
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

October 20, 2025 at 6:00 PM

Venue: City Hall

AGENDA

This meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

Events Prior to Meeting - 5:00 PM Council Workshop - Mobility Fees

Pledge of Allegiance

Invocation - Council Member Tammy Harris

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.

Failure to abide by the rules of decorum will result in removal from the meeting.

Approval of Agenda

Proclamations

[1.](#) Florida City Government Week - October 20-26, 2025

Public Participation - Persons Wishing to Address Council

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing

for inclusion into the public record must email the item to submissions@lcfla.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

Approval of Consent Agenda

- [2.](#) Minutes - September 3, 2025 Rescheduled Regular Session
- [3.](#) Minutes - September 15, 2025 Regular Session

Presentations

- [4.](#) Mixed Use Density and Zoning - Planning Technician Robert Angelo

Quasi-judicial Hearings - None

Old Business

Ordinances - None

Resolutions - None

Other Items

- 5. Lake Shore Hospital/Meridian Update (City Attorney Clay Martin)

New Business

Ordinances - None

Resolutions

- [6.](#) City Council Resolution No. 2025-138 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 019-2025 for the maintenance and repair of traffic signals and signage within the City; awarding said bid to B & B Contractors of Florida, Inc., a Florida Corporation, at a cost not to exceed \$150,000; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
- [7.](#) City Council Resolution No. 2025-143 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and In Depth, Inc., a Florida Corporation, for water tank cleaning, assessments, and repair at the City's Water Treatment Plant; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to

execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

8. City Council Resolution No. 2025-144 - A resolution of the City of Lake City, Florida, approving the City of Lake City Legislative Agenda for the 2026 Session of the Florida Legislature; providing direction to the City Manager; providing direction to the City Clerk; repealing all prior resolutions in conflict; and providing an effective date.

Other Items - None

Departmental Administration - None

Comments by:

City Manager Don Rosenthal

City Attorney Clay Martin

City Clerk Audrey Sikes

Comments by Council Members

Council Member Chevella Young

Council Member Ricky Jernigan

Council Member James Carter

Council Member Tammy Harris

Mayor Noah Walker

Adjournment

YouTube Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. Florida City Government Week - October 20-26, 2025

Proclamation

FLORIDA CITY GOVERNMENT WEEK OCTOBER 20 – 26, 2025

WHEREAS, *city government is the government closest to most citizens and the one with the most direct daily impact upon its residents; and*

WHEREAS, *municipal government provides services and programs that enhance the quality of life for residents, making their city their home; and*

WHEREAS, *city government is administered for and by its citizens and is dependent upon public commitment to and understanding of its many responsibilities; and*

WHEREAS, *city government officials and employees share the responsibility to pass along the understanding of public services and their benefits; and*

WHEREAS, *Florida City Government Week offers an important opportunity for elected officials and city staff to spread the word to all citizens of Florida that they can shape and influence this branch of government; and*

NOW, THEREFORE, I, Noah Walker, Mayor of the City of Lake City, Lake City, Florida, do hereby proclaim October 20-26, 2025, as **“FLORIDA CITY GOVERNMENT WEEK”**.



**Seal of the City of Lake City
State of Florida**

In witness whereof, I have hereunto set my hand and caused this seal to be affixed this 20th day of October 2025.

Noah Walker,
City of Lake City

File Attachments for Item:

2. Minutes - September 3, 2025 Rescheduled Regular Session

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on September 3, 2025, beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

PLEDGE OF ALLEGIANCE

INVOCATION – Mayor/Council Member Noah Walker

ROLL CALL

Mayor/Council Member
City Council

Noah Walker
Chevella Young
Ricky Jernigan
James Carter
Tammy Harris
Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

APPROVAL OF AGENDA

Mr. Carter made a motion to remove Item #25 from the agenda. Ms. Harris seconded the motion and the motion carried unanimously on a voice vote.

Mr. Carter made a motion to approve the agenda as amended. Ms. Harris seconded the motion and the motion carried unanimously on a voice vote.

PROCLAMATIONS/AWARDS

1. Silver Certificate of Leadership from the Florida League of Cities presented to Council Member Chevella Young (Mayor Noah Walker)

Mayor Walker presented Council Member Young with the Silver Certificate of Leadership from the Florida League of Cities.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Ashton Miles
- Heike Koenig
- Beverly Langer
- Tracy Johnson
- Sylvester Warren
- Jennifer Jones
- Glenel Bowden

FIRE ASSESSMENT/BUDGET HEARINGS

At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on the Proposed Fire Protection Assessment Rates for Fiscal Year beginning October 1, 2025. After hearing public comments from Befaihtful Coker, Glenel Bowden, Sylvester Warren, Barbara Lemley, and Erica Mayo, Mayor Walker closed the public hearing.

2. City Council Resolution No. 2025-115 - A resolution of the City of Lake City, Florida, constituting the Fiscal Year 2025-26 Annual Fire Assessment Resolution relating to the provision of fire protection services, facilities, and programs in the City of Lake City, Florida; providing findings; providing authority; providing definitions and interpretation; providing for reimposition of Fire Protection Assessments against assessed property located within the City of Lake City for the Fiscal year beginning October 1, 2025; approving the final Fire Assessment rates; approving the final Assessment Roll; confirming the 2025 Preliminary Rate Resolution; providing for effect of adoption of annual resolution; providing for conflicts; and providing an effective date.

Lake City Fire Chief Josh Wehinger reported: due to Florida Statute, a fire assessment study must be conducted every two years; his department aggressively seeks grants and grant funding; Lake City has the lowest millage rate in North Florida; the assessment created would cover the entire Fire Budget; spoke to the number of firefighters needed for structure fires; explained the need for six new positions; and reviewed other services the department provides in addition to fire protection.

Mayor Walker confirmed the fire department services the City as well as five miles out of the City limits to provide aid to the County.

Council Member Young inquired as to how it would affect the general fund if the new rate did not pass and asked if there was space for cutbacks to help offset deficit funding.

Council Member Harris confirmed with Assistant City Manager Dee Johnson, the City has had a 4.9 millage rate since 2016.

Council Member Jernigan spoke in opposition of raising taxes but in support of an increase in the fire assessment.

At the suggestion of Council Member Carter, members concurred to fund three positions via the general fund and the additional three positions with the fire assessment.

Due to members changing the rate, City Attorney Martin requested the resolution be numbered 2025-115A.

Mr. Carter made a motion to approve City Council Resolution No. 2025-115A. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

At this time, members took a brief recess from 7:21 PM until 7:29 PM.

At this time Mayor Walker opened a public hearing to accept input from all interested parties relative to the discussion, consideration, and tentative approval of the City's 2025-2026 proposed millage rate and operating budget.

Finance Director Angie Moore reported the roll-back rate for the 2025-2026 Fiscal Year was 4.6835, the tentative millage rate was 4.9000 mils and shared the tentative millage rate represented a 4.62% increase over the roll-back rate. Should members adopt, the millage rate would be levied would be 4.9000 mils.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren; Barbara Lemley

- City Council Resolution No. 2025-116 - A resolution of the City of Lake City, Florida, adopting the tentative millage rate and tentative levy of ad valorem taxes for Fiscal Year 2025-2026; making certain findings of fact in support of the City adopting said tentative millage rate and tentative levy of ad valorem taxes; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Jernigan made a motion to approve City Council Resolution No. 2025-116. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

- City Council Resolution No. 2025-117 - A resolution of the City of Lake City, Florida, adopting the tentative budget for Fiscal Year 2025-2026; making certain findings of fact in support of the City adopting said tentative budget; repealing all prior resolutions in conflict; and providing an effective date.

Finance Director Angie Moore reported the tentative budget was \$86,756,748.00 in total revenues, and \$86,756,748.00 in total expenditures.

Mayor Walker declared the "Tentative Budget Hearing" open for discussion for public input followed by discussion by the City Council.

PUBLIC COMMENT – None

Council Member Harris requested to remove the \$600.00 gym stipend from City Clerk Audrey Sikes' contract and to add \$15,000.00 under Events for a benefit for transitional housing.

Council Member Carter spoke in opposition to increasing the budget and reported he would like to learn more about the transitional housing project.

Mayor Walker reported 8.9 million dollars in the budget was from grant funding and reminded finance to add the three additional firefighter positions.

Council Member Young spoke to the City working as a team.

At this time, members took a short recess from 7:55 PM until 8:01 PM.

Council Member Young requested the topic of the Clerks Office be put on the next agenda.

Finance Director Angie Moore asked for the budget to be approved as is and stated she would make the necessary changes for the final hearing.

Mr. Carter made a motion to approve City Council Resolution No. 2025-117. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

APPROVAL OF CONSENT AGENDA

5. Minutes - July 21, 2025, Regular Session
6. Minutes - August 7, 2025, Special Called Session
7. Minutes - August 11, 2025, Budget Workshop
8. Minutes - August 18, 2025, Regular Session
9. City Council Resolution No. 2025-118 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 020-2025 for runway lighting preventative maintenance and repair at the Lake City Gateway Airport; awarding said bid to Midwest Alarm Company, Inc., a South Dakota Corporation; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
10. City Council Resolution No. 2025-128 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and the United States Department of Transportation Federal Aviation Administration for the administration of Federal Grant Funds arising from the Airport Improvement Program Airport Infrastructure Grant Project Number 3-12-0039-033-2025; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said

agreement; directing the Mayor, as appropriate, to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Carter made a motion to approve the consent agenda as presented. Mr. Jernigan seconded the motion and the motion carried unanimously on a voice vote.

QUASI-JUDICIAL HEARINGS

First Reading

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title

11. City Council Ordinance No. 2025-2329 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of more than 50 acres of land, pursuant to an application, CPA 25-05, by Carol Chadwick, P.E., as agent for Real Terrace, LLC, a Florida Limited Liability Company, the property owner of said acreages, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from County Residential, Low Density (less than or equal to 2 dwelling units per acre) to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (Property is located at the intersection of NW Real Terrace and NW Bascom Norris Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any. Per attorney Martin this disclosure is for all Quasi-Judicial matters at tonight's meeting.

Ms. Young	No
Mr. Carter	No
Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	No

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

City Attorney Martin swore in four members.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit A.

B. Presentation of application by applicant. Tom Eagle moved the application into the record. It is attached as Exhibit B.

C. Presentation of evidence by city staff. N/A

D. Presentation of case by third party intervenors, if any. N/A

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council No. 2025-2329 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

12. City Council Ordinance No. 2025-2333 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or more contiguous acres of land, pursuant to an application, Z 25-07, by Carol Chadwick, P.E., as agent for Real Terrace, LLC, a Florida Limited Liability Company, the property owner of said acreages; providing for rezoning from County Residential, Single Family-2 (RSF-2) to City Commercial, Intensive (CI) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date.(Property is located at the intersection of NW Real Terrace and NW Bascom Norris Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit C.

B. Presentation of application by applicant. Tom Eagle moved his application into the record. It is attached as Exhibit D.

C. Presentation of evidence by city staff. N/A

D. Presentation of case by third party intervenors, if any. N/A

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2025-2333 on first reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

13. City Council Ordinance No. 2025-2330 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-06, by Carol Chadwick, P.E., as agent for

Mary Douglas-Carter, the property owner of said acreages, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential, Medium Density (less than or equal to 8 dwelling units per acre) to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the Corporate Limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at the intersection of NE Gurley Ave and NE Bascom Norris Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit E.

