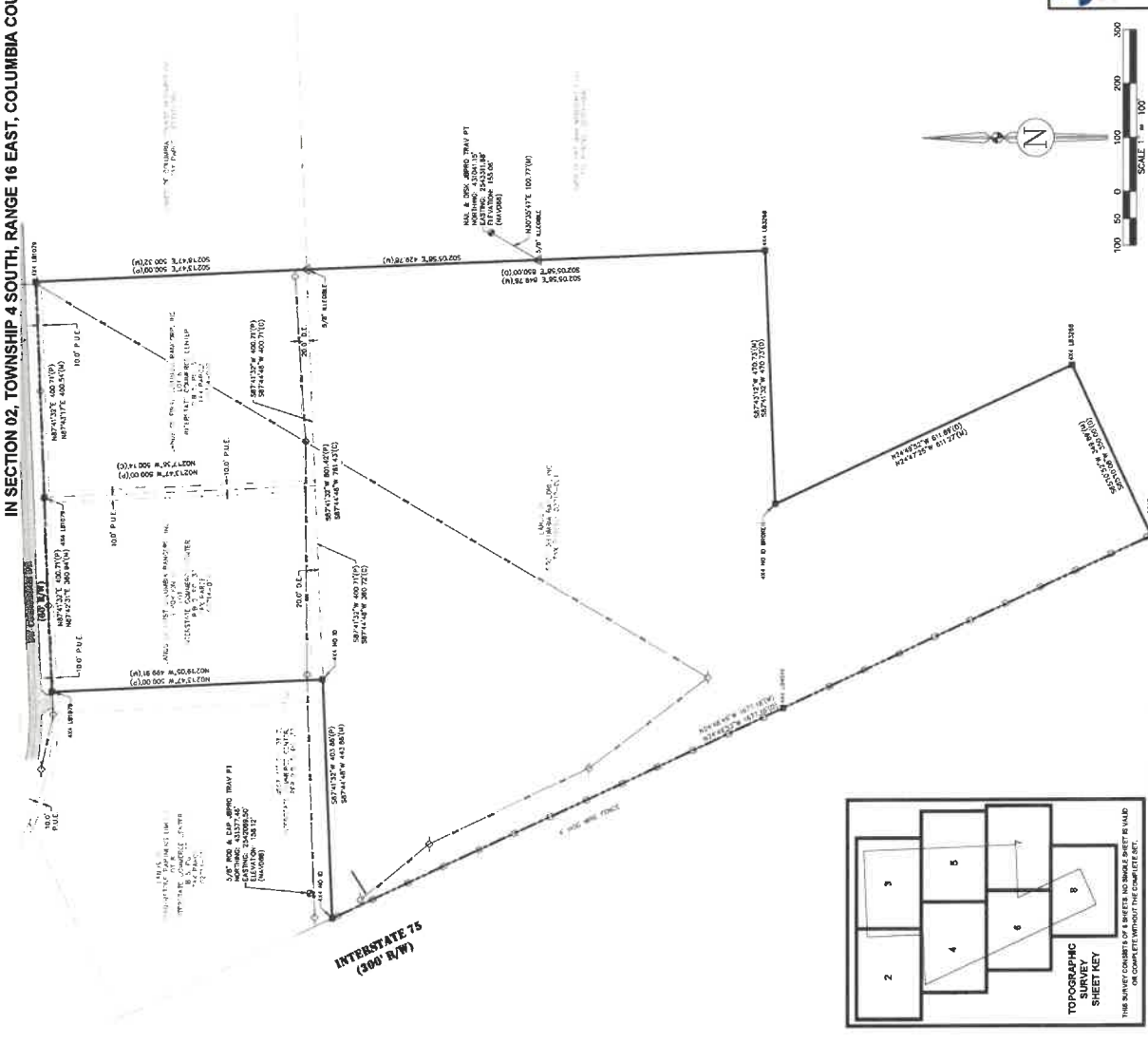
LESS THAN AND EXCEPT THE WEST 60 FEET OF LOT 7, INTERSTATE COMMERCE CENTER, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 17 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ABBREVIATIONS

- PT = PLATTED
- CD = CALCULATED
- DLY = DRAINAGE EASEMENT
- ID = IDENTIFICATION
- MS = METERS
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.B. = POINT OF BEGINNING
- P.P.S. = PUBLIC UTILITY EASEMENT
- P.W. = PUBLIC UTILITY EASEMENT
- R.W. = RIGHT-OF-WAY

SYMBOL LEGEND

- BOUNDARY LINE
- TXM PARCEL LINE
- RIGHT-OF-WAY LINE
- ADJACENT CENTERLINE
- FENCE LINE
- DRAINAGE EASEMENT
- OVERHEAD WIRE
- CONCRETE UTILITY EASEMENT
- IRON ROD-CAPPED
- POWER POLE
- ASPHALT SURFACE



2500 NW 1st Street, Tallahassee, FL 32309
1835 W. Brown Lane, Tallahassee, FL 32309
304.933.1111

BOUNDARY & TOPOGRAPHIC SURVEY

CERTIFIED TO:

1. MDC P&T
2. LAKE CITY HOTELS, INC.

Professional Land Surveyor

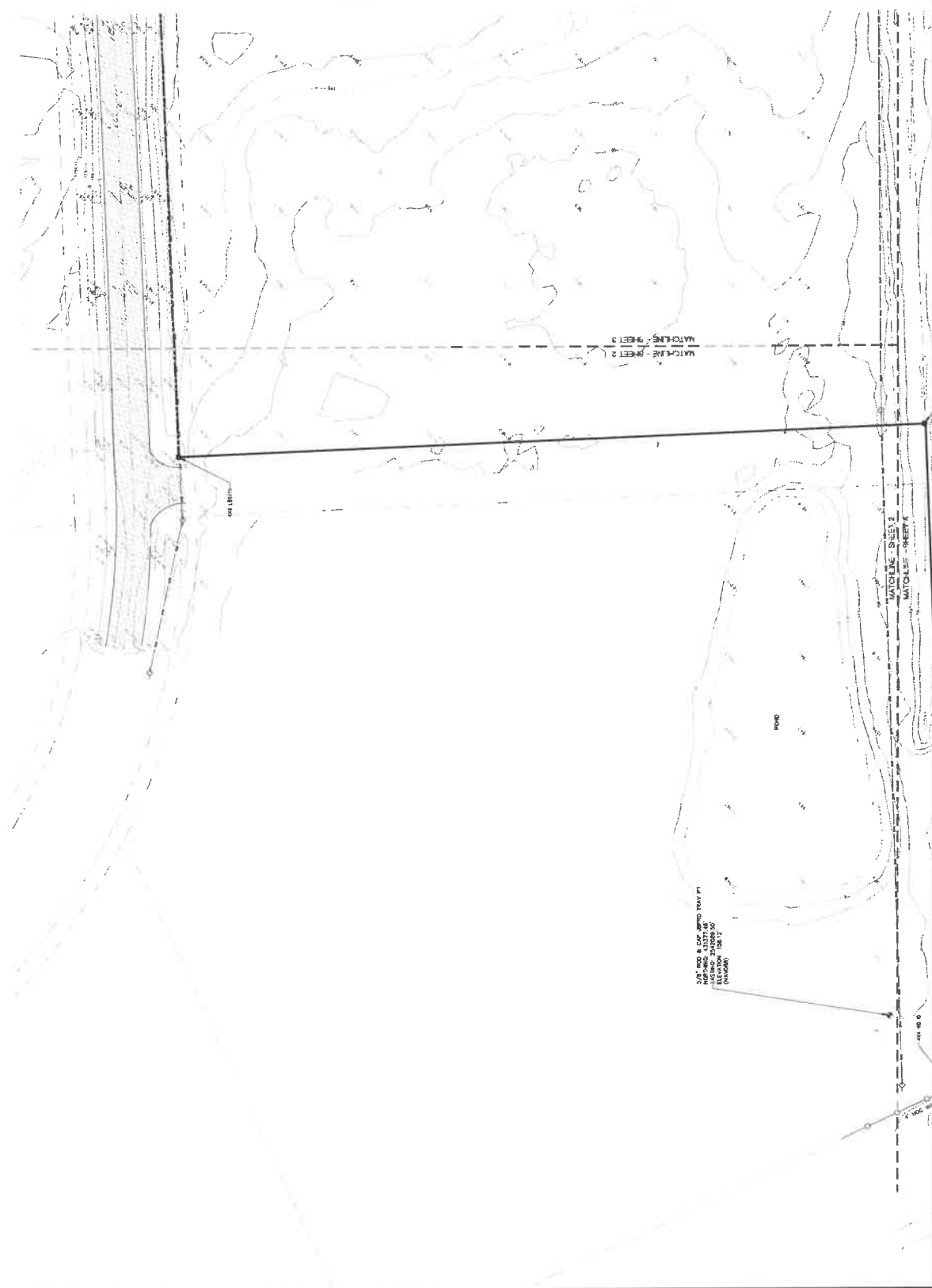
Scale: 1" = 100'

