



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

**FOR PLANNING USE ONLY**

Application # \_\_\_\_\_  
 Application Fee \$ \_\_\_\_\_  
 Receipt No. \_\_\_\_\_  
 Filing Date \_\_\_\_\_  
 Completeness Date \_\_\_\_\_

**COMPREHENSIVE PLAN AMENDMENT**

Small Scale: \$750.00 Large Scale: \$1,500.00

**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. Existing Future Land Use Map Designation: RESIDENTIAL - MEDIUM
5. Proposed Future Land Use Map Designation: COMMERCIAL
6. Zoning Designation: RESIDENTIAL-OFFICE & RMF-1
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. \_\_\_\_\_  
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 land use amendments, an analysis of the impacts to Public Schools is required.
4. 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
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 Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750.00

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 fourteen (14) copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

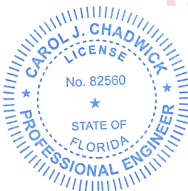
**THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.**

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

\_\_\_\_\_  
Date

 Digitally signed by Carol Chadwick  
DN: c=US, o=Florida, dnQualifier=A01410D0000017EB6D924CE0005954C, cn=Carol Chadwick  
Date: 2023.10.16 19:53:43 -04'00'

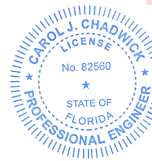
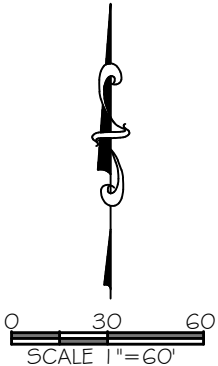
# FAITH CROSSING

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



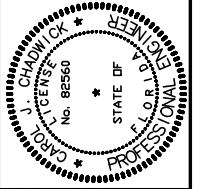
## NOTES

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



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Carol Chadwick  
DN: c=US,  
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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
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 Concurrency Impact Analysis

The site is currently vacant. A 9000 sf shopping center was used for these calculations. The proposed commercial 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 820
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

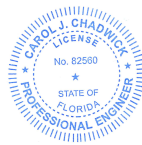
Summary of analyses:

- Trip generation: 386 ADT & 30 Peak PM trips
- Potable Water: 900 gallons per day
- Potable Water: 900 gallons per day
- Solid Waste: 25.2 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Chadwick  
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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 #FL23437



**REVISED CONCURRENCY  
WORKSHEET**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>KSF</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
820	Shopping Center	42.94	3.37	9.00	386.46	30.33

**Potable Water Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
shopping centers without food or laundry	0.10	9000.00	900.00

\* 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**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
shopping centers without food or laundry	0.10	9000.00	900.00

\* 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**

<b>Use</b>	<b>lbs/100 sf</b>	<b>s.f.</b>	<b>Total (c.y. per weekTons Per Year)</b>
Retail	4.00	9000.00	25.20

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.

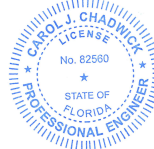
*Consistency: No impacts to adjacent land topography or soil conditions will result due to a zoning or land use change of the subject property.*

- 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,



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Carol Chadwick  
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cn=Carol  
Chadwick  
Date: 2023.10.16  
19:52:33 -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) >>