B. Presentation of application by applicant. Sylvester Warren moved his application into the record. It is attached as Exhibit F.

C. Presentation of evidence by city staff. N/A

D. Presentation of case by third party intervenors, if any. N/A

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2330 on first reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

14. City Council Ordinance No. 2025-2334 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z 25-08, by Carol Chadwick, P.E., as agent for Mary Douglas-Carter, the property owner of said acreages; providing for rezoning from Residential, Multiple Family-1 (RMF-1) and Residential, Single Family-3 (RSF-3) to Residential, Multiple Family-2 (RMF-2) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at the intersection of NE Gurley Ave and NE Bascom Norris Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit G.

B. Presentation of application by applicant. Sylvester Warren moved his application into the record. It is attached as Exhibit H.

C. Presentation of evidence by city staff. N/A

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Ms. Young made a motion to approve City Council Ordinance No. 2025-2334 on first reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Ms. Young	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

15. City Council Ordinance No. 2025-2331 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-07, by Carol Chadwick, P.E., as agent for Northwest Quadrant Land Trust, the property owner of said acreages, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes as amended; providing for changing the Future Land Use Classification from Commercial to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the Corporate Limits of the City of Lake City, Florida, making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located on Hall of Fame Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit I.

B. Presentation of application by applicant. Daniel Crapps moved his application into the record. It is attached as Exhibit J.

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. Waived by both parties.

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2025-2331 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

16. City Council Ordinance No. 2025-2335 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or more contiguous acres of land, pursuant to an application, Z 25-09, by Carol Chadwick, P.E., as agent for Northwest Quadrant Land Trust, the property owner of said acreages; providing for rezoning from Commercial, General (CG) to Residential, Multiple Family-2 (RMF-2) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located on Hall of Fame Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit K.

B. Presentation of application by applicant. Daniel Crapps moved his application into the record. It is attached as Exhibit L.

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2025-2335 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

17. City Council Ordinance No. 2025-2332 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-08, by Travis Covington, P.E., as agent for Casandra L. Wheeler and John R. Wheeler, the property owners of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential Moderate (less than or equal to 4 dwelling units per acre) to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in

conflict; providing an effective date. (This property is located at the intersection of SW Montgomery Dr and Alamo Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit M.

B. Presentation of application by applicant. Travis Covington was sworn in by Attorney Martin. Mr. Covington moved his application into the record. It is attached as Exhibit N.

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2025-2332 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

18. City Council Ordinance No. 2025-2336 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z 25-10, by Travis Covington, P.E., as agent for Casandra L. Wheeler and John R. Wheeler, the property owners of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Commercial, General (CG) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at the intersection of SW Montgomery Dr and Alamo Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Planning Technician Robert Angelo moved the application and presentation into the record. It is attached as Exhibit O.

B. Presentation of application by applicant. Travis Covington moved his application into the record. It is attached as Exhibit P.

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2336 on first reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Carter	Aye
Mayor Walker	Aye

OLD BUSINESS

Ordinances

At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2025-2323. City Council Ordinance No. 2025-2323 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2025-2323. After hearing public comment from Sylvester Warren, Mayor Walker closed the public hearing.

19. City Council Ordinance No. 2025-2323 (final reading) - An ordinance pertaining to buildings, building regulations, contracting, permitting, licensure and insurance within the City of Lake City; repealing existing provisions of City Code; establishing certain uniform codes; establishing permitting fees and requirements; establishing insurance requirements; repealing all ordinances in conflict; providing for severability; and providing for an effective date. **Ms. Harris made a motion to approve City Council Ordinance No. 2025-2323 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

Ms. Harris	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

NEW BUSINESS

Resolutions

20. City Council Resolution No. 2025-119 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Colby Redfield, M.D., an individual, to serve the City as the Emergency Dispatch System Medical Director at the annual fee of \$30,000.00; making certain findings of fact in

support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-119. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

21. City Council Resolution No. 2025-120 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 024-2025 for the milling and resurfacing of NW Fowler Avenue and NE Simms Drive; awarding said bid to Anderson Columbia Co., Inc., a Florida Corporation, at a cost not to exceed \$250,039.70; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren

Ms. Harris made a motion to approve City Council Resolution No. 2025-120. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Ms. Harris	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

22. City Council Resolution No. 2025-121 - A resolution of the City Council of the City of Lake City, Florida, serving as a responding resolution in accordance with Section 171.203(2), Florida Statutes; responding to the initiating resolution of the Board of County Commissioners of Columbia County, Florida, for purposes of the negotiation of an Interlocal Service Boundary Agreement in accordance with Part II of Chapter 171, Florida Statutes; agreeing to participate in negotiations; responding to the proposed issues and proposed geographic area to be subject to negotiation of an Interlocal Service Boundary Agreement; proposing additional matters for negotiation between the City and the County; providing direction to the City Manager; providing an effective date. **Ms. Harris made a motion to approve City Council Resolution No. 2025-121. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

Ms. Harris	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

23. City Council Resolution No. 2025-122 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Odyssey Manufacturing Co., a Delaware Corporation, for professional consulting services at the City's Water Treatment Plant; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Harris made a motion to approve City Council Resolution No. 2025-122. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

Ms. Harris	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

24. City Council Resolution No. 2025-123 - A resolution of the City of Lake City, Florida, approving an amendment to that certain advanced Metering Infrastructure Agreement between the City and Sensus USA, Inc., a Delaware Corporation, for software upgrades relating to meter readings for the Utility Department; making certain findings of fact in support of the City approving said amendment; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said amendment; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Harris made a motion to approve City Council Resolution No. 2025-123. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

Ms. Harris	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

COMMENTS BY:

City Manager Don Rosenthal – None

City Attorney Clay Martin – None

City Clerk Audrey Sikes – None

COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – Ms. Young encouraged members to support the families of the Cedar Park Apartment fire and thanked the Lake City Fire Department for their assistance.

Council Member Ricky Jernigan – Mr. Jernigan requested the Mayor to consider a once-a-month morning council meeting.

Council Member James Carter – Mr. Carter requested that himself as well as other members be briefed as soon as possible on the Five Points Elementary Project and spoke in opposition to morning meetings.

Council Member Tammy Harris – Ms. Harris suggested staff come up with a different name for the Housing Authority and reported there would be a workshop scheduled regarding the Five Points Elementary Project.

Mayor Noah Walker – Mayor Walker suggested a workshop between the City and County Boards regarding the Five Points Elementary Project; requested City Attorney Martin research the sale of puppies within City limits; and reported United Way was accepting donations for the victims of the Cedar Park Apartment Fire.

ADJOURNMENT

Having no further business, Mayor Walker adjourned the meeting at 9:03 PM.

Noah Walker, Mayor/Council Member

Audrey Sikes, City Clerk

City Council Ordinance No. 2025-2329
Exhibit A



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: REAL TERRACE
2. Address of Subject Property: TBD
3. Parcel ID Number(s): A PORTION OF 02519-000
4. Existing Future Land Use Map Designation: RESIDENTIAL-LOW
5. Proposed Future Land Use Map Designation: COMMERCIAL
6. Zoning Designation: RSF-2
7. Acreage: 71.60
8. Existing Use of Property: VACANT
9. Proposed use of Property: COMMERCIAL

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): holder) 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): REAL TERRACE, LLC
Mailing Address: 1096 SW MAIN BOULEVARD
City: LAKE CITY State: FL Zip: 32025
Telephone: (386) 961.1086 Fax: () Email: tomeagle45@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: na
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☐ No ☒
Future Land Use Map Amendment Application No. _____
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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper 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=A0141
0D0000018D463B
4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.17
13:00:23 -04'00'



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 9, 2024

re: Real Terrace Concurrency Impact Analysis

The site is currently vacant. A 146,000 sf discount club was used for these calculations. The proposed commercial site will utilize City sewer and water. There is not enough information to estimate water or sewer use. A traffic study will need to be conducted with the site plan.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th 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:

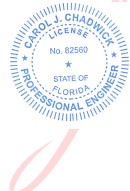
- Trip generation: 6103 ADT & 619 Peak PM trips
- Potable Water: ? gallons per day
- Potable Water: ? gallons per day
- Solid Waste: 292 tons per year

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=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.17
13:00:07 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
857	discount club	41.80	4.24	146.00	6102.80	619.04

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)
---------------------------	---	-----------------------------------	-------------------------

discount club 0.00

* 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)
---------------------------	---	-----------------------------------	-------------------------

discount club 0.00

* 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	lbs/100 sf	s.f.	Total (Tons Per Year)
Retail	4.00	146000.00	292.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 16, 2025

re: Real Terrace Comprehensive Plan Consistency Analysis

The Real Terrace 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 proposed changes are consistent with the properties adjacent to SW Bascom Norris Drive and SW Real Terrace.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 7/25/2024

Parcel: << 35-3S-16-02519-000 (46536) >>

Owner & Property Info

Result: 1 of 0

Owner	REAL TERRACE LLC 1096 SW MAIN BLVD LAKE CITY, FL 32025		
Site			
Description*	E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX 2.32 AC DESC IN WD 1503-1961. & EX CO RD R/W TAKEN AS DESC ORB ____ & EX ADDNT RD R/W T ...more>>>		
Area	73.06 AC	S/T/R	35-3S-16
Use Code**	PASTURE CLS33 (6200)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

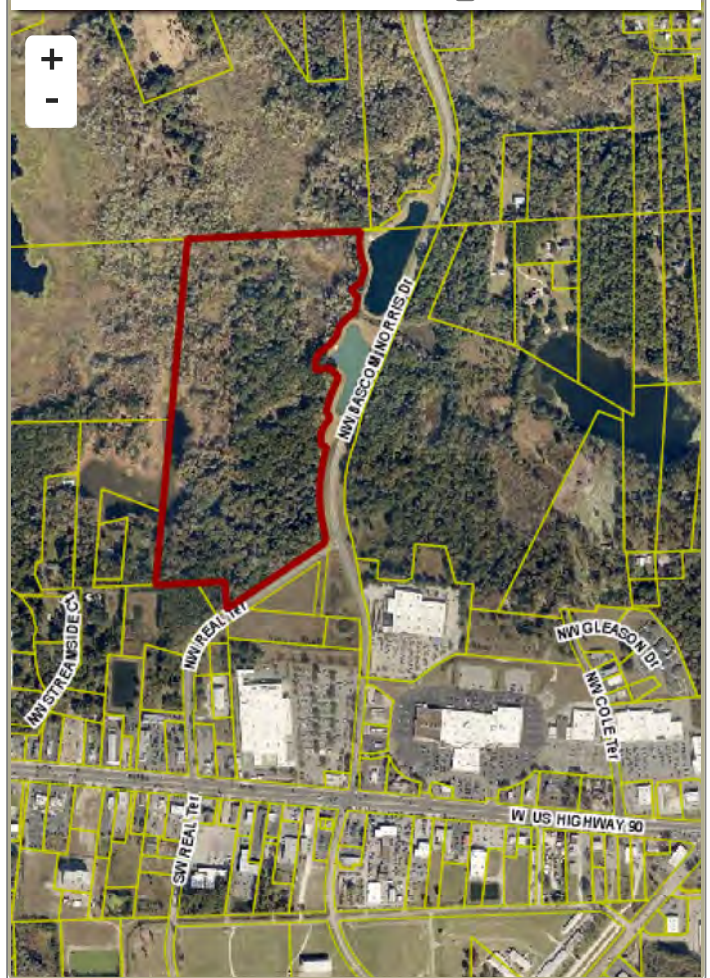
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$45,000	Mkt Land	\$0
Ag Land	\$4,888	Ag Land	\$4,887
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$776,300	Just	\$731,300
Class	\$49,888	Class	\$4,887
Appraised	\$49,888	Appraised	\$4,887
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$49,888	Assessed	\$4,887
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$49,888 city:\$0 other:\$0 school:\$49,888	Total Taxable	county:\$4,887 city:\$0 other:\$0 school:\$4,887