0 50 100 200 300

LAKE CITY RV PARK

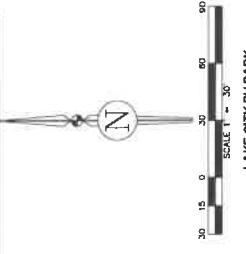
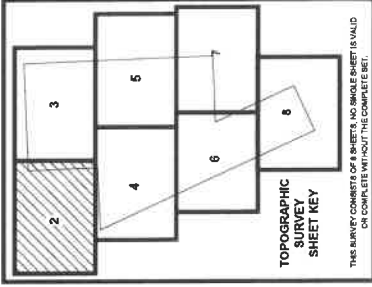
Sheet: 1 of 8

BOUNDARY & TOPOGRAPHIC SURVEY
 IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



- ABBREVIATIONS**
- CONC = CONCRETE MONUMENT
 - ID = IDENTIFICATION
 - PRO = PROFESSIONAL
 - PROF = PROFESSIONAL GROUP
 - LS = LICENSED SURVEYING BUSINESS
 - LSB = LICENSED SURVEYOR
 - MA = MEASUREMENT
 - MANOM = NORTH AMERICAN VERTICAL DATUM OF 1988
 - PL = PLAT BOOK
 - OPB = OFFICIAL RECORDS BOOK
 - PERM = PERMANENT REFERENCE MONUMENT
 - PLM = PROFESSIONAL LAND SURVEYOR

- SYMBOL LEGEND**
- BOUNDARY LINE
 - TAX PARCEL LINE
 - RIGHT-OF-WAY CENTERLINE
 - RIGHT-OF-WAY SENTINEL LINE
 - FENCE LINE
 - CONCRETE MONUMENT
 - POWER POLE
 - SPOT ELEVATION - SOFT SURFACE
 - SPOT ELEVATION - HARD SURFACE
 - CONTOUR LINES
 - ASPHALT SURFACE

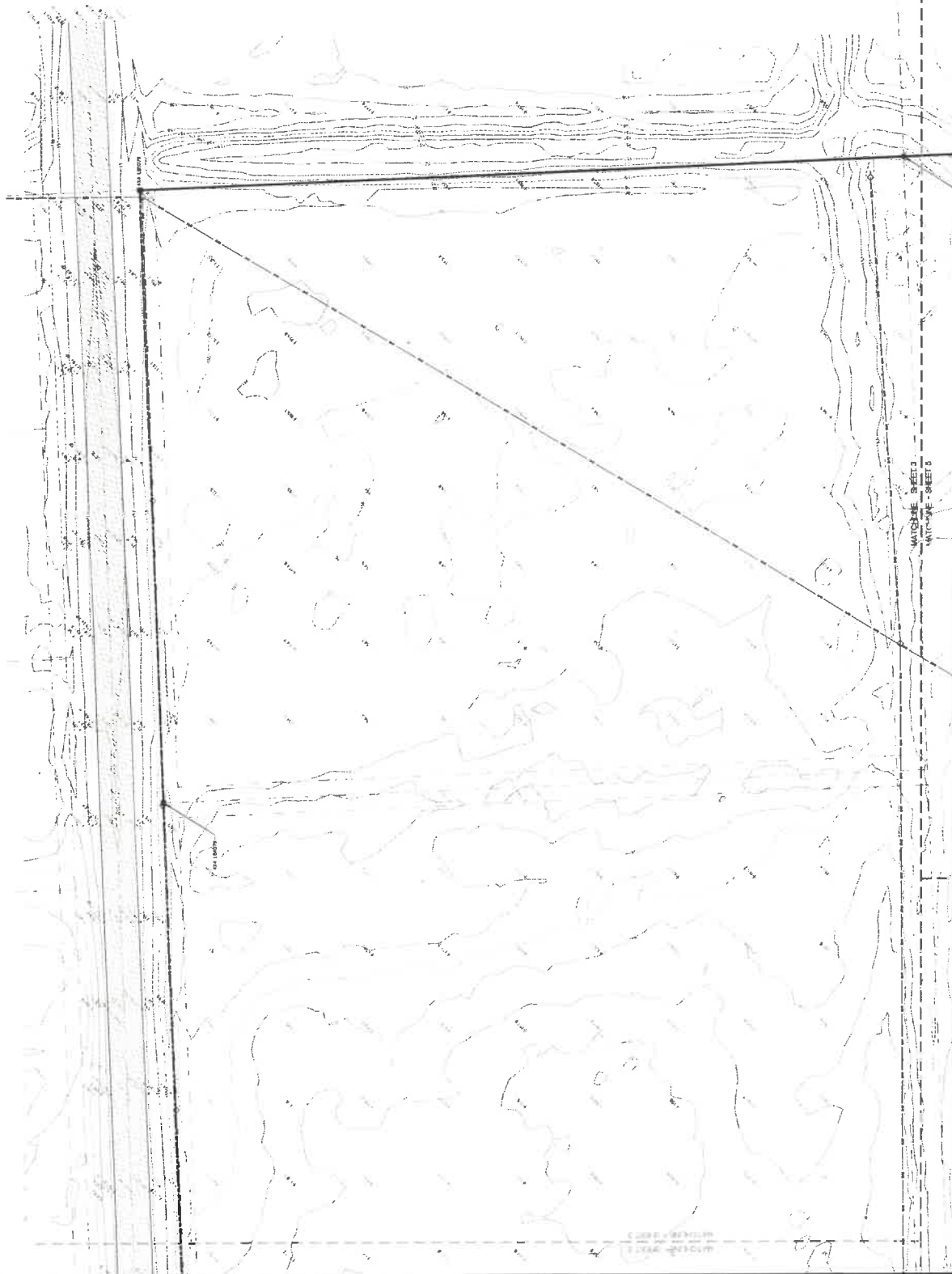


BOUNDARY & TOPOGRAPHIC SURVEY
 LAKE CITY RV PARK

JBPro

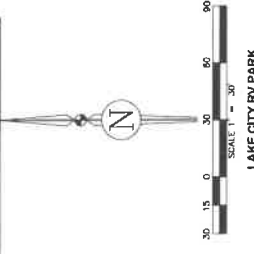
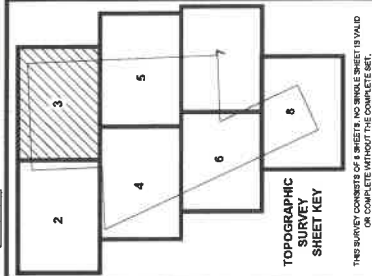
2328 NW Old Street, Lakeland, FL 34053
 888-383-3833
 Project: 161
 Sheet: 2 of 8

BOUNDARY & TOPOGRAPHIC SURVEY
 IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