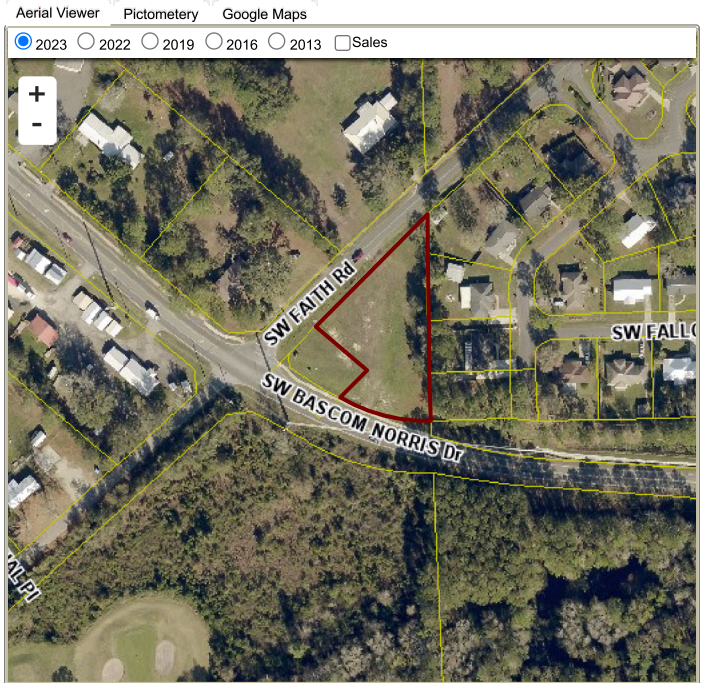
**Owner & Property Info**

Owner	<b>OM SHANTI INVESTMENT GROUP, LLC</b> 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) >>

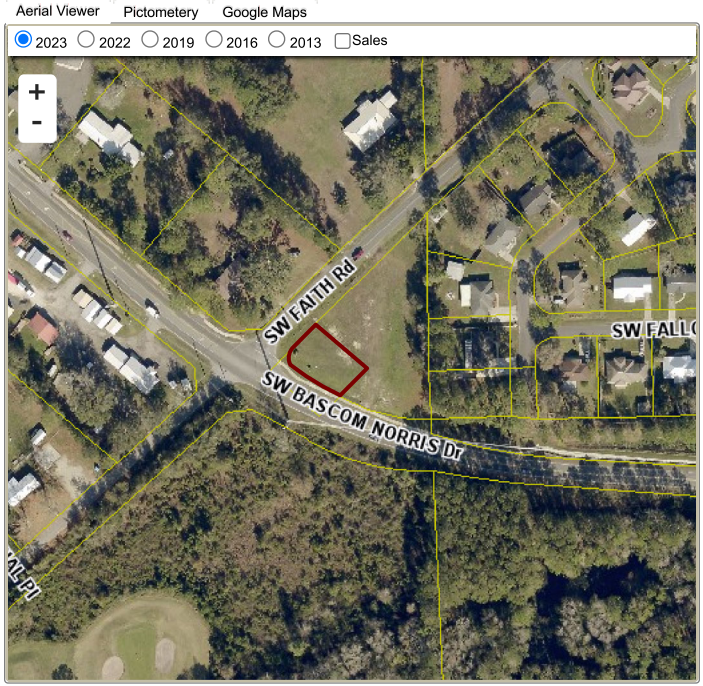
**Owner & Property Info**

Owner	<b>OM SHANTI INVESTMENT GROUP, LLC</b> 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.





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## 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

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

### Document Images

<a href="#">04/04/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/26/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/03/2020 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



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.

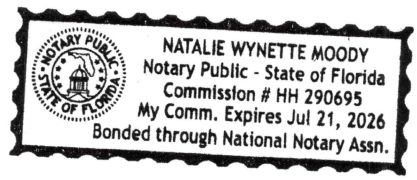
Dipak Patel  
 Owner Signature (Notarized) \_\_\_\_\_ Date \_\_\_\_\_

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)





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

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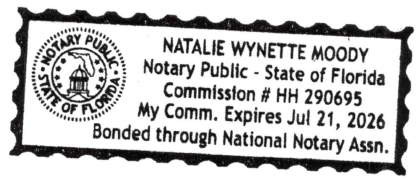
Dipak Patel  
 Owner Signature (Notarized) \_\_\_\_\_ Date \_\_\_\_\_

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			
<b>Mailing Address</b>		<b>Property Address</b>			
HUDSON WAYNE T SR HUDSON GOLDIE K P O BOX 2273 LAKE CITY FL 32056		<b>GEO Number</b> 014S16-02677-001			
<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				
<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					
<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	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
<b>Total Millage</b>		18.5989	<b>Total Taxes</b>		\$1,393.47
<b>Non-Ad Valorem Assessments</b>					
<b>Code</b>	<b>Levying Authority</b>				<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT				\$50.40
<b>Total Assessments</b>					\$50.40
Taxes & Assessments					\$1,443.87
<b>If Paid By</b>				<b>Amount Due</b>	
				\$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