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2024	\$900,000	1515 / 1770	WD	V	Q	01

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5997	RIVERS/BAYS/SWAMPS (AG)	58.060 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$1,452
5700	TIMBER 4 (AG)	15.000 AC	1.0000/1.0000 1.0000/ /	\$229 /AC	\$3,435
9910	MKT.VAL.AG (MKT)	73.130 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$731,300

Search Result: 1 of 0

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

by: GrizzlyLogic.com

The information presented on this website 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. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12455

Inst: 202412011322 Date: 05/31/2024 Time: 10:47AM
Page 1 of 3 B: 1515 P: 1770, James M Swisher Jr, Clerk of Court,
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 6300.00

Warranty Deed

This Warranty Deed is executed this 30 of May, 2024, by Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994, whose address is , hereinafter called the grantor, to Real Terrace, LLC, a Florida Limited Liability Company, whose address is: 1096 Southwest Main Boulevard, Lake City, FL 32025, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

The above-described property is not, has never been, nor is it contiguous to the Homestead of the Grantors.

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

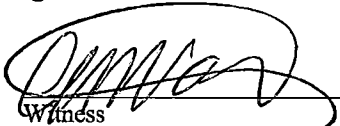
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

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

Signed, sealed and delivered in our presence:



Witness

Maddy Van
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness

Ally Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

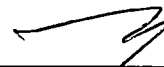
Overflow Land Trust, under agreement
dated October 7, 1994

By: 
Richard C. Cole, Individually and as
Trustee

By: 
Janice C. Bates, Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 30 day of May, 2024, by Richard C. Cole and Janice C. Bates,
Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____

4-12455

EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°15'31"E., ALONG THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, 1249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S.06°45'28"W., 63.94 FEET; THENCE S.04°43'05"E., 97.88 FEET; THENCE S.17°04'09"E., 88.82 FEET; THENCE S.06°26'40"W., 87.82 FEET; THENCE S.17°35'04"W., 47.93 FEET; THENCE S.54°17'38"W., 89.81 FEET; THENCE S.38°49'11"E., 76.21 FEET; THENCE S.06°09'02"W., 90.06 FEET; THENCE S.25°28'08"W., 33.57 FEET; THENCE S.55°46'37"W., 57.87 FEET; THENCE S.42°45'12"W., 95.51 FEET; THENCE S.16°03'12"W., 74.78 FEET; THENCE S.38°41'18"W., 88.42 FEET; THENCE S.50°17'24"W., 109.17 FEET; THENCE S.23°53'24"W., 61.21 FEET; THENCE S.01°55'35"E., 69.10 FEET; THENCE N.78°47'28"E., 104.91 FEET; THENCE S.44°21'23"E., 105.95 FEET; THENCE S.25°19'18"W., 92.86 FEET; THENCE S.19°53'29"W., 98.86 FEET; THENCE S.14°28'17"W., 80.85 FEET; THENCE S.28°38'57"E., 58.68 FEET; THENCE S.34°50'27"W., 90.47 FEET; THENCE S.21°29'28"W., 47.29 FEET; THENCE S.01°07'24"W., 89.57 FEET; THENCE S.73°15'28"E., 47.25 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32°26'29"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00°26'33"W., 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE RUN S.19°48'29"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 48.48 FEET; THENCE S.56°02'19"W., STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 901.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.03°34'11"W., 214.77 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF NE 1/4; THENCE S.87°06'14"W., ALONG SAID SOUTH LINE OF EAST 1/2 OF NE 1/4, 523.04 FEET TO THE SW CORNER OF SAID EAST 1/2 OF NE 1/4; THENCE N.06°39'14"E., ALONG THE WEST LINE OF SAID EAST 1/2 OF NE 1/4, 2688.70 FEET TO THE POINT OF BEGINNING



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

Detail by Entity Name

Florida Limited Liability Company
REAL TERRACE, LLC

Filing Information

Document Number	L23000236967
FEI/EIN Number	93-1393710
Date Filed	05/15/2023
Effective Date	05/15/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/11/2023
Event Effective Date	NONE

Principal Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Mailing Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Registered Agent Name & Address

EAGLE, THOMAS H
1096 SW MAIN BLVD
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title MGR

EAGLE, THOMAS H
258 NW BERT AVE
LAKE CITY, FL 32055

Title MGR

RODNEY, PASCAL
26341 NW 166TH AVE
HIGH SPRINGS, FL 32643

Title MGR

NICHOLAS &STEPHEN KIRALY
119 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2024	04/30/2024

Document Images

[04/30/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/11/2023 -- LC Amendment](#)

[View image in PDF format](#)

[05/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

AGENT AUTHORIZATION FORM

I, Tom Eagle (owner name), owner of property parcel

number 02519-000 (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.

 12-10-24
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: FLA COUNTY OF: Columbia

The above person, whose name is Tom Eagle, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 10 day of Dec, 2024.


NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Record

Last Update: 7/28/2024 8:40:58 AM EDT



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	
R02519-000		REAL ESTATE		2023	
Mailing Address		Property Address			
OVERFLOW LAND TRUST					
P O BOX 16					
LAKE CITY FL 32056		GEO Number			
		353S16-02519-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
Legal Description (click for full description)					
35-3S-16 6200/620075.38 Acres E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX CO RD R/W TAKEN AS DESC ORB ____-____ & EX ADDNT RD R/W TAKEN PARCEL 2-A & 2-B See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	49,888	0	\$49,888	\$389.87
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	49,888	0	\$49,888	\$37.32
LOCAL	3.2170	49,888	0	\$49,888	\$160.49
CAPITAL OUTLAY	1.5000	49,888	0	\$49,888	\$74.83
SUWANNEE RIVER WATER MGT DIST	0.3113	49,888	0	\$49,888	\$15.53
LAKE SHORE HOSPITAL AUTHORITY	0.0001	49,888	0	\$49,888	\$0.00
Total Millage		13.5914	Total Taxes	\$678.04	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3.19			
Total Assessments				\$3.19	
Taxes & Assessments				\$681.23	
If Paid By		Amount Due			
		\$0.00			

Date Paid	Transaction	Receipt	Item	Amount Paid
12/5/2023	PAYMENT	1502142.0003	2023	\$660.79

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

ORDINANCE 2025-2329

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town featuring a large, light-colored building with a dark roof, possibly a school or government building, situated near a body of water. The surrounding area includes residential houses, trees, and a paved road.

INTRODUCTION

LOCATION

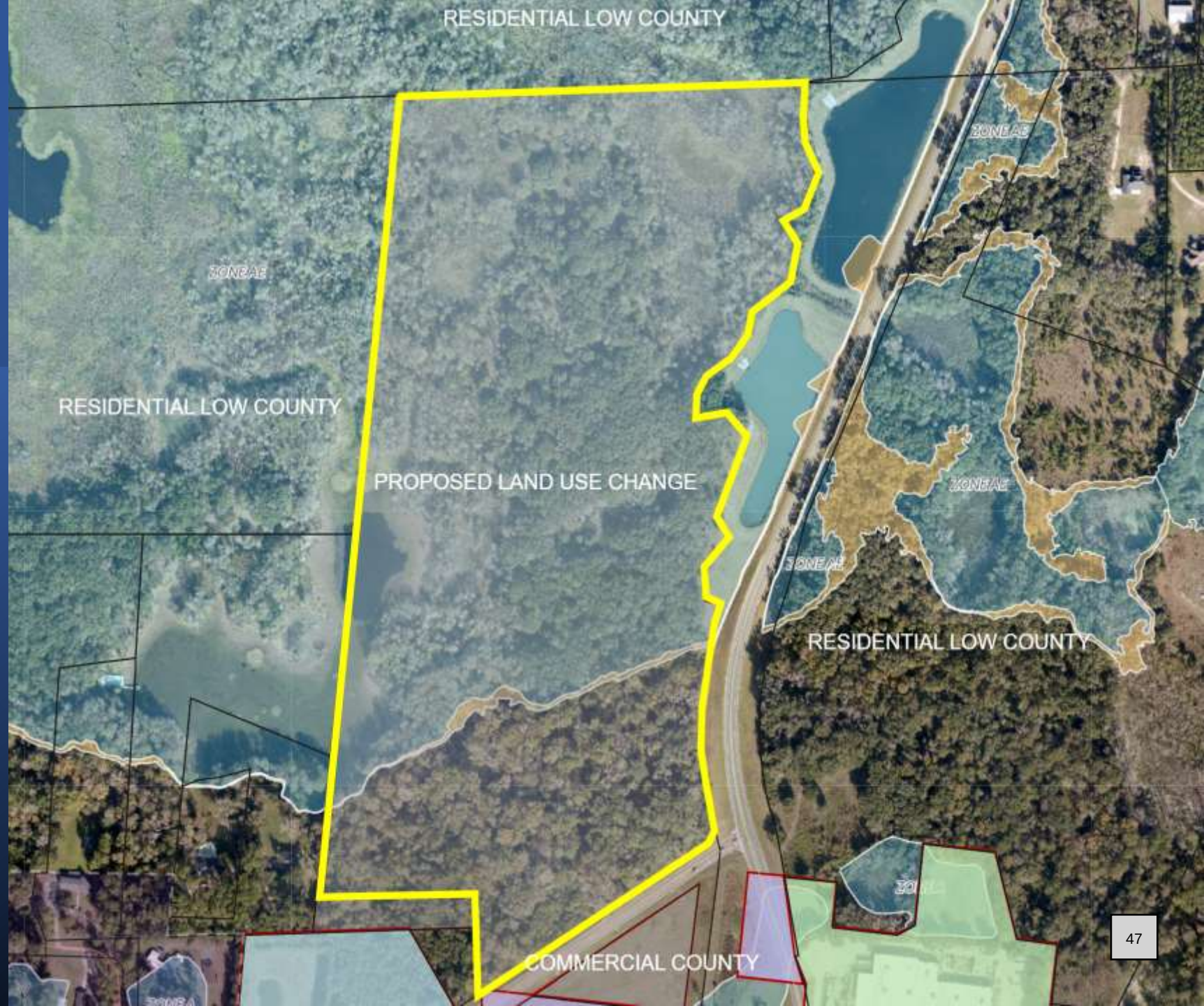
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02519-000 has a current Future Land Use designation of Residential Low County, allowing four (2) dwelling units per acre;
- Petition CPA 25-05 is a request to change the Future Land Use on parcel 02519-000 from Residential Low County (2 dwelling units per acre) to Commercial City;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Low County
 - East- Residential Low County
 - South- Commercial County
 - West- Residential Low County

Location



Staff Review

DocuSign Envelope ID: 63B6A00A-AC43-48EC-9B8B-BEFD9FC11263



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfra.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/14/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: CPA 25-05 and Z 25-07

Project Name: Real Terr Rezoning

Project Address: TBD

Project Parcel Number: 02519-000

Owner Name: Real Terr LLC

Owner Address: 1096 SW Main Blvd, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-961-1086 Email: tomeagle45@gmail.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** This is a large-scale comp plan amendment and rezoning. This will have to go thru a expedited state review. To other comments at this time.
- **Gas-** Robert is there any utility impact?
- **Public Works-** Storm water?
- **Suwannee River Water Management-** Environmental resource permit (ERP) has not been issued for this site. There are no previous or ongoing compliance issues on the property. An individual ERP would likely be required given the extent of wetlands on the property and proposed commercial activity. SRWMD recommends the applicant schedule a pre-application meeting to discuss permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2329.