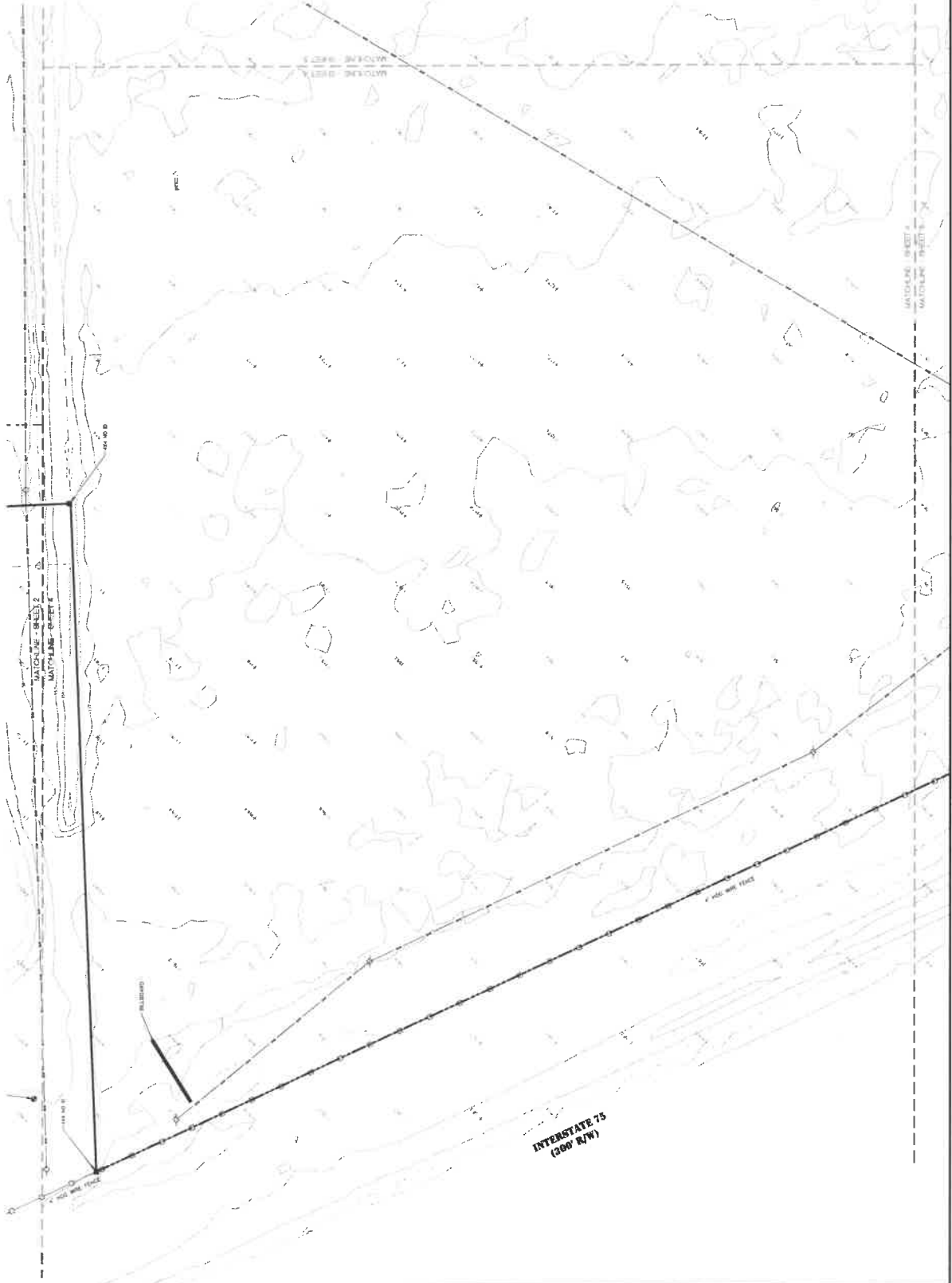
ABBREVIATIONS
 ID = IDENTIFICATION MARKMENT
 RC = IRON ROD - CAPPED
 PLB = PROFESSIONAL LAND SURVEYOR
 LS = LICENSED SURVEYOR
 MANDATORY = NORTH AMERICAN DATUM OF 1983 2011 ADJUSTMENT
 P.B. = PLAT BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 P.M. = PERMANENT REFERENCE MONUMENT
 P.L.S. = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 --- BOUNDARY LINE
 --- T&E PARCEL LINE
 --- RIGHT-OF-WAY CENTERLINE
 --- FENCE LINE
 --- OVERHEAD WIRE
 --- POWER POLE
 --- ASPHALT SURFACE
 --- CONTOUR LINES
 --- ASPHALT SURFACE



BOUNDARY & TOPOGRAPHIC SURVEY
JBPro
 1000 Lake City Road, Lake City, FL 32057
 Phone: 386.321.1111
 Fax: 386.321.1112
 Email: info@jbpro.com
 Website: www.jbpro.com
 Sheet: 3 of 8

BOUNDARY & TOPOGRAPHIC SURVEY
 IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

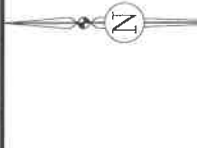
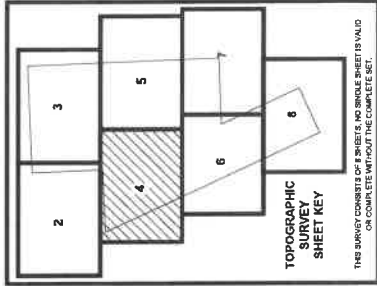


ABBREVIATIONS

- CONC = CONCRETE MONUMENT
- ID = IDENTIFICATION
- IRC = IRON ROD - CORROD
- LS = LICENSED SURVEYING BUSINESS
- LS = LICENSED SURVEYOR
- MA = METRIC ADJUSTMENT
- MA = NORTH AMERICAN VERTICAL DATUM OF 1988
- P.B. = PLAT BOOK
- C.R.B. = OFFICIAL RECORDS BOOK
- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

- BOUNDARY LINE
- - - - - EASEMENT LINE
- - - - - RIGHT-OF-WAY CENTERLINE
- - - - - FENCE LINE
- - - - - CONCRETE MONUMENT
- ⊕ BENCHMARK
- ⊙ POWER POLE
- ⊙ WELL
- CONTOUR LINES



BOUNDARY & TOPOGRAPHIC SURVEY
 LAKE CITY RV PARK

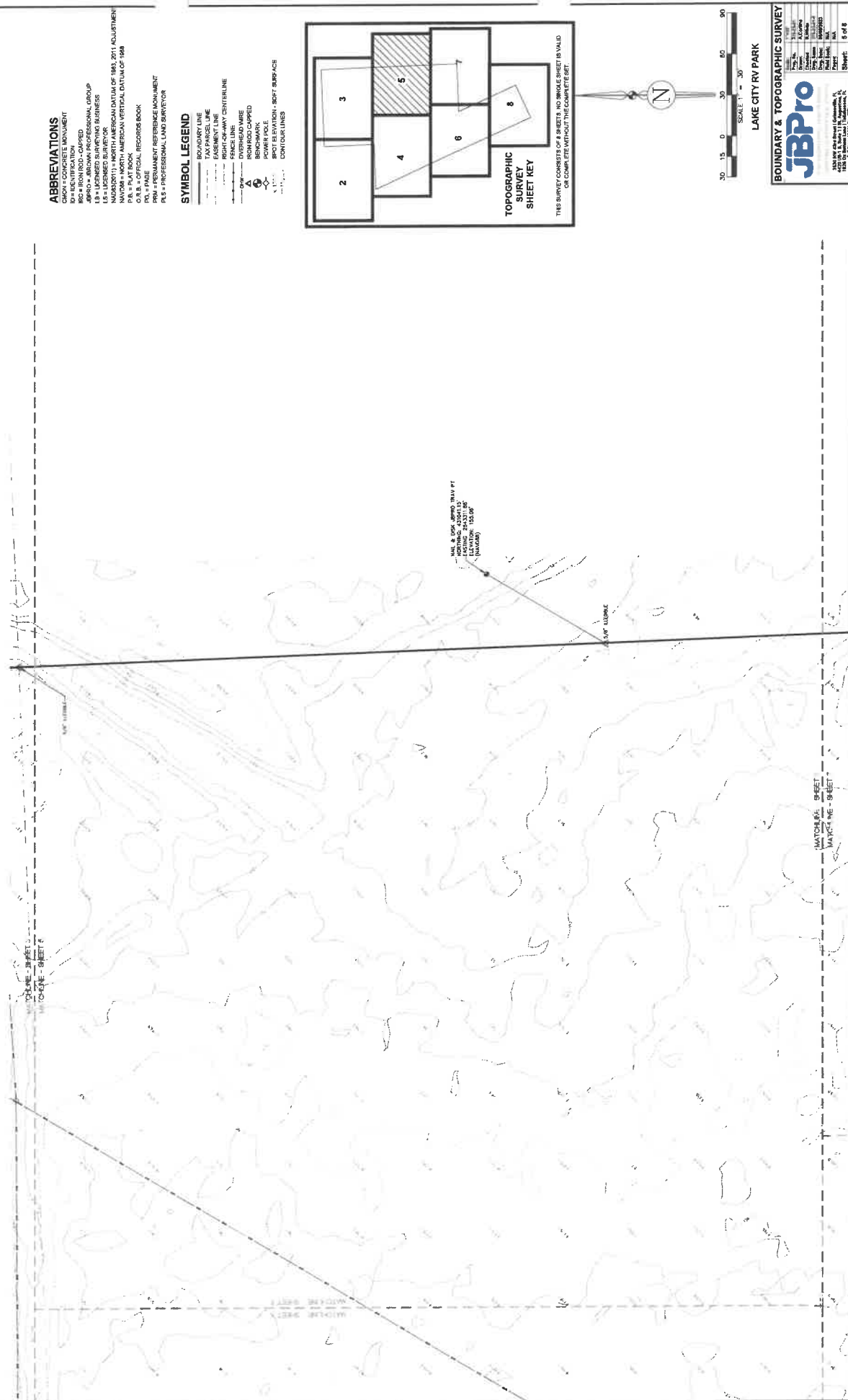
JBPRO

2024-09-09 and 2024-09-09
 1411 W. 1st Street, Suite 100, Lake City, FL 32225
 Phone: (904) 329-1111
 Fax: (904) 329-1112
 Email: info@jbpro.com
 Website: www.jbpro.com