QUESTIONS?



City Council Ordinance No. 2025-2329
Exhibit B



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: REAL TERRACE
2. Address of Subject Property: TBD
3. Parcel ID Number(s): A PORTION OF 02519-000
4. Existing Future Land Use Map Designation: RESIDENTIAL-LOW
5. Proposed Future Land Use Map Designation: COMMERCIAL
6. Zoning Designation: RSF-2
7. Acreage: 71.60
8. Existing Use of Property: VACANT
9. Proposed use of Property: COMMERCIAL

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): holder) 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): REAL TERRACE, LLC
Mailing Address: 1096 SW MAIN BOULEVARD
City: LAKE CITY State: FL Zip: 32025
Telephone: (386) 961.1086 Fax: () Email: tomeagle45@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: na
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☐ No ☒
Future Land Use Map Amendment Application No. _____
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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper 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

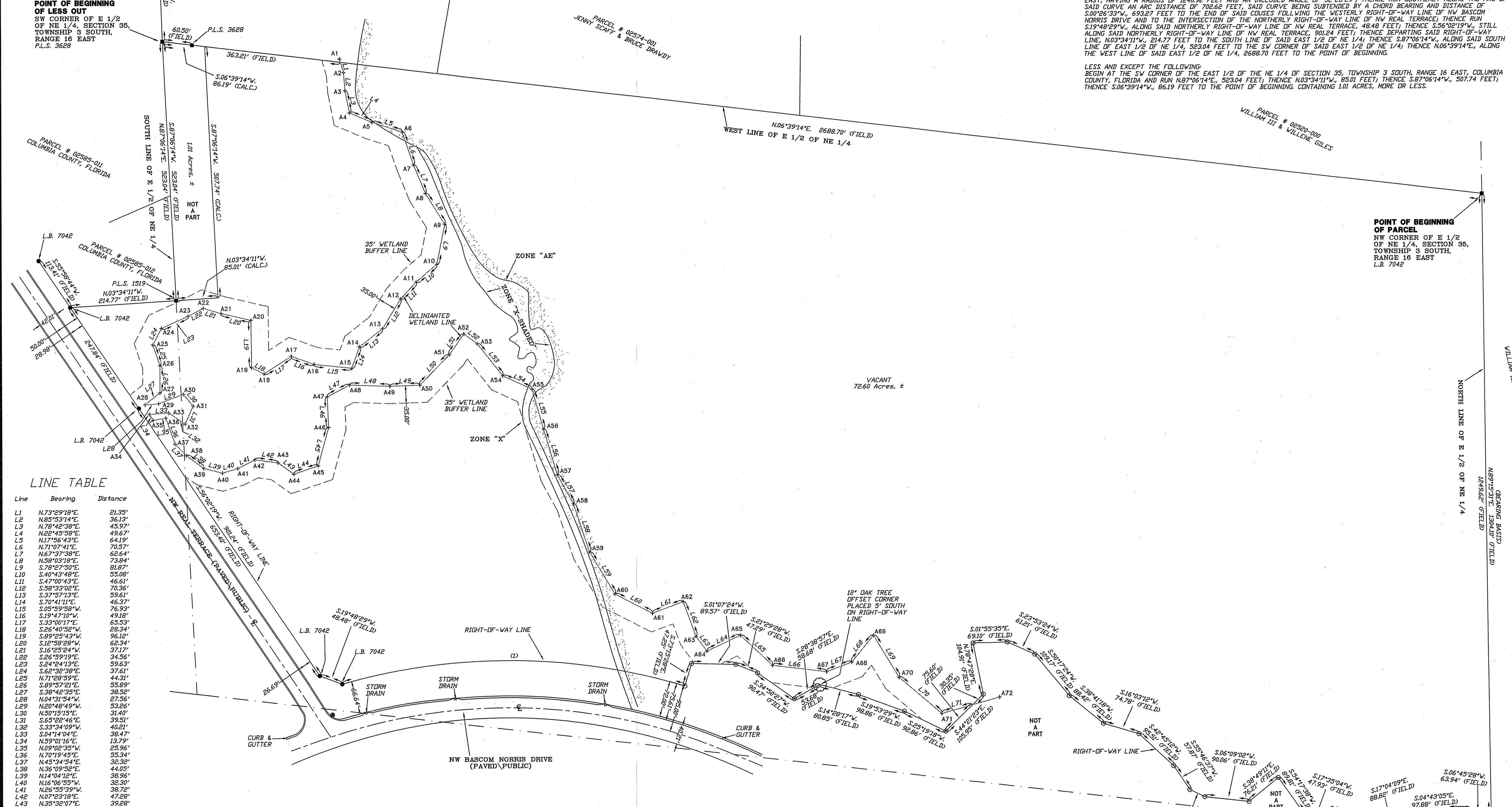
 Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B
4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.17
13:00:23 -04'00'

A BOUNDARY SURVEY IN:
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

POINT OF BEGINNING
OF LESS OUT
SW CORNER OF E 1/2
OF NE 1/4, SECTION 35,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST
P.L.S. 3628

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N89°15'31"E, ALONG THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, 1249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE; THENCE RUN ALONG SAID WESTLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S06°45'28"W, 63.94 FEET; THENCE S04°43'05"E, 97.88 FEET; THENCE S17°04'09"E, 88.82 FEET; THENCE S06°26'40"W, 87.82 FEET; THENCE S17°35'04"W, 47.93 FEET; THENCE S54°17'38"W, 89.81 FEET; THENCE S38°49'11"E, 76.21 FEET; THENCE S06°09'02"W, 90.06 FEET; THENCE S25°28'08"W, 33.57 FEET; THENCE S35°46'37"W, 87.87 FEET; THENCE S42°45'12"W, 95.51 FEET; THENCE S16°03'12"W, 74.79 FEET; THENCE S38°11'18"W, 88.42 FEET; THENCE S30°17'24"W, 109.17 FEET; THENCE S23°53'24"W, 61.21 FEET; THENCE S01°55'35"E, 69.10 FEET; THENCE N78°47'28"E, 104.91 FEET; THENCE S44°21'23"E, 105.95 FEET; THENCE S25°19'18"W, 92.86 FEET; THENCE S19°53'29"W, 98.86 FEET; THENCE S14°28'17"W, 80.85 FEET; THENCE S28°38'57"E, 58.68 FEET; THENCE S34°50'27"W, 90.47 FEET; THENCE S21°29'28"W, 47.29 FEET; THENCE S01°07'24"W, 69.57 FEET; THENCE S79°15'28"E, 47.25 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32°26'29"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S00°26'33"W, 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE WESTLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE RUN S19°48'29"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 48.48 FEET; THENCE S56°02'19"W, STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 90.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N03°34'11"W, 214.77 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF NE 1/4; THENCE S87°06'14"W, ALONG SAID SOUTH LINE OF EAST 1/2 OF NE 1/4, 523.04 FEET TO THE SW CORNER OF SAID EAST 1/2 OF NE 1/4; THENCE N06°39'14"E, ALONG THE WEST LINE OF SAID EAST 1/2 OF NE 1/4, 2688.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:
BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N87°06'14"E, 523.04 FEET; THENCE N03°34'11"W, 85.01 FEET; THENCE S87°06'14"W, 507.74 FEET; THENCE S06°39'14"W, 86.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.



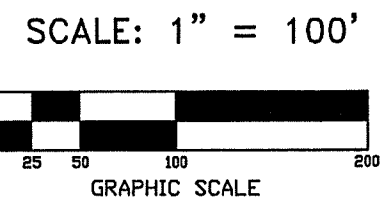
LINE TABLE

Line	Bearing	Distance
L1	N73°29'18"E	21.35'
L2	N85°53'14"E	36.13'
L3	N78°42'38"E	45.97'
L4	N22°45'38"E	49.67'
L5	N17°56'43"E	64.19'
L6	N71°07'41"E	70.57'
L7	N67°37'38"E	62.64'
L8	N58°03'18"E	73.84'
L9	S78°27'00"E	81.87'
L10	S40°43'48"E	55.08'
L11	S47°00'43"E	46.61'
L12	S58°33'02"E	70.36'
L13	S37°49'15"E	59.61'
L14	S70°41'11"E	46.37'
L15	S05°59'58"W	76.93'
L16	S19°47'10"W	49.18'
L17	S33°00'17"E	65.53'
L18	S26°40'52"W	28.34'
L19	S89°25'43"W	96.12'
L20	S12°58'28"W	62.34'
L21	S16°25'24"W	37.17'
L22	S26°59'19"E	34.56'
L23	S24°24'13"E	59.63'
L24	S62°32'38"E	37.61'
L25	N71°28'59"E	44.31'
L26	S89°57'21"E	55.89'
L27	S38°42'35"E	36.52'
L28	N04°31'54"E	27.56'
L29	N20°48'49"W	53.26'
L30	N50°15'15"E	31.40'
L31	S65°22'46"E	39.51'
L32	S33°34'09"W	40.21'
L33	S04°14'04"E	38.47'
L34	N59°01'16"E	13.79'
L35	N09°02'35"W	25.96'
L36	N70°19'45"E	55.34'
L37	N45°34'54"E	32.32'
L38	N36°09'52"E	44.05'
L39	N14°04'12"E	38.96'
L40	N16°06'55"W	38.30'
L41	N26°55'39"W	38.72'
L42	N07°23'18"E	47.28'
L43	N35°32'07"E	39.28'
L44	N18°24'25"W	52.14'
L45	N74°39'42"W	79.93'
L46	S87°41'11"W	62.25'
L47	N27°32'58"W	51.28'
L48	N01°57'35"E	81.49'
L49	N02°07'05"W	60.77'
L50	N45°58'41"W	86.11'
L51	N53°14'29"W	51.52'
L52	N36°14'10"E	33.88'
L53	N52°06'26"E	83.36'
L54	N24°47'07"E	65.30'
L55	N74°14'38"E	83.69'
L56	N73°01'51"E	95.88'
L57	N61°04'22"E	66.73'
L58	N71°27'41"E	103.01'
L59	N59°20'00"E	99.76'
L60	N27°22'22"E	85.16'
L61	N20°48'41"W	66.63'
L62	N70°01'54"E	75.58'
L63	N52°57'56"E	37.09'
L64	N25°07'45"W	74.09'
L65	N42°49'35"E	88.64'
L66	N06°50'53"E	110.12'
L67	N20°40'14"W	54.13'
L68	N30°37'55"W	70.04'
L69	N38°44'13"E	95.10'
L70	N39°54'36"E	112.96'
L71	N15°40'28"W	64.47'

SYMBOL LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND
□	4"x4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
+	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
+	NAIL & DISK
+	POWER POLE
+	LOCATED WETLAND FLAG
+	WATER METER
+	UTILITY BOX
+	WELL
+	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	VIRE FENCE
—	CHAIN LINK FENCE
—	VIDEOT FENCE
(PLAT)	AS PER A PLAT OF RECORD
(DEED)	AS PER A DEED OF RECORD
(CALC.)	AS PER CALCULATIONS
(FIELD)	AS PER FIELD MEASUREMENTS
P.R.M.	PERMANENT REFERENCE MARKER
C.P.	PERMANENT CONTROL POINT

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°15'31"E, FOR THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, SECTION 35.
3. IT IS APPARENT THAT A PORTION OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. A PORTION OF THIS PARCEL IS IN ZONE "X-SHADED" AND IS SUBJECT TO AREAS DETERMINED TO BE WITHIN 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN (ALSO KNOWN AS THE 500-YEAR FLOOD ZONE). A PORTION OF THIS PARCEL IS IN ZONE "AE" AND IS SUBJECT TO FLOODING. A BASE FLOOD ELEVATION IS ESTABLISHED TO BE 101.20 FEET AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0283D & 12023C0291D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.



Curve number 1
Radius= 1240.92'
Delta= 32°26'29"
Arc= 702.62'
Tangent= 361.01'
Chord= 693.27'
Chord Brg= S00°26'33"W

POINT OF BEGINNING
OF PARCEL
NW CORNER OF E 1/2
OF NE 1/4, SECTION 35,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST
L.B. 7042

REVISED DRAWING FOR 1 ACRE LESS OUT ON 03/12/25.
REVISED DESCRIPTION ON 05/06/24.

PARCEL # 02980-007
VILLIAM II & VILLENE GILES

PARCEL # 02550-000
VILLIAM II & VILLENE GILES

PARCEL # 02571-001
JENNY SCOTT & BRUCE DRAWDY

PARCEL # 02585-001
COLUMBIA COUNTY, FLORIDA

PARCEL # 02585-012
COLUMBIA COUNTY, FLORIDA

PARCEL # 02585-011
COLUMBIA COUNTY, FLORIDA

PARCEL # 02585-004
JOY FERGLUND

PARCEL # 02585-001
COLUMBIA COUNTY, FLORIDA

PARCEL # 02585-001
COLUMBIA COUNTY, FLORIDA

PARCEL # 02585-001
COLUMBIA COUNTY, FLORIDA

L-29769 IBOUNDARY WORK
L-29931 IWETLAND LOCATION

CERTIFIED TO:
RODNEY PASCAL
ABSTRACT TRUST TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIELD BOOK: SEE PAGE(S) FILE
JOB NUMBER: L-29769 & L29931

SHEET
1 of 1

REVISIONS
1. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 4720.07, FLORIDA STATUTES.

DATE: 01/21/24
DRAWING DATE: 12/06/23
FIELD SURVEY DATE: 05/06/24

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

BRITT SURVEYING
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD.,
LAKE CITY, FLORIDA, 32025
TELEPHONE: (386) 752-7163 FAX: (386) 752-5573 www.brittsurveying.com



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 9, 2024

re: Real Terrace Concurrency Impact Analysis

The site is currently vacant. A 146,000 sf discount club was used for these calculations. The proposed commercial site will utilize City sewer and water. There is not enough information to estimate water or sewer use. A traffic study will need to be conducted with the site plan.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th 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:

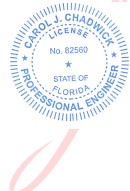
- Trip generation: 6103 ADT & 619 Peak PM trips
- Potable Water: ? gallons per day
- Potable Water: ? gallons per day
- Solid Waste: 292 tons per year

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=A014
10D000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.17
13:00:07 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
857	discount club	41.80	4.24	146.00	6102.80	619.04

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)
---------------------------	---	-----------------------------------	-------------------------

discount club 0.00

* 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)
---------------------------	---	-----------------------------------	-------------------------

discount club 0.00

* 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	lbs/100 sf	s.f.	Total (Tons Per Year)
Retail	4.00	146000.00	292.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 16, 2025

re: Real Terrace Comprehensive Plan Consistency Analysis

The Real Terrace 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 proposed changes are consistent with the properties adjacent to SW Bascom Norris Drive and SW Real Terrace.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 7/25/2024

Parcel: << 35-3S-16-02519-000 (46536) >>

Owner & Property Info

Result: 1 of 0

Owner	REAL TERRACE LLC 1096 SW MAIN BLVD LAKE CITY, FL 32025		
Site			
Description*	E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX 2.32 AC DESC IN WD 1503-1961. & EX CO RD R/W TAKEN AS DESC ORB ____ & EX ADDNT RD R/W T ...more>>>		
Area	73.06 AC	S/T/R	35-3S-16
Use Code**	PASTURE CLS33 (6200)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

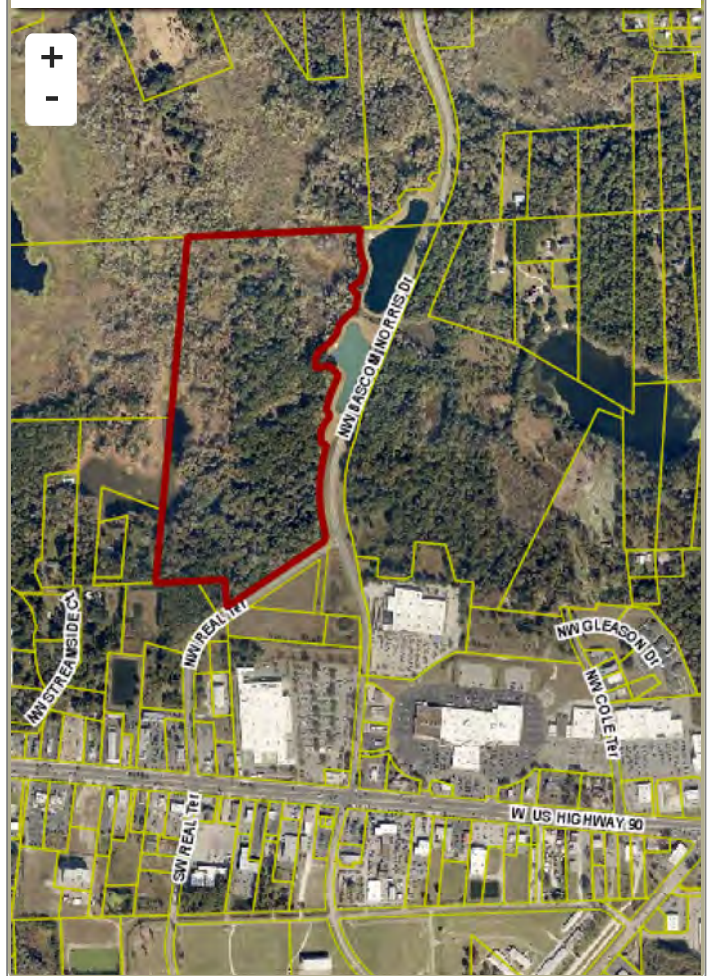
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$45,000	Mkt Land	\$0
Ag Land	\$4,888	Ag Land	\$4,887
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$776,300	Just	\$731,300
Class	\$49,888	Class	\$4,887
Appraised	\$49,888	Appraised	\$4,887
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$49,888	Assessed	\$4,887
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$49,888 city:\$0 other:\$0 school:\$49,888	Total Taxable	county:\$4,887 city:\$0 other:\$0 school:\$4,887

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2024	\$900,000	1515 / 1770	WD	V	Q	01

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5997	RIVERS/BAYS/SWAMPS (AG)	58.060 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$1,452
5700	TIMBER 4 (AG)	15.000 AC	1.0000/1.0000 1.0000/ /	\$229 /AC	\$3,435
9910	MKT.VAL.AG (MKT)	73.130 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$731,300

Search Result: 1 of 0

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

by: GrizzlyLogic.com

The information presented on this website 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. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12455

Inst: 202412011322 Date: 05/31/2024 Time: 10:47AM
Page 1 of 3 B: 1515 P: 1770, James M Swisher Jr, Clerk of Court,
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 6300.00

Warranty Deed

This Warranty Deed is executed this 30 of May, 2024, by Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994, whose address is , hereinafter called the grantor, to Real Terrace, LLC, a Florida Limited Liability Company, whose address is: 1096 Southwest Main Boulevard, Lake City, FL 32025, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

The above-described property is not, has never been, nor is it contiguous to the Homestead of the Grantors.

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

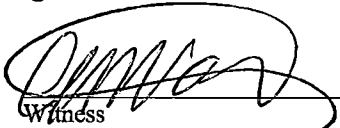
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

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

Signed, sealed and delivered in our presence:



Witness

Maddy Van
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness

Ally Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

Overflow Land Trust, under agreement
dated October 7, 1994

By: Richard C. Cole
Richard C. Cole, Individually and as
Trustee

By: Janice C. Bates
Janice C. Bates, Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 30 day of May, 2024, by Richard C. Cole and Janice C. Bates,
Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Personally Known: ☒ OR Produced Identification: _____
Type of Identification _____
Produced: _____

4-12455

EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°15'31"E., ALONG THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, 1249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S.06°45'28"W., 63.94 FEET; THENCE S.04°43'05"E., 97.88 FEET; THENCE S.17°04'09"E., 88.82 FEET; THENCE S.06°26'40"W., 87.82 FEET; THENCE S.17°35'04"W., 47.93 FEET; THENCE S.54°17'38"W., 89.81 FEET; THENCE S.38°49'11"E., 76.21 FEET; THENCE S.06°09'02"W., 90.06 FEET; THENCE S.25°28'08"W., 33.57 FEET; THENCE S.55°46'37"W., 57.87 FEET; THENCE S.42°45'12"W., 95.51 FEET; THENCE S.16°03'12"W., 74.78 FEET; THENCE S.38°41'18"W., 88.42 FEET; THENCE S.50°17'24"W., 109.17 FEET; THENCE S.23°53'24"W., 61.21 FEET; THENCE S.01°55'35"E., 69.10 FEET; THENCE N.78°47'28"E., 104.91 FEET; THENCE S.44°21'23"E., 105.95 FEET; THENCE S.25°19'18"W., 92.86 FEET; THENCE S.19°53'29"W., 98.86 FEET; THENCE S.14°28'17"W., 80.85 FEET; THENCE S.28°38'57"E., 58.68 FEET; THENCE S.34°50'27"W., 90.47 FEET; THENCE S.21°29'28"W., 47.29 FEET; THENCE S.01°07'24"W., 89.57 FEET; THENCE S.73°15'28"E., 47.25 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32°26'29"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00°26'33"W., 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE RUN S.19°48'29"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 48.48 FEET; THENCE S.56°02'19"W., STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 901.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.03°34'11"W., 214.77 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF NE 1/4; THENCE S.87°06'14"W., ALONG SAID SOUTH LINE OF EAST 1/2 OF NE 1/4, 523.04 FEET TO THE SW CORNER OF SAID EAST 1/2 OF NE 1/4; THENCE N.06°39'14"E., ALONG THE WEST LINE OF SAID EAST 1/2 OF NE 1/4, 2688.70 FEET TO THE POINT OF BEGINNING



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

Detail by Entity Name

Florida Limited Liability Company
REAL TERRACE, LLC

Filing Information

Document Number	L23000236967
FEI/EIN Number	93-1393710
Date Filed	05/15/2023
Effective Date	05/15/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/11/2023
Event Effective Date	NONE

Principal Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Mailing Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Registered Agent Name & Address

EAGLE, THOMAS H
1096 SW MAIN BLVD
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title MGR

EAGLE, THOMAS H
258 NW BERT AVE
LAKE CITY, FL 32055

Title MGR

RODNEY, PASCAL
26341 NW 166TH AVE
HIGH SPRINGS, FL 32643

Title MGR

NICHOLAS &STEPHEN KIRALY
119 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2024	04/30/2024

Document Images

[04/30/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/11/2023 -- LC Amendment](#)

[View image in PDF format](#)

[05/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



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

AGENT AUTHORIZATION FORM

I, Tom Eagle (owner name), owner of property parcel

number 02519-000 (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.