Sheet: 4 of 8

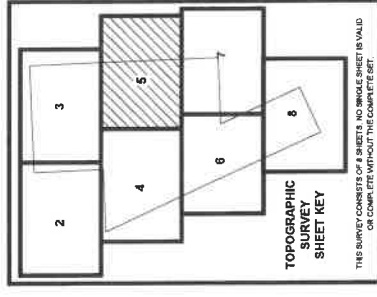
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 CMH = CONCRETE MONUMENT
 ID = IDENTIFICATION
 IRM = IRON ROD - CAPPED
 P.O. = PROFESSIONAL ORGANIZATION GROUP
 LS = LICENSED SURVEYING BUSINESS
 L.S. = LICENSED SURVEYOR
 N.A.S.P. = NATIONAL ASSOCIATION OF STATE PROFESSIONAL SURVEYORS
 NAD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
 P.B. = PLAT BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 P.M. = PERMANENT REFERENCE MONUMENT
 P.L.S. = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 --- BOUNDARY LINE
 --- TAX PARCEL LINE
 --- RIGHT-OF-WAY CENTERLINE
 --- FENCE LINE
 --- IRON ROD - CAPPED
 --- BENCHMARK
 --- POWER POLE
 --- CONTOUR LINE
 --- --- SOFT SURFACE

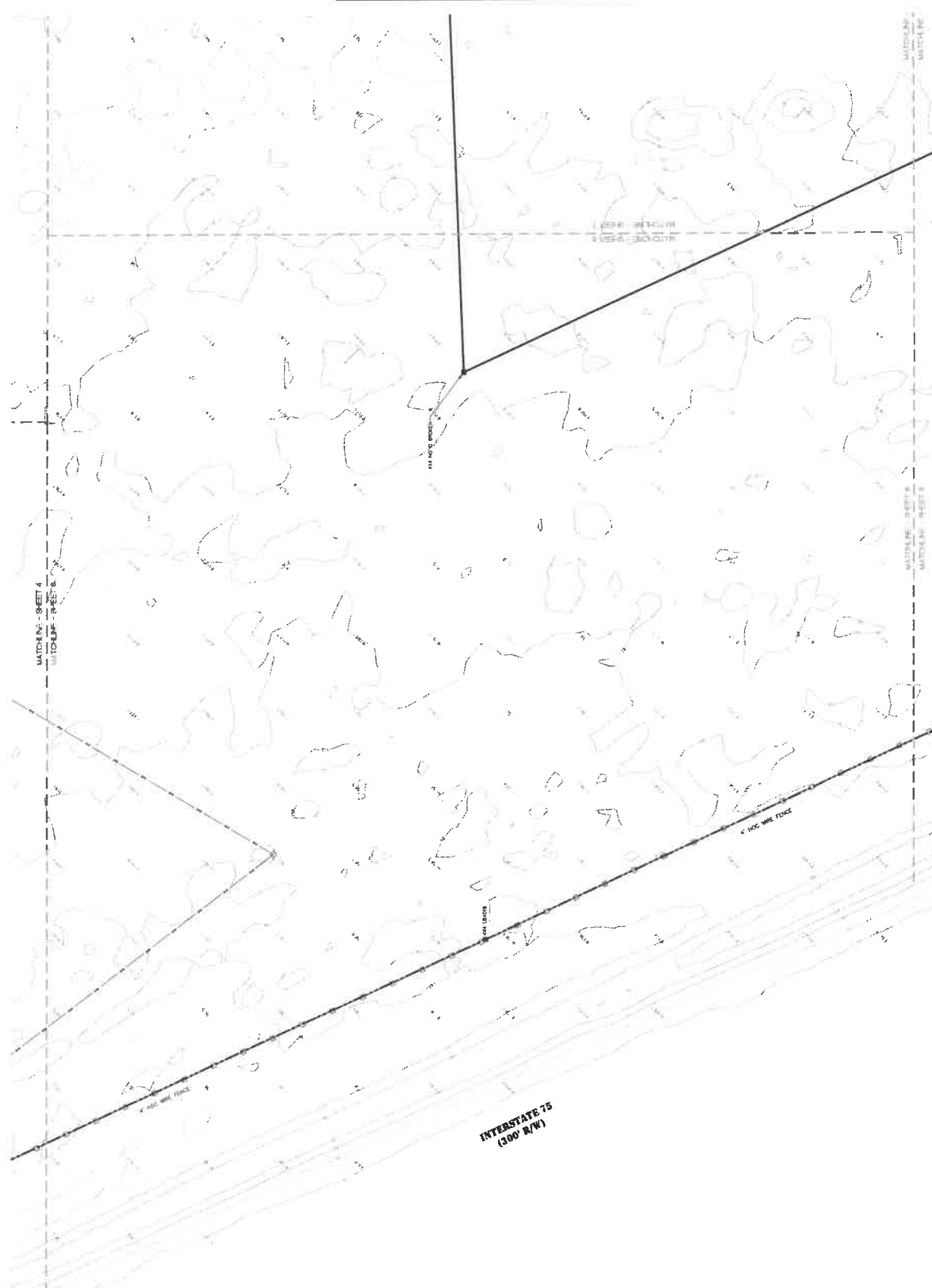


BOUNDARY & TOPOGRAPHIC SURVEY
 LAKE CITY RV PARK

JBP Pro
 3150 Hwy 90 East Columbia, FL
 32608-4400 Phone: 352-329-7200
 1156 Highway 444, Tallahassee, FL
 32310-4200 Phone: 904-833-8888

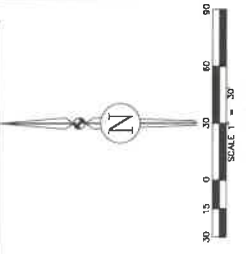
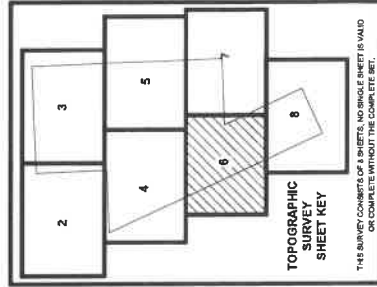
Project: _____
 Sheet: 8 of 8

BOUNDARY & TOPOGRAPHIC SURVEY
 IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 ID = IDENTIFICATION MONUMENT
 RC = IRON REID - CAPPED
 P = PROFESSIONAL LAND SURVEYOR
 LS = LICENSED SURVEYING BUSINESS
 MA 20020111 = NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT
 P.A. = PLAT BOOK
 C.R.B. = OFFICIAL RECORDS BOOK
 PRM = PERMANENT REFERENCE MONUMENT
 PLS = PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 --- BOUNDARY LINE
 --- TAX PARCEL LINE
 --- RIGHT-OF-WAY CENTERLINE
 --- FENCE LINE
 --- CONCRETE MONUMENT
 --- BENCHMARK
 --- POWER POLE
 --- 100' WIDE RIGHT-OF-WAY SURFACE
 --- CONTOUR LINES



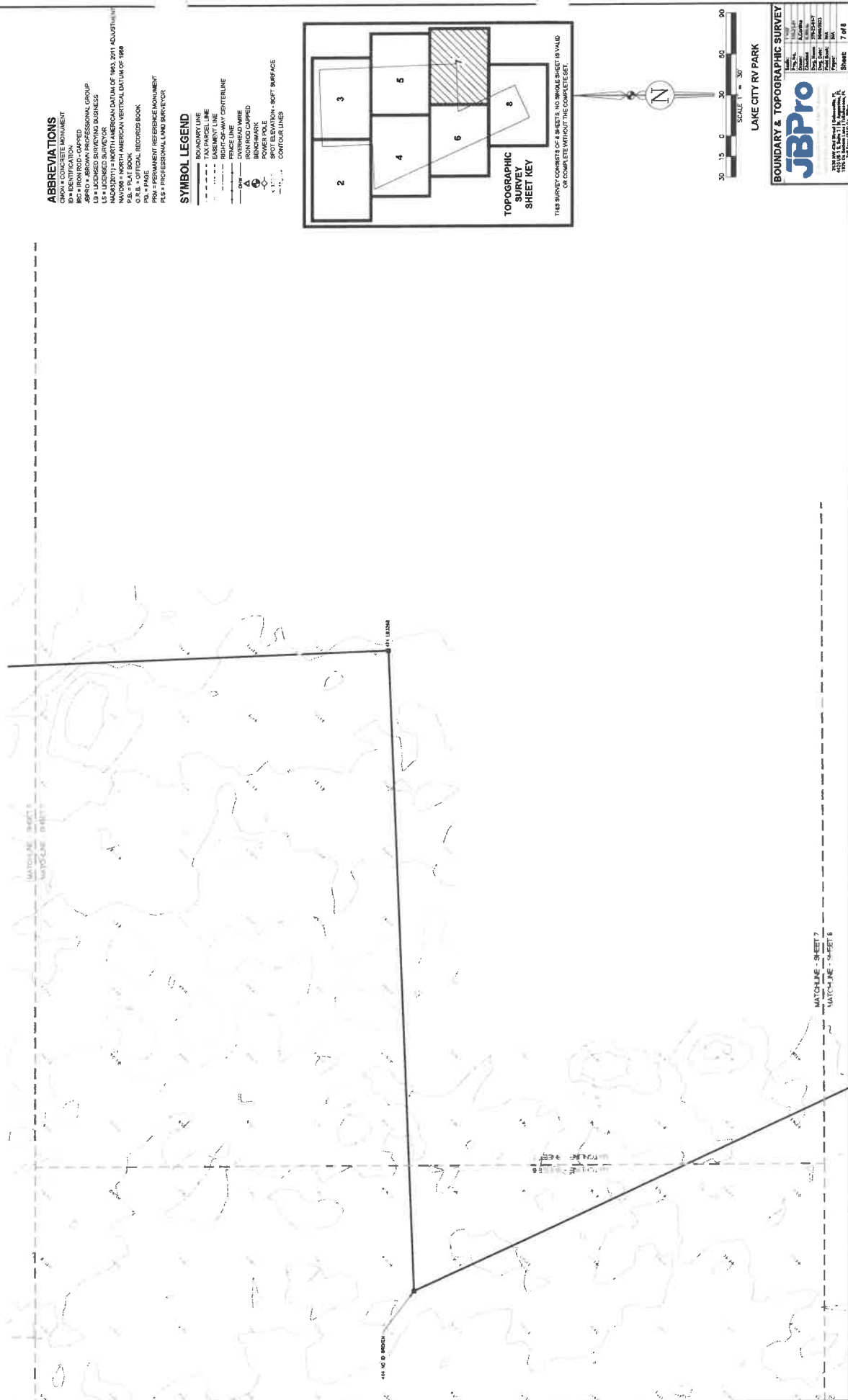
BOUNDARY & TOPOGRAPHIC SURVEY
 LAKE CITY RV PARK