Owner Signature (Notarized) 12-10-24 Date

NOTARY INFORMATION:

STATE OF: FLA COUNTY OF: Columbia

The above person, whose name is Tom Eagle, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 10 day of Dec, 2024.

NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Record

Last Update: 7/28/2024 8:40:58 AM EDT



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	
R02519-000		REAL ESTATE		2023	
Mailing Address		Property Address			
OVERFLOW LAND TRUST					
P O BOX 16					
LAKE CITY FL 32056		GEO Number			
		353S16-02519-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
Legal Description (click for full description)					
35-3S-16 6200/620075.38 Acres E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX CO RD R/W TAKEN AS DESC ORB ____-____ & EX ADDNT RD R/W TAKEN PARCEL 2-A & 2-B See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	49,888	0	\$49,888	\$389.87
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	49,888	0	\$49,888	\$37.32
LOCAL	3.2170	49,888	0	\$49,888	\$160.49
CAPITAL OUTLAY	1.5000	49,888	0	\$49,888	\$74.83
SUWANNEE RIVER WATER MGT DIST	0.3113	49,888	0	\$49,888	\$15.53
LAKE SHORE HOSPITAL AUTHORITY	0.0001	49,888	0	\$49,888	\$0.00
Total Millage		13.5914	Total Taxes	\$678.04	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3.19			
Total Assessments				\$3.19	
Taxes & Assessments				\$681.23	
If Paid By		Amount Due			
		\$0.00			

Date Paid	Transaction	Receipt	Item	Amount Paid
12/5/2023	PAYMENT	1502142.0003	2023	\$660.79

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

City Council Ordinance No. 2025-2333
Exhibit C



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: REAL TERRACE
2. Address of Subject Property: TBD
3. Parcel ID Number(s): A PORTION OF 02519-000
4. Future Land Use Map Designation: RESIDENTIAL-LOW
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: COMMERCIAL INTENSIVE
7. Acreage: 71.60
8. Existing Use of Property: VACANT
9. Proposed use of Property: COMMERCIAL

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): NA
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): REAL TERRACE, LLC
Mailing Address: 1096 SW MAIN BOULEVARD
City: LAKE CITY State: FL Zip: 32025
Telephone: (386) 961.1086 Fax: () Email: tomeagle45@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: na
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

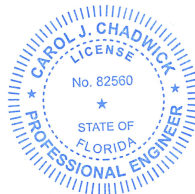
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D
463B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.06.17 13:01:30 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

A BOUNDARY SURVEY IN:
SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA.

POINT OF BEGINNING
OF LESS OUT
SW CORNER OF E 1/2
OF NE 1/4, SECTION 35,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST
P.L.S. 3628

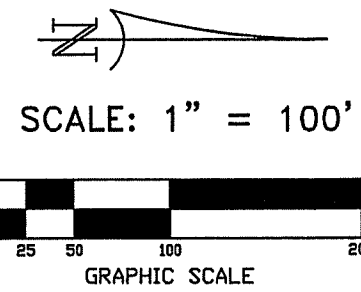
PARCEL # 02585-011
COLUMBIA COUNTY, FLORIDA

PARCEL # 02585-012
COLUMBIA COUNTY, FLORIDA

LINE TABLE

Line	Bearing	Distance
L1	N73°29'18"E	21.35'
L2	N85°53'14"E	36.13'
L3	N78°42'38"E	45.97'
L4	N22°45'38"E	49.67'
L5	N17°56'43"E	64.19'
L6	N71°07'41"E	70.57'
L7	N67°37'38"E	62.64'
L8	N58°03'18"E	73.84'
L9	S78°27'00"E	81.87'
L10	S40°43'48"E	55.08'
L11	S47°00'43"E	46.61'
L12	S58°33'02"E	70.36'
L13	S37°49'15"E	59.61'
L14	S70°41'11"E	46.37'
L15	S05°59'58"W	76.93'
L16	S19°47'10"W	49.18'
L17	S33°00'17"E	65.53'
L18	S26°40'52"W	28.34'
L19	S89°25'43"W	96.12'
L20	S12°58'28"W	62.34'
L21	S16°25'24"W	37.17'
L22	S26°59'19"E	34.56'
L23	S24°24'13"E	59.63'
L24	S62°32'38"E	37.61'
L25	N71°28'59"E	44.31'
L26	S89°57'21"E	55.89'
L27	S38°42'35"E	36.52'
L28	N04°31'54"E	27.56'
L29	N20°48'49"W	53.26'
L30	N50°15'15"E	31.40'
L31	S65°22'46"E	39.51'
L32	S33°34'09"W	40.21'
L33	S04°14'04"E	38.47'
L34	N59°01'16"E	13.79'
L35	N09°02'35"W	25.96'
L36	N70°19'45"E	55.34'
L37	N45°34'54"E	32.32'
L38	N36°09'52"E	44.05'
L39	N14°04'12"E	38.96'
L40	N16°06'59"W	38.30'
L41	N26°55'39"W	38.72'
L42	N07°23'18"E	47.28'
L43	N35°32'07"E	39.28'
L44	N18°24'25"W	52.14'
L45	N74°39'42"W	79.93'
L46	S87°41'11"W	62.25'
L47	N27°32'58"W	51.28'
L48	N01°57'35"E	81.49'
L49	N02°07'05"W	60.77'
L50	N45°58'41"W	86.11'
L51	N53°14'29"W	51.52'
L52	N36°14'10"E	33.88'
L53	N52°06'26"E	83.36'
L54	N24°47'07"E	65.30'
L55	N74°14'38"E	83.69'
L56	N73°01'51"E	95.88'
L57	N61°04'22"E	66.73'
L58	N71°27'41"E	103.01'
L59	N59°20'00"E	99.76'
L60	N27°22'22"E	85.16'
L61	N20°48'41"W	66.63'
L62	N70°01'54"E	75.58'
L63	N52°57'56"E	37.09'
L64	N25°07'45"W	74.09'
L65	N42°49'35"E	88.64'
L66	N06°50'53"E	110.12'
L67	N20°40'14"W	54.13'
L68	N30°37'55"W	70.04'
L69	N38°44'13"E	95.10'
L70	N39°54'36"E	112.96'
L71	N15°40'28"W	64.47'

SYMBOL LEGEND:	
■	4"X4" CONCRETE MONUMENT FOUND
□	4"X4" CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON PIN AND CAP SET
+	"X" CUT IN PAVEMENT
+	CALCULATED PROPERTY CORNER
+	NAIL & DISK
+	POWER POLE
+	LOCATED WETLAND FLAG
+	WATER METER
+	UTILITY BOX
+	WELL
+	SANITARY MANHOLE
—	CENTERLINE
—	SECTION LINE
—	ELECTRIC LINES
—	VIRE FENCE
—	CHAIN LINK FENCE
—	VIDEO FENCE
—	AS PER A PLAT OF RECORD
—	(GREEN) AS PER A DEED OF RECORD
—	(CALC.) AS PER CALCULATIONS
—	(FIELD) AS PER FIELD MEASUREMENTS
—	P.R.M. PERMANENT REFERENCE MARKER
—	P.C.P. PERMANENT CONTROL POINT



- SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
 2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°15'31"E. FOR THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, SECTION 35.
 3. IT IS APPARENT THAT A PORTION OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. A PORTION OF THIS PARCEL IS IN ZONE "X-SHADED" AND IS SUBJECT TO AREAS DETERMINED TO BE WITHIN 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN (ALSO KNOWN AS THE 500-YEAR FLOOD ZONE). A PORTION OF THIS PARCEL IS IN ZONE "AE" AND IS SUBJECT TO FLOODING. A BASE FLOOD ELEVATION IS ESTABLISHED TO BE 101.20 FEET AS PER FLOOD INSURANCE RATE MAP, DATED 2 NOVEMBER, 2018 FIRM PANEL NO. 12023C0283D & 12023C0291D. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
 4. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 5. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE POLICY.
 7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
 8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
 9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, UNLESS OTHERWISE DENOTED.

Curve number 1
Radius= 1240.92'
Delta= 32°26'29"
Arc= 702.62'
Tangent= 361.01'
Chord= 693.27'
Chord Brg= S.00°26'33"W.

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N89°15'31"E, ALONG THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, 1249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE; THENCE RUN ALONG SAID WESTLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S06°48'09"W, 63.94 FEET; THENCE S04°43'05"E, 97.88 FEET; THENCE S17°04'09"E, 88.82 FEET; THENCE S06°26'40"W, 87.82 FEET; THENCE S17°35'04"W, 47.93 FEET; THENCE S54°17'38"W, 89.81 FEET; THENCE S38°49'11"E, 76.21 FEET; THENCE S06°09'02"W, 90.06 FEET; THENCE S25°28'08"W, 33.57 FEET; THENCE S35°46'37"W, 87.87 FEET; THENCE S42°45'12"W, 95.51 FEET; THENCE S16°03'12"W, 74.78 FEET; THENCE S38°41'18"W, 88.42 FEET; THENCE S30°17'24"W, 109.17 FEET; THENCE S23°53'24"W, 61.21 FEET; THENCE S01°55'35"E, 69.10 FEET; THENCE N78°47'28"E, 104.91 FEET; THENCE S44°21'23"E, 105.95 FEET; THENCE S25°19'18"W, 92.86 FEET; THENCE S19°53'29"W, 98.86 FEET; THENCE S14°28'17"W, 80.85 FEET; THENCE S28°38'57"E, 58.68 FEET; THENCE S34°50'27"W, 90.47 FEET; THENCE S21°29'28"W, 47.29 FEET; THENCE S01°07'24"W, 69.57 FEET; THENCE S79°15'28"E, 47.55 FEET TO A POINT ON A NON-TANGENT CURVE, BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32°26'29"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S00°26'33"W, 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE WESTLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE RUN S19°48'29"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 48.48 FEET; THENCE S56°02'19"W, STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 90.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N03°34'11"W, 214.77 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF NE 1/4; THENCE S87°06'14"W, ALONG SAID SOUTH LINE OF EAST 1/2 OF NE 1/4, 523.04 FEET TO THE SW CORNER OF SAID EAST 1/2 OF NE 1/4; THENCE N06°39'14"E, ALONG THE WEST LINE OF SAID EAST 1/2 OF NE 1/4, 2688.70 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:
BEGIN AT THE SW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N87°06'14"E, 523.04 FEET; THENCE N03°34'11"W, 85.01 FEET; THENCE S87°06'14"E, 507.74 FEET; THENCE S06°39'14"W, 86.19 FEET TO THE POINT OF BEGINNING, CONTAINING 1.01 ACRES, MORE OR LESS.

POINT OF BEGINNING
OF PARCEL
NW CORNER OF E 1/2
OF NE 1/4, SECTION 35,
TOWNSHIP 3 SOUTH,
RANGE 16 EAST
L.B. 7042

PARCEL # 02585-017
COLUMBIA COUNTY, FLORIDA

REVISIONS
REVISED DRAWING FOR 1 ACRE LESS OUT ON 03/12/25.
REVISED DESCRIPTION ON 05/06/24.

CERTIFIED TO:
RODNEY FASCAL
ABSTRACT TRUST TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

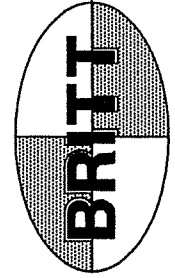
FIELD BOOK: SEE PAGE(S) FILE
JOB NUMBER: L-29769 & L29931

DATE: 01/21/24
DRAWING DATE: 12/06/23
FIELD SURVEY DATE: 05/06/24

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 4720.07, FLORIDA STATUTES.

BRITT SURVEYING & MAPPING, LLC
1438 SW MAIN BLVD.,
LAKE CITY, FLORIDA, 32025
TELEPHONE: (386) 752-5573 FAX: (386) 752-7163
WWW.BRITTSURVEYING.COM

BRITT SURVEYING
& MAPPING, LLC



LAND SURVEYORS AND MAPPERS, L.B. # 8016
1438 SW MAIN BLVD.,
LAKE CITY, FLORIDA, 32025
TELEPHONE: (386) 752-5573 FAX: (386) 752-7163
WWW.BRITTSURVEYING.COM



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 9, 2024

re: Real Terrace Concurrency Impact Analysis

The site is currently vacant. A 146,000 sf discount club was used for these calculations. The proposed commercial site will utilize City sewer and water. There is not enough information to estimate water or sewer use. A traffic study will need to be conducted with the site plan.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th 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: 6103 ADT & 619 Peak PM trips
- Potable Water: ? gallons per day
- Potable Water: ? gallons per day
- Solid Waste: 292 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.17
13:01:15 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
857	discount club	41.80	4.24	146.00	6102.80	619.04

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)
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discount club 0.00

* 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)
---------------------------	---	-----------------------------------	-------------------------

discount club 0.00

* 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	lbs/100 sf	s.f.	Total (Tons Per Year)
Retail	4.00	146000.00	292.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 9, 2024

re: Real Terrace Analysis of the Requirements of Article 12 of the Land Development Regulations

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

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

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

- b) The existing land use pattern.

Analysis: The subject property is located at the intersection of SW Bascom Norris Drive and SW Real Terrace and only one block north of Highway 90. Adjacent properties to the east, south and north are currently commercial zoning.

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

Analysis: Adjacent properties to the east, south and north are currently commercial zoning.

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

Analysis: The site will be used for a commercial and will not increase the population density or add additional loads to schools. Traffic and utility uses will increase with the development.

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

Analysis: The site is not suited for residential development.

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

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

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

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

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

Analysis: Any change in traffic patterns or roads will be addressed during the site plan review.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

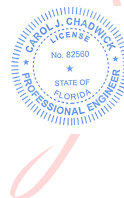
- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these

land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

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

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed
by Carol
Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.17
13:00:51 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 7/25/2024

Parcel: << 35-3S-16-02519-000 (46536) >>

Owner & Property Info

Result: 1 of 0

Owner	REAL TERRACE LLC 1096 SW MAIN BLVD LAKE CITY, FL 32025		
Site			
Description*	E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX 2.32 AC DESC IN WD 1503-1961. & EX CO RD R/W TAKEN AS DESC ORB ____ & EX ADDNT RD R/W T ...more>>>		
Area	73.06 AC	S/T/R	35-3S-16
Use Code**	PASTURE CLS33 (6200)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

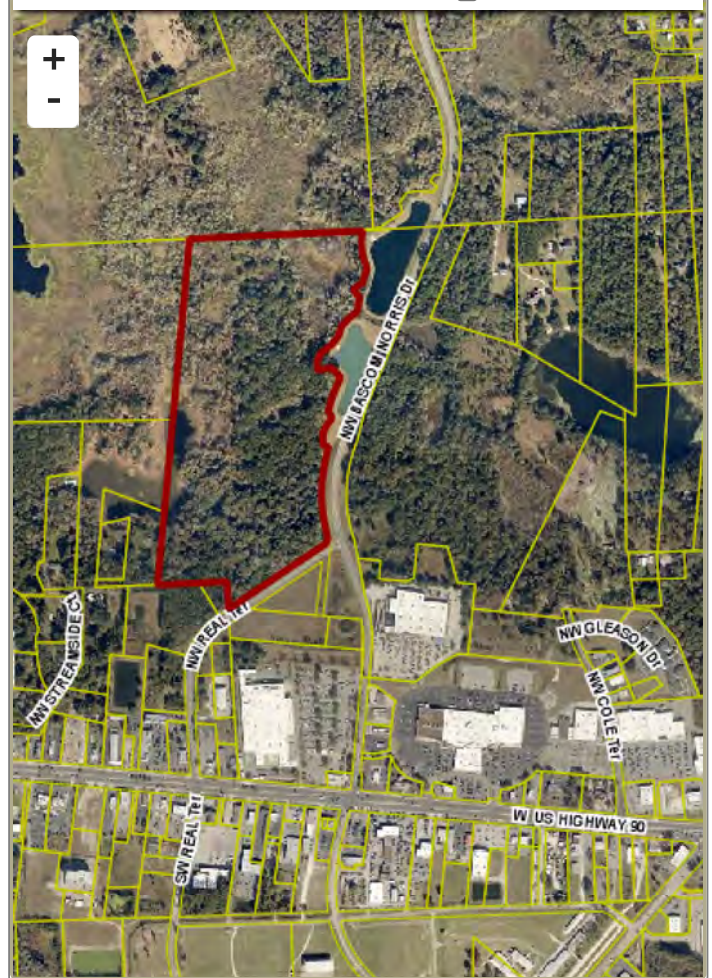
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$45,000	Mkt Land	\$0
Ag Land	\$4,888	Ag Land	\$4,887
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$776,300	Just	\$731,300
Class	\$49,888	Class	\$4,887
Appraised	\$49,888	Appraised	\$4,887
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$49,888	Assessed	\$4,887
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$49,888 city:\$0 other:\$0 school:\$49,888	Total Taxable	county:\$4,887 city:\$0 other:\$0 school:\$4,887

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☐ Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2024	\$900,000	1515 / 1770	WD	V	Q	01

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5997	RIVERS/BAYS/SWAMPS (AG)	58.060 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$1,452
5700	TIMBER 4 (AG)	15.000 AC	1.0000/1.0000 1.0000/ /	\$229 /AC	\$3,435
9910	MKT.VAL.AG (MKT)	73.130 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$731,300

Search Result: 1 of 0

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

by: GrizzlyLogic.com

The information presented on this website 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. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12455

Inst: 202412011322 Date: 05/31/2024 Time: 10:47AM
Page 1 of 3 B: 1515 P: 1770, James M Swisher Jr, Clerk of Court,
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 6300.00

Warranty Deed

This Warranty Deed is executed this 30 of May, 2024, by Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994, whose address is , hereinafter called the grantor, to Real Terrace, LLC, a Florida Limited Liability Company, whose address is: 1096 Southwest Main Boulevard, Lake City, FL 32025, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

The above-described property is not, has never been, nor is it contiguous to the Homestead of the Grantors.

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

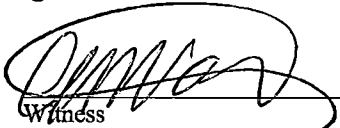
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

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

Signed, sealed and delivered in our presence:



Witness

Maddy Van
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness

Ally Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

Overflow Land Trust, under agreement
dated October 7, 1994

By: Richard C. Cole
Richard C. Cole, Individually and as
Trustee

By: Janice C. Bates
Janice C. Bates, Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 30 day of May, 2024, by Richard C. Cole and Janice C. Bates,
Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Personally Known: ☒ OR Produced Identification: _____
Type of Identification _____
Produced: _____

4-12455

EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°15'31"E., ALONG THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, 1249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S.06°45'28"W., 63.94 FEET; THENCE S.04°43'05"E., 97.88 FEET; THENCE S.17°04'09"E., 88.82 FEET; THENCE S.06°26'40"W., 87.82 FEET; THENCE S.17°35'04"W., 47.93 FEET; THENCE S.54°17'38"W., 89.81 FEET; THENCE S.38°49'11"E., 76.21 FEET; THENCE S.06°09'02"W., 90.06 FEET; THENCE S.25°28'08"W., 33.57 FEET; THENCE S.55°46'37"W., 57.87 FEET; THENCE S.42°45'12"W., 95.51 FEET; THENCE S.16°03'12"W., 74.78 FEET; THENCE S.38°41'18"W., 88.42 FEET; THENCE S.50°17'24"W., 109.17 FEET; THENCE S.23°53'24"W., 61.21 FEET; THENCE S.01°55'35"E., 69.10 FEET; THENCE N.78°47'28"E., 104.91 FEET; THENCE S.44°21'23"E., 105.95 FEET; THENCE S.25°19'18"W., 92.86 FEET; THENCE S.19°53'29"W., 98.86 FEET; THENCE S.14°28'17"W., 80.85 FEET; THENCE S.28°38'57"E., 58.68 FEET; THENCE S.34°50'27"W., 90.47 FEET; THENCE S.21°29'28"W., 47.29 FEET; THENCE S.01°07'24"W., 89.57 FEET; THENCE S.73°15'28"E., 47.25 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32°26'29"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00°26'33"W., 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE RUN S.19°48'29"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 48.48 FEET; THENCE S.56°02'19"W., STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 901.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.03°34'11"W., 214.77 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF NE 1/4; THENCE S.87°06'14"W., ALONG SAID SOUTH LINE OF EAST 1/2 OF NE 1/4, 523.04 FEET TO THE SW CORNER OF SAID EAST 1/2 OF NE 1/4; THENCE N.06°39'14"E., ALONG THE WEST LINE OF SAID EAST 1/2 OF NE 1/4, 2688.70 FEET TO THE POINT OF BEGINNING



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

Detail by Entity Name

Florida Limited Liability Company
REAL TERRACE, LLC

Filing Information

Document Number	L23000236967
FEI/EIN Number	93-1393710
Date Filed	05/15/2023
Effective Date	05/15/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/11/2023
Event Effective Date	NONE

Principal Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Mailing Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Registered Agent Name & Address

EAGLE, THOMAS H
1096 SW MAIN BLVD
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title MGR

EAGLE, THOMAS H
258 NW BERT AVE
LAKE CITY, FL 32055

Title MGR

RODNEY, PASCAL
26341 NW 166TH AVE
HIGH SPRINGS, FL 32643

Title MGR

NICHOLAS &STEPHEN KIRALY
119 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2024	04/30/2024

Document Images

[04/30/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/11/2023 -- LC Amendment](#)

[View image in PDF format](#)

[05/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



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

AGENT AUTHORIZATION FORM

I, Tom Eagle (owner name), owner of property parcel

number 02519-000 (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.