JBPro
 2300 Lake City Street, Columbia, FL 32909
 Phone: 888-366-3663
 Fax: 888-366-3663
 Email: info@jbpro.com
 Website: www.jbpro.com

Sheet: 6 of 8

BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA

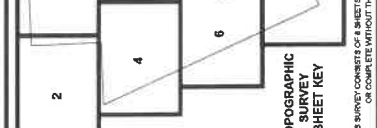


ABBREVIATIONS

- CMON = CONCRETE MONUMENT
- ID = IDENTIFICATION
- APPD = APPROVED
- APRO = APPROVAL PROFESSIONAL GROUP
- LS = LICENSED SURVEYING BUSINESS
- LSR = LICENSED SURVEYOR
- NSR = NATIONAL SURVEYING SOCIETY
- NAVD83 = NORTH AMERICAN VERTICAL DATUM OF 1983
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORDS BOOK
- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR

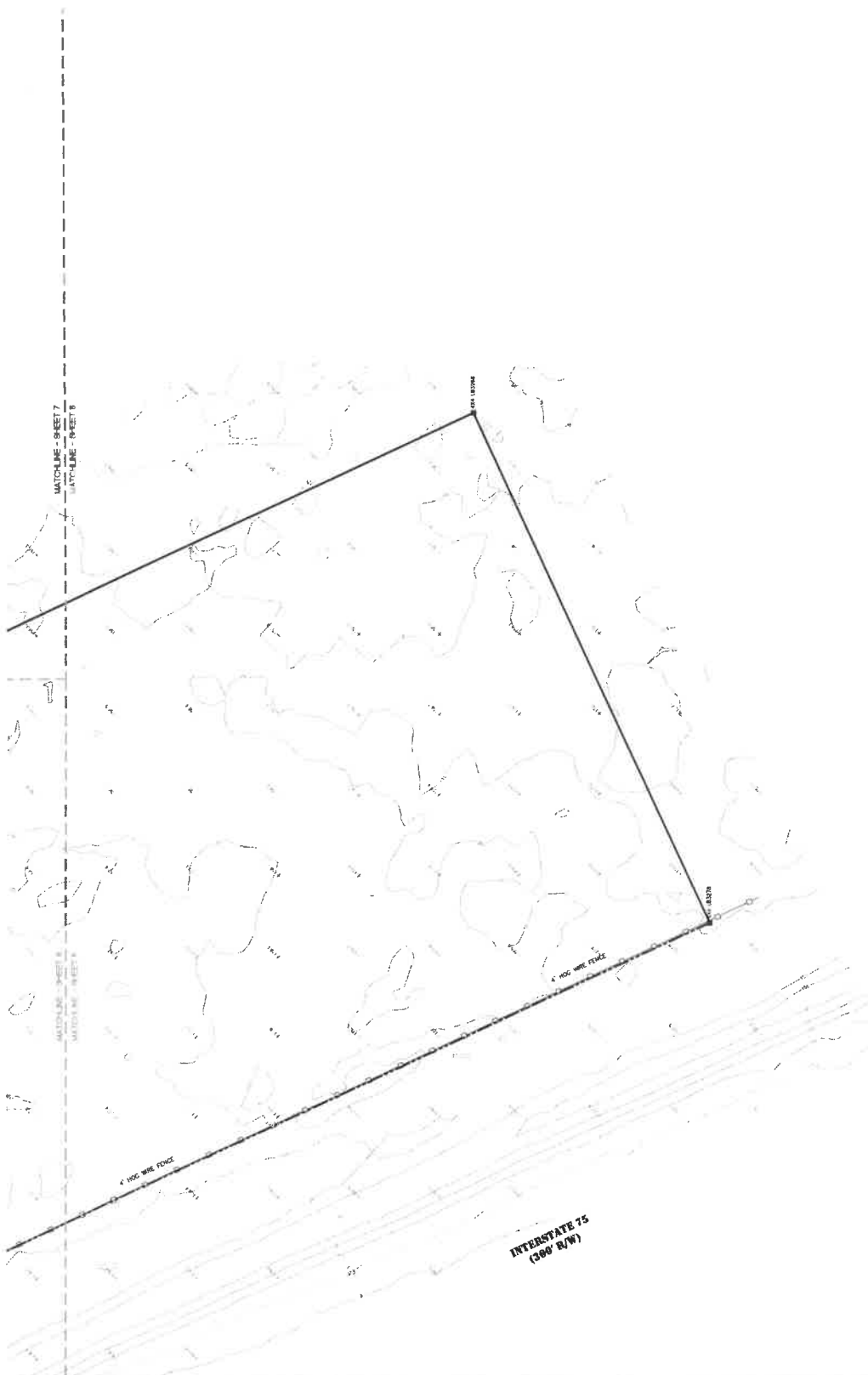
SYMBOL LEGEND

- BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- RIGHT-OF-WAY CENTERLINE
- FENCE LINE
- ROW/ROD CAPRE
- ▲ BENCHMARK
- POWER LINE
- TELEVISION - SFT SURFACE
- CONTOUR LINES



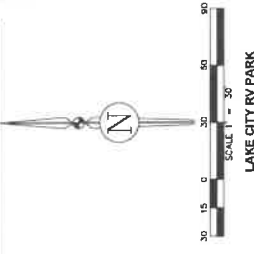
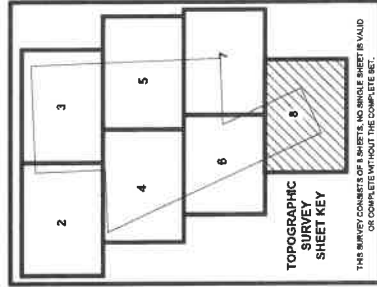
BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA



ABBREVIATIONS
 C&G CONCRETE MONUMENT
 ID# IDENTIFICATION
 IR# IRON ROD - CAPPED
 L# LICENSED SURVEYOR
 L&S LICENSED SURVEYING BUSINESS
 NAD83 NORTH AMERICAN DATUM OF 1983 ADJUSTMENT
 NAD83 NORTH AMERICAN DATUM OF 1983
 P.B. PLAY BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 P.M. PERMANENT REFERENCE MONUMENT
 P.L.S. PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND
 ——— BOUNDARY LINE
 - - - - - TAX PARCEL LINE
 - · - · - · RIGHT-OF-WAY CENTERLINE
 ——— FENCE LINE
 ——— OVERHEAD WIRE
 ——— POWER POLE
 ——— SWATHWAY - SOFT SURFACE
 - - - - - CONTOUR LINES



LAKE CITY RV PARK

BOUNDARY & TOPOGRAPHIC SURVEY

JBPro

2420 NW 6th Street, Ocala, FL 34474
 1105 NW 1st Street, Lake City, FL 32057
 Telephone: 352-237-2276
 Fax: 352-237-2277
 Email: info@jbpro.com

Project: LAKE CITY RV PARK
 Date: 10/20/2023
 Sheet: 8 of 8



Attachment C: Aerial Photograph







I. Statement of Proposed Change

The proposed rezoning application is for two properties located on a total of 34.2 acres located south of SW Commerce Drive in Lake City, Florida. This application proposes to rezone Parcel ID 02-4S-16-02714-009 from Commercial General (CG) to Commercial Highway Interchange (CHI) and Parcel ID 02-4S-16-02712-001 from Commercial Intensive (CI) to Commercial Highway Interchange (CHI).

Parcels:

- 02-4S-16-02714-009, 8.729 acres
- 02-4S-16-02712-001, 25.5 acres

Upon approval of the rezoning application, a special exception application for an RV campground under CHI Zoning will be submitted.

Land Use Conditions and Compatibility

The subject property is located within the Commercial Future Land Use category along I-75 highway corridor near the I-75/US-90 intersection. This corridor is an existing development area that includes a mixture of recreational uses, commercial centers, retail uses, and residential neighborhoods. As shown on Figure 1, Tab 1, the current zoning is CG and CI. In order to allow for the proposed campground use, as shown on Figure 2, Table 2, this applicant requests a change to CHI. While a campground is allowed by Policy I.1.2 of the Lake City Comprehensive Plan, the properties must first be rezoned to CHI zoning and then be approved for a special exception. As discussed below, the change in zoning is appropriate because the properties' location adjacent to the interstate results in a large volume of traffic from the traveling public.

Aligning Physically Connected Properties Together

Figure 1 shows the current zoning pattern surrounding the subject properties. As depicted on this map, I-75 is located to the west of the subject properties with highway commercial uses located to the north and the east. These uses attract the visiting public with their hotels, restaurants, commercial centers, and other auto-oriented uses. The subject properties act as a transition to residential uses to the south. Thus, amending the zoning designation from CG and CI to CHI, as shown in Figure 2, would utilize the existing physical development pattern to better serve the traveling public and provide an additional recreational use.

Figure 1: Current Zoning Map



Table 1: Current Zoning

Location	Current Zoning
Subject Properties	CG-City and CI-City
North	CHI City
South	CI- County
East	RSF-2 County RMF-1 County
West	CG-City CI-County

Figure 2: Proposed Zoning Map



Table 2: Proposed Zoning

Location	Proposed Zoning
Subject Properties	CHI- City
North	CHI- City
South	CI-County
East	RSF-2 County RMF-1 County
West	CG-City CI-County



II. Concurrency Impact Analysis

The State of Florida growth management legislation establishes concurrency standards that ensure that local governments can adequately provide public facilities to new developments without constraining adopted local levels of service. The following paragraphs will discuss how the proposed rezoning application impacts public service demands related to transportation, potable water, sanitary sewer usage, solid waste, stormwater, recreation and open space, and public-school facilities.

Transportation

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.1 establishes level of service standards for Motor Vehicle Transportation. Table 3 shows the impact the proposed maximum 300 RV campground sites will have on motor vehicle transportation. Policy 13.13.1 states the adopted LOS standard for motor vehicle transportation is LOS C. As shown in Table 4, the peak hour trip generation is in the PM for the proposed use generating 123 PM peak hour trips.

Table 3: Arterial Roadway System- Peak Hour Trip Generation

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Principal Arterial – 2 U.S. 90 / S.R. 10	C	
Daily Trip Generation ²	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source:

1) ITE Trip Generation, Manual 10th Edition, Campground Use (Land use 416= Campground/Recreational Vehicle Park)

Potable Water

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.3 establishes level of service standards for Potable Water. Table 6 shows the impact the proposed maximum 300 RV sites will have on potable water. Policy 13.13.3 states the adopted LOS, the main design flow of potable water is 141 gallons per capita per day. As shown in Table 6, the proposed campground can use no more than a maximum of 135,360 gallons per day of potable water. The total potable water use of the campground is 22,500 gallons per day. Thus, the campground use of potable water is less than the city’s potable water level of service standard.



Transportation

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.1 establishes level of service standards for Motor Vehicle Transportation. Tables 4 and 5 show the impact the proposed maximum 300 sites will have on motor vehicle transportation. Policy 13.13.1 states the adopted LOS standard for motor vehicle transportation is a level C and level D. As shown in Tables 4 and 5, the maximum number of peak am and pm trips per day will be 198 peak am and pm trips per day.

Table 4: Roadway System

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Principal Arterial – 2 U.S. 90 / S.R. 10	C	
Daily Trip Generation ¹	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source:
2) ITE Trip Generation, Manual 10th Edition, Campground Use

Table 5: Roadway System

Motor Vehicle Transportation ¹		
Roadway Facility Type	Level of Service	
Minor Arterial – 17 S.R. 247	D	
Daily Trip Generation ¹	Number of Units	Total Development
AM Peak Hour = 0.25	300 sites	75 Trips Per Day
PM Peak Hour = 0.41	300 sites	123 Trips Per Day

Source:
1) ITE Trip Generation, Manual 10th Edition, Campground Use

Potable Water

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.3 establishes level of service standards for Potable Water. Table 6 shows the impact the proposed maximum 300 RV sites will have on potable water. Policy 13.13.3 states the adopted LOS, the main design flow of potable water is 141 gallons per capita per day. As shown in Table 6, the proposed campground can use no more than a maximum of 135,360 gallons per day of potable water. The total potable water use of the campground is 22,500 gallons per day. Thus, the campground use of potable water is less than the city’s potable water level of service standard.



Table 6: Potable Water

Unit Type	Number of Units	Maximum Allowed Use Gallons Per Day ¹	Total Use Gallon Per Day ²	Total Difference Gallons Per day
RV Sites	300 units	135,360 gpd	22,500 gpd	112, 860 remaining gpd
<i>Based off a LOS of 141 gallons per capita per day</i>				

1) Calculated on a per unit per day basis using a multiplier of 3.2 persons per unit—141 gpd x 300 units x 3.2 persons per unit. The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

2) Based on use standards from FAC 64E-6 7-31-18 for Transient Recreational Vehicle Park which is defined as 75 gallons per unit per day—75 gpd x 300 units.

Sanitary Sewer

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.2 establishes level of service standards for sanitary sewer. Table 6 shows the impact the proposed maximum 300 RV sites will have on the community sanitary sewer. Policy 13.13.2 states the adopted LOS, the standard for community sanitary sewer is 135 gallons per capita per day. As shown in Table 6, the proposed campground can use no more than a maximum of 129,600 gallons per capita per day of sanitary sewer. The total sanitary sewer use of the campground is 22,500 gallons per capita per day. Thus, the campground use of sanitary sewer is less than the city’s sanitary sewer level of service standard.

Table 6 Sanitary Sewer

Unit Type	Number of Units	Maximum Allowed Use Gallons Per Day ¹	Total Use Gallon Per Day ²	Total Difference Gallons Per day
RV Sites	300 units	129,600 gpd	22,500 gpd	107, 100 remaining gpd
<i>Based off a LOS of 150 gallons per capita per day</i>				

1) Calculated based on number of units 135 gpd x (300 units x 3.2). The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

2) Based on use standards from FAC 64E-6 7-31-18 for Transient Recreational Vehicle Park which is defined as 75 gallons per unit per day—75 gpd x (300 x 3.2) units.

Solid Waste

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.5 establishes level of service standards for solid waste. Table 7 shows the impact of the proposed maximum 300 RV sites will have on solid waste services. Policy 13.13.5 states the adopted LOS, the residual capacity of landfill is .85 tons per capita per year. As shown in Table 7, the proposed campground will generate a maximum of 816 tons of solid waste per year.



Table 7: Solid Waste Concurrency

Unit Type	Number of Units	Total Tons Per Year ¹
RV sites	300 sites	816
Based off a LOS of .85 tons per capita per year		

1) Calculated on a per unit per day basis using a multiplier of 3.2 persons per unit—.85 tpy x 300 units x 3.2 persons per unit. The 3.2 average persons per unit is based on industry standards for campsite occupancy in Florida.

Drainage

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.4 establishes level of service standards for drainage. According to Policy 13.13.4.2, all stormwater management projects, other than those that fall within a stream, shall adhere to the standards as specified in Chapter 62-330 (4)(b)2, Florida Administrative Code (Rules of the Florida Department of Environmental Protection) and Chapter 40B-4, Florida Administrative Code (Rules of the Suwannee River Water Management District). These standards will be met through the site development and construction process.

Recreation and Open Space

The City of Lake City Land Development Regulations Section 13.13 Level of Service Standards, Policy 13.13.6 establishes level of service standards for recreation. The proposed 34.2 acres for recreational vehicle camping complies with Policy 13.13.6 recreation level of service standard.

Public School Facilities

The City of Lake City Objective IX.1, Policy IX.1.1 establishes level of service standards for school facilities. As the proposed use is a recreational campground without permanent residents, there will be no impact on LOS for school facilities.



III. Analysis of Article 15 of the Land Development Regulations

An Analysis of the Requirements of Article 15

LDR 15.2.2.1: Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

The proposed development will comply with the regulations outlined in the Comprehensive Plan.

LDR 15.2.2.2: The existing land use pattern.

Section I. Statement of Proposed Change includes an analysis of the existing land use pattern and the compatibility of the proposed development.

LDR 15.2.2.3: The creation of an isolated district unrelated to adjacent and nearby districts.

This rezoning would not create an isolated district unrelated to adjacent and nearby districts. Section I. Statement of Proposed Change outlines the compatibility of the proposed CHI district with the surrounding area.

LDR 15.2.2.4: The impact of the proposed change upon population density pattern and the load on public facilities such as schools, utilities, streets, etc.

As shown in the concurrency assessment, this development can be met by current level of service capacity.

LDR 15.2.2.5: The existing district boundaries in relation to existing conditions on the property proposed for change.

Existing district boundaries are compatible with this change in zoning.

LDR 15.2.2.6: Changed or changing conditions which justify the recommended action on the proposed amendment.

As shown in Section 1, the proposed change can be justified base on the surrounding land uses.

LDR 15.2.2.7: The impact of the proposed change upon living conditions in the neighborhood.

The requested rezoning would not adversely affect living conditions in the adjacent residential neighborhood to the east and south. The proposed use would act as a transition separating I-75 and the commercial uses to the north from the residential neighborhood, providing additional recreational facilities like the existing recreational uses to the south. Access to and



from the facility would primarily be to and from US-90 thereby providing minimal impact to the residential uses to the east.

LDR 15.2.2.8: The impact of the proposed change upon traffic with particular regard to congestion or other public safety matters.

The location and siting of the proposed RV resort is based on minimizing transportation impacts and conflicts.

LDR 15.2.2.9: The impact of the proposed change upon drainage.

The proposed RV park will not create a drainage problem. Development will be constructed using generally accepted engineering practices to allow proper drainage and the project will comply with all Lake City LDR requirements and permitting requirements with SRWMD.

LDR 15.2.2.10: The impact of the proposed change upon light and air to adjacent areas.

The proposed RV park will not provide lighting that will impact adjacent areas.

LDR 15.2.2.11: The impact of the proposed change upon property values in the adjacent area.

The proposed change will not adversely affect property values in the adjacent area. The proposed use of an RV park could bring additional amenities and services to the area, which could have a positive impact on property values. It could also stimulate the local economy by attracting tourists and seasonal visitors, increasing overall economic activity which can have a positive impact on property values in the adjacent area.

LDR 15.2.2.12: The impact of the proposed change upon the improvement or development of adjacent property in accordance with existing regulations.

The proposed change will not act as a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

LDR 15.2.2.13: The granting of special privilege to an individual owner as contrasted with the needs of the overall public welfare.

The proposed change will not constitute a granting of special privilege to an individual owner as contrasted to the overall public welfare.

LDR 15.2.2.14: Substantial reasons why, if any, the property cannot be used in accordance with existing zoning.

Neither parcel's current zoning designation of Commercial General nor Commercial Intensive allow for RV parks, thus requiring a rezoning request for the proposed use. Per the City of Lake City's Land Development Regulation Section 4.15.15, RV parks are allowed in commercially



zoned property designated Commercial Highway Interchange. The use is permitted following approval of a Special Exception request.

LDR 15.2.2.15: The impact of the proposed change with regard to the scale of needs of the neighborhood or the city.

The rezoning would not be out of scale with the needs of the neighborhood or the City.

LDR 15.2.2.16: The availability of alternate adequate sites in the City in districts already permitting such use.

There is an increased market demand in the Lake City and North Florida Region for RV recreational facilities such as the one proposed by this application. The application meets this market demand near a heavily traveled corridor (I-75).



IV. Comprehensive Plan Consistency

This rezoning application proposes to change the current Commercial General (CG) and Commercial Intensive (CI) parcel zoning designation to Commercial Highway Interchange (CHI). The change proposed by this rezoning application is consistent with the planning goals, objectives, and policies established in the Lake City Comprehensive Plan. The primary planning goals, objectives, and policies that this rezoning application implements are outlined below. These planning directives promote the development of an RV campground use within a Commercial Future Land Use category.

Future Land Use Element

Policy I.1.1: The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.

- **The subject property is located along SW Commerce Dr. which intersects with arterial road U.S. Highway 90, a principal arterial, and the adjacent interchange with I-75. The proposed rezoning implements this policy by using the property for commercial purposes.**

Policy I.1.2: The land development regulations of the City shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities and shall establish the following floor area ratio(s) to be applied to each classification of land use:

COMMERCIAL

Lands classified as commercial use consist of areas used for the sale, rental, and distribution of products or performance of services, as well as public, charter, and private elementary, middle, and high schools. In addition, off-site signs, churches and other houses of worship, private clubs and lodges, residential dwelling units, which existed within this category on the date of adoption of this objective, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of less than or equal to 0.25 floor area ratio except within the (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts being subject to an intensity of less than or equal to 1.0 floor area ratio.



(CN) Commercial, Neighborhood uses shall be limited to an intensity of less than or equal to 0.25 floor area ratio. (CG) Commercial, General, (CI) Commercial, Intensive, (C-CBD) Commercial-Central Business District and (CHI) Commercial, Highway Interchange districts shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

- **The proposed zoning designation is consistent with the comprehensive plan and implements the commercial future land use designation. Development will conform with the standards set in the Commercial FLU category and CHI zoning district.**

Policy 1.1.3: The City shall continue to allocate amounts and types 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).

- **The proposed parcels are currently both undeveloped lots; the development of an RV park will provide additional commercial use to the area, driving economic growth and providing opportunity for upward economic mobility to local businesses.**

Objective 1.5: The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

- **The proposed parcels are located within the designated urban development area.**

Policy 1.6.2: The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on-site traffic flow including the provisions of needed vehicle parking for all development.

- **The proposed development will comply with drainage, stormwater management, open space, traffic, and vehicle parking standards outlined in Lake City's Land Development Regulations and the Suwannee River Water Management District (SRWMD).**

Policy 1.6.5: The City shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscape buffer. A masonry or wood opaque structure may be substituted for the planted buffer.



- **The proposed use would result in a commercial use adjacent to residential uses in the east; development will comply with the landscape requirements as outlined in Policy I.6.5 and the City’s Land Development Regulations buffer requirements.**

Traffic Element

Policy II.4.3: Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.

- **The proposed project will comply with Policy 11.4.3 as SW Commerce Drive is a local road whereby residential areas that can easily access the proposed RV campground.**

Recreation and Open Space Element

Goal VI: Secure the provision and maintenance of recreation facilities and open space for citizens and visitors and access to the facilities for all persons, regardless of special need or condition.

- **The proposed use would provide a private recreational facility open for both citizens and visitors, providing access to the facilities for all persons, regardless of special need or condition.**



Attachment D: Legal Descriptions



LEGAL DESCRIPTION

02-4S-16-02714-009

LOTS 6 & 7 INTERSTATE COMMERCE CENTER EX W 40 FT OF LOT 7. 569-725, 596-132,
598-266, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690

LEGAL DESCRIPTION

02-4S-16-02712-001

THE N 850 FT OF SW1/4 OF NE1/4 LYING E OF I-75 & COMM SW COR LOT 8 INTERSTATE
COMMERCE CENTER, RUN SE ALONG R/W OF I-75 920.19 FT FOR POB CONT SE 757.03
FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, 904-485,
912-1652, 943-640, 1026-2988, 1026-2990, WD 1241-2493, QC 1295-690,



Attachment E: Proof of Ownership

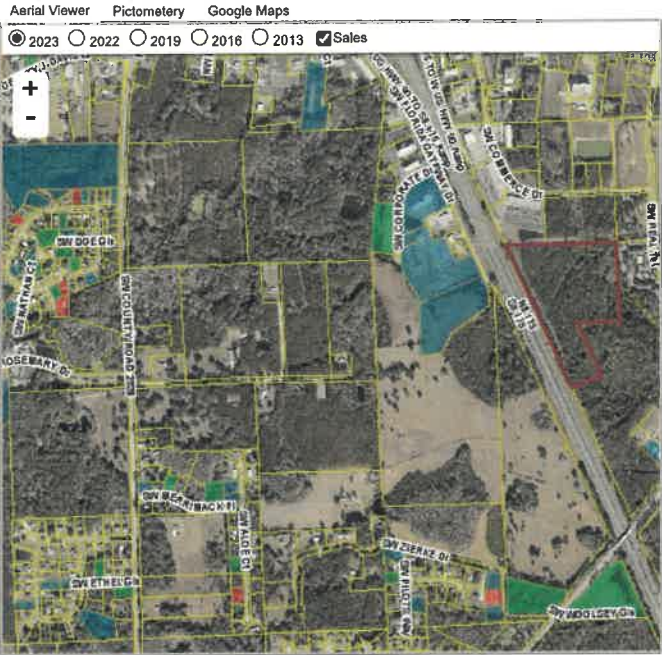


Columbia County Property Appraiser
Jeff Hampton

Parcel: << 02-4S-16-02712-001 (11090) >>

Owner & Property Info		Result: 1 of 1	
Owner	FIRST COLUMBIA BANCORP, INC 514 SW STATE ROAD 47 LAKE CITY, FL 32025		
Site			
Description*	THE N 850 FT OF SW1/4 OF NE1/4 LYING E OF I-75 & COMM SW COR LOT 8 INTERSTATE COMMERCE CENTER, RUN SE ALONG R/W OF I-75 920.19 FT FOR POB CONT SE 757.03 FT, NE 350 FT, NW 611.89 FT, W 378.90 FT TO POB. 662-004, 673-435, 829-913, 904-485, 912-1652, 943-640 ...more>>>		
Area	25.5 AC	S/T/R	02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	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			
2022 Certified Values	2023 Working Values		
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$11,526	Ag Land	\$11,450
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$701,250	Just	\$701,250
Class	\$11,526	Class	\$11,450
Appraised	\$11,526	Appraised	\$11,450
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$11,526	Assessed	\$11,450
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$11,526 city:\$11,526 other:\$0 school:\$11,526	Total Taxable	county:\$11,450 city:\$11,450 other:\$0 school:\$11,450

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/22/2015	\$1,275,000	1295/0690	QC	V	U	11
9/13/2012	\$1,445,000	1241/2493	WD	V	U	12
10/1/2004	\$1,383,500	1026/2988	WD	V	Q	
10/2/2002	\$483,000	1026/2992	WD	V	U	01
10/1/2002	\$379,500	1026/2990	WD	V	U	01
12/17/2001	\$100	0943/0640	QC	V	U	01
9/29/2000	\$55,000	0912/1652	WD	V	U	01
9/26/2000	\$55,000	0912/1654	WD	V	U	01
12/29/1994	\$825,000	0799/2149	WD	V	U	01

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
5500	TIMBER 2 (AG)	25.500 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$11,450
9910	MKT.VAL.AG (MKT)	25.500 AC	1.0000/1.0000 1.0000/ /	\$27,500 /AC	\$701,250

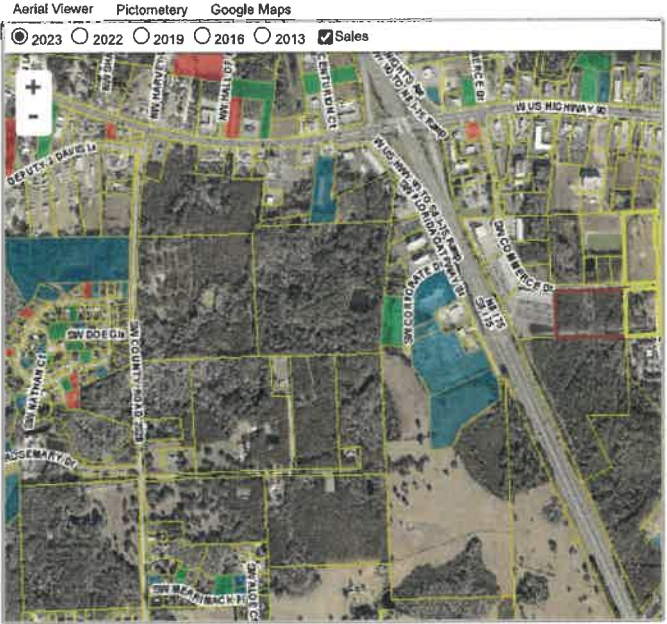
Columbia County Property Appraiser
Jeff Hampton

2023 Working Values
updated: 9/14/2023

Parcel: << **02-4S-16-02714-009 (11117)** >>

Owner & Property Info		Result: 1 of 1
Owner	FIRST COLUMBIA BANCORP, INC 514 SW STATE ROAD 47 LAKE CITY, FL 32025	
Site		
Description*	LOTS 6 & 7 INTERSTATE COMMERCE CENTER EX W 40 FT OF LOT 7. 569-725, 596-132, 598-266, 705-96, 776-1800, 799-2149, 1026-2992, WD 1241-2493, QC 1295-690,	
Area	8.729 AC	S/T/R 02-4S-16
Use Code**	TIMBERLAND 80-89 (5500)	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			
2022 Certified Values		2023 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$3,946	Ag Land	\$3,919
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$240,048	Just	\$240,048
Class	\$3,946	Class	\$3,919
Appraised	\$3,946	Appraised	\$3,919
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$3,946	Assessed	\$3,919
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,946 city:\$3,946 other:\$0 school:\$3,946	Total Taxable	county:\$3,919 city:\$3,919 other:\$0 school:\$3,919

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/22/2015	\$1,275,000	1295/0690	QC	V	U	11
9/13/2012	\$1,445,000	1241/2493	WD	V	U	12
10/2/2002	\$483,000	1026/2992	WD	V	U	01
12/29/1994	\$825,000	0799/2149	WD	V	U	35
3/31/1993	\$656,800	0776/1800	WD	V	U	35
7/1/1985	\$1,550,000	0589/0725	WD	V	U	01

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
5500	TIMBER 2 (AG)	8.729 AC	1.0000/1.0000 1.0000/ /	\$449 /AC	\$3,919
9910	MKT.VAL.AG (MKT)	8.729 AC	1.0000/1.0000 1.0000/ /	\$27,500 /AC	\$240,048

Search Result: 1 of 1



Attachment F: Agent Authorization Form





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

AGENT AUTHORIZATION FORM

I, Millennium Bancshares, Inc. (owner name), owner of property parcel

number 02-4S-16-02714-009 & 02-4S-16-02712-001 (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. Kathie Ebaugh	1. <i>Kathie Ebaugh, ACP</i>
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.

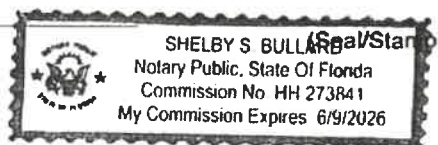
Suzanne Norris 10/10/2023
 Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Suzanne Norris, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 10 day of October, 2023.

Shelby S. Bullard
 NOTARY'S SIGNATURE





Attachment G: Proof of Payment of Taxes



Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2022 12325

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02712-001		See Below	See Below	001

FIRST COLUMBIA BANCORP, INC
 514 SW STATE ROAD 47
 LAKE CITY FL 32025

02-4S-16 5500/550025.50 Acres THE N
 850 FT OF SW1/4 OF NE1/4 LYING E OF
 I-75 & COMM SW COR LOT 8 INTERSTATE
 COMMERCE CENTER, RUN SE ALONG R/W
 OF I-75 920.19 FT FOR POB CONT SE
 757.03 FT, NE 350 FT, NW 611.89 FT,
 W 378.90 FT TO POB. 662-004, 673-
 435, 829-913, 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	11,526		\$11,526	\$56.48
BOARD OF COUNTY COMMISSIONERS	7.8150	11,526		\$11,526	\$90.08
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	11,526		\$11,526	\$8.62
LOCAL	3.2990	11,526		\$11,526	\$38.02
CAPITAL OUTLAY	1.5000	11,526		\$11,526	\$17.29
SUWANNEE RIVER WATER MGT DIST	0.3368	11,526		\$11,526	\$3.88
LAKE SHORE HOSPITAL AUTHORITY	0.0001	11,526		\$11,526	\$0.00
Total Millage		18.5989	Total Taxes		\$214.37

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$214.37

Kyle Keen

Ad Valorem Taxes and Non-Ad Valorem Assessments

Columbia County Tax Collector

REAL ESTATE 2022 10390

Account Number	Payor	Exemptions	Taxable Value	Millage Code
R02714-009		See Below	See Below	001

FIRST COLUMBIA BANCORP, INC
 514 SW STATE ROAD 47
 LAKE CITY FL 32025

02-4S-16 5500/55008.73 Acres LOTS 6
 & 7 INTERSTATE COMMERCE CENTER EX W
 40 FT OF LOT 7. 569-725, 596-132,
 598-266, 705-96, 776-1800, 799-
 2149, 1026-2992, WD 1241-2493, QC
 1295-690,

Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
CITY OF LAKE CITY	4.9000	3,946		\$3,946	\$19.34
BOARD OF COUNTY COMMISSIONERS	7.8150	3,946		\$3,946	\$30.84
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	3,946		\$3,946	\$2.95
LOCAL	3.2990	3,946		\$3,946	\$13.02
CAPITAL OUTLAY	1.5000	3,946		\$3,946	\$5.92
SUWANNEE RIVER WATER MGT DIST	0.3368	3,946		\$3,946	\$1.33
LAKE SHORE HOSPITAL AUTHORITY	0.0001	3,946		\$3,946	\$0.00
Total Millage		18.5989	Total Taxes		\$73.40

Non-Ad Valorem Assessments		
Code	Levying Authority	Amount
XLCF	CITY FIRE ASSESSMENT	\$0.00
Total Assessments		\$0.00
Taxes & Assessments		\$73.40