 Owner Signature (Notarized) 12-10-24 Date

NOTARY INFORMATION:

STATE OF: FLA COUNTY OF: Columbia

The above person, whose name is Tom Eagle, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 10 day of Dec, 2024.


NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Record

Last Update: 7/28/2024 8:40:58 AM EDT



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	
R02519-000		REAL ESTATE		2023	
Mailing Address		Property Address			
OVERFLOW LAND TRUST					
P O BOX 16					
LAKE CITY FL 32056		GEO Number			
		353S16-02519-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
Legal Description (click for full description)					
35-3S-16 6200/620075.38 Acres E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX CO RD R/W TAKEN AS DESC ORB ____-____ & EX ADDNT RD R/W TAKEN PARCEL 2-A & 2-B See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	49,888	0	\$49,888	\$389.87
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	49,888	0	\$49,888	\$37.32
LOCAL	3.2170	49,888	0	\$49,888	\$160.49
CAPITAL OUTLAY	1.5000	49,888	0	\$49,888	\$74.83
SUWANNEE RIVER WATER MGT DIST	0.3113	49,888	0	\$49,888	\$15.53
LAKE SHORE HOSPITAL AUTHORITY	0.0001	49,888	0	\$49,888	\$0.00
Total Millage		13.5914	Total Taxes	\$678.04	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3.19			
Total Assessments				\$3.19	
Taxes & Assessments				\$681.23	
If Paid By		Amount Due			
		\$0.00			

Date Paid	Transaction	Receipt	Item	Amount Paid
12/5/2023	PAYMENT	1502142.0003	2023	\$660.79

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

ORDINANCE 2025-2333

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

RECOMENDATION

QUESTIONS

Introduction

- Parcel 02519-000 is currently zoned Residential Single Family 2 County;
- Petition Z 25-07 is a request to change the Zoning on parcel 02519-000 from Residential Single Family 2 County to Commercial Intensive;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Single Family 2 County
 - East- Residential Single Family 2 County
 - South- Commercial Intensive County
 - West- Residential Single Family 2 County

Location



Staff Review

DocuSign Envelope ID: 63B6A00A-AC43-48EC-9B8B-BEFD9FC11263



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/14/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: CPA 25-05 and Z 25-07

Project Name: Real Terr Rezoning

Project Address: TBD

Project Parcel Number: 02519-000

Owner Name: Real Terr LLC

Owner Address: 1096 SW Main Blvd, Lake City, FL 32025

Owner Contact Information: Telephone Number: 386-961-1086 Email: lorneagle45@gmail.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** This is a large-scale comp plan amendment and rezoning. This will have to go thru a expedited state review. To other comments at this time.
- **Gas-** Robert is there any utility impact?
- **Public Works-** Storm water?
- **Suwannee River Water Management-** Environmental resource permit (ERP) has not been issued for this site. There are no previous or ongoing compliance issues on the property. An individual ERP would likely be required given the extent of wetlands on the property and proposed commercial activity. SRWMD recommends the applicant schedule a pre-application meeting to discuss permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2333.

QUESTIONS?



City Council Ordinance No. 2025-2333
Exhibit D

**GROWTH MANAGEMENT**

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: REAL TERRACE
2. Address of Subject Property: TBD
3. Parcel ID Number(s): A PORTION OF 02519-000
4. Future Land Use Map Designation: RESIDENTIAL-LOW
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: COMMERCIAL INTENSIVE
7. Acreage: 71.60
8. Existing Use of Property: VACANT
9. Proposed use of Property: COMMERCIAL

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): NA
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): REAL TERRACE, LLC
Mailing Address: 1096 SW MAIN BOULEVARD
City: LAKE CITY State: FL Zip: 32025
Telephone: (386) 961.1086 Fax: () Email: tomeagle45@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: na
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

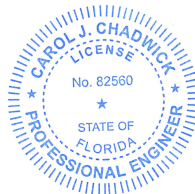
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D
463B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.06.17 13:01:30 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 9, 2024

re: Real Terrace Concurrency Impact Analysis

The site is currently vacant. A 146,000 sf discount club was used for these calculations. The proposed commercial site will utilize City sewer and water. There is not enough information to estimate water or sewer use. A traffic study will need to be conducted with the site plan.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th 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: 6103 ADT & 619 Peak PM trips
- Potable Water: ? gallons per day
- Potable Water: ? gallons per day
- Solid Waste: 292 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.17
13:01:15 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
857	discount club	41.80	4.24	146.00	6102.80	619.04

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)
---------------------------	---	-----------------------------------	-------------------------

discount club 0.00

* 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)
---------------------------	---	-----------------------------------	-------------------------

discount club 0.00

* 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	lbs/100 sf	s.f.	Total (Tons Per Year)
Retail	4.00	146000.00	292.00

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 9, 2024

re: Real Terrace Analysis of the Requirements of Article 12 of the Land Development Regulations

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

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

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

- b) The existing land use pattern.

Analysis: The subject property is located at the intersection of SW Bascom Norris Drive and SW Real Terrace and only one block north of Highway 90. Adjacent properties to the east, south and north are currently commercial zoning.

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

Analysis: Adjacent properties to the east, south and north are currently commercial zoning.

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

Analysis: The site will be used for a commercial and will not increase the population density or add additional loads to schools. Traffic and utility uses will increase with the development.

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

Analysis: The site is not suited for residential development.

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

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

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

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

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

Analysis: Any change in traffic patterns or roads will be addressed during the site plan review.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

- 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

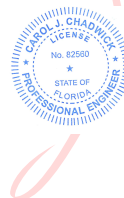
land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

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

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed
by Carol
Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.17
13:00:51 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL24324

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 7/25/2024

Parcel: << 35-3S-16-02519-000 (46536) >>

Owner & Property Info

Result: 1 of 0

Owner	REAL TERRACE LLC 1096 SW MAIN BLVD LAKE CITY, FL 32025		
Site			
Description*	E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX 2.32 AC DESC IN WD 1503-1961. & EX CO RD R/W TAKEN AS DESC ORB ____ & EX ADDNT RD R/W T ...more>>>		
Area	73.06 AC	S/T/R	35-3S-16
Use Code**	PASTURE CLS33 (6200)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

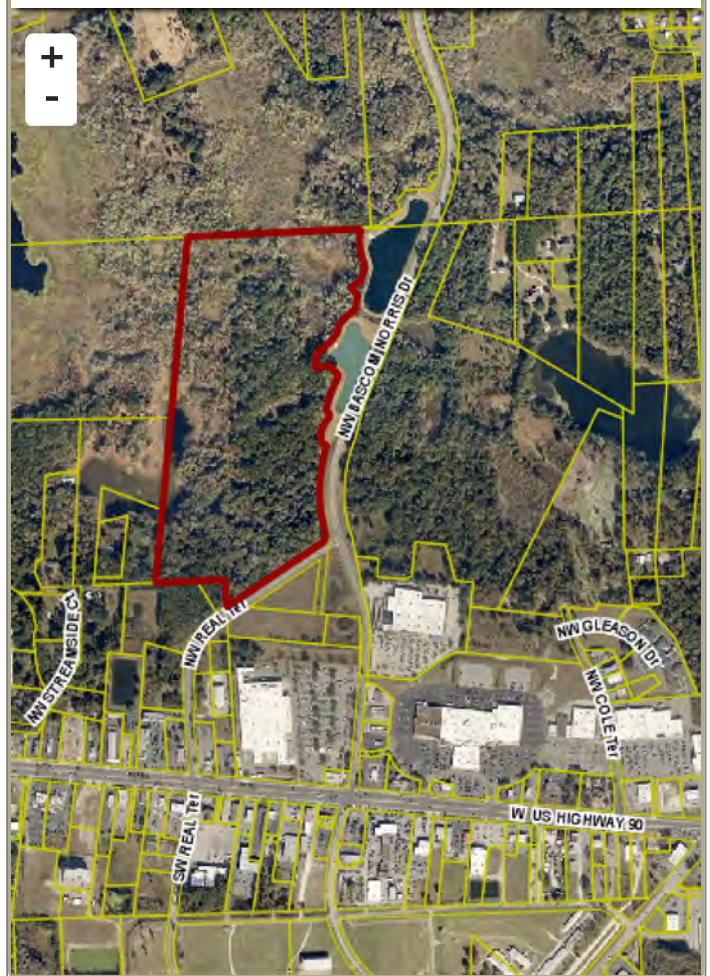
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$45,000	Mkt Land	\$0
Ag Land	\$4,888	Ag Land	\$4,887
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$776,300	Just	\$731,300
Class	\$49,888	Class	\$4,887
Appraised	\$49,888	Appraised	\$4,887
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$49,888	Assessed	\$4,887
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$49,888 city:\$0 other:\$0 school:\$49,888	Total Taxable	county:\$4,887 city:\$0 other:\$0 school:\$4,887

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☐ Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/30/2024	\$900,000	1515 / 1770	WD	V	Q	01

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5997	RIVERS/BAYS/SWAMPS (AG)	58.060 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$1,452
5700	TIMBER 4 (AG)	15.000 AC	1.0000/1.0000 1.0000/ /	\$229 /AC	\$3,435
9910	MKT.VAL.AG (MKT)	73.130 AC	1.0000/1.0000 1.0000/ /	\$10,000 /AC	\$731,300

Search Result: 1 of 0

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

by: GrizzlyLogic.com

The information presented on this website 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. This website was last updated: 7/25/2024 and may not reflect the data currently on file at our office.

Prepared by and return to:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
4-12455

Inst: 202412011322 Date: 05/31/2024 Time: 10:47AM
Page 1 of 3 B: 1515 P: 1770, James M Swisher Jr, Clerk of Court,
Columbia, County, By: VC *[Signature]*
Deputy Clerk Doc Stamp-Deed: 6300.00

Warranty Deed

This Warranty Deed is executed this 30 of May, 2024, by Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994, whose address is , hereinafter called the grantor, to Real Terrace, LLC, a Florida Limited Liability Company, whose address is: 1096 Southwest Main Boulevard, Lake City, FL 32025, 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 said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

The above-described property is not, has never been, nor is it contiguous to the Homestead of the Grantors.

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

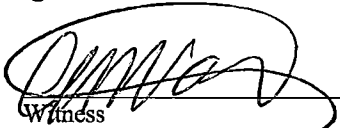
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

And 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.

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

Signed, sealed and delivered in our presence:



Witness

Maddy Van
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness

Ally Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

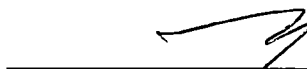
Overflow Land Trust, under agreement
dated October 7, 1994

By: Richard C. Cole
Richard C. Cole, Individually and as
Trustee

By: Janice C. Bates
Janice C. Bates, Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 30 day of May, 2024, by Richard C. Cole and Janice C. Bates,
Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

Personally Known: ☒ OR Produced Identification: _____
Type of Identification
Produced: _____

4-12455

EXHIBIT "A"

COMMENCE AT THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89°15'31"E., ALONG THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, 1249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE; THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: S.06°45'28"W., 63.94 FEET; THENCE S.04°43'05"E., 97.88 FEET; THENCE S.17°04'09"E., 88.82 FEET; THENCE S.06°26'40"W., 87.82 FEET; THENCE S.17°35'04"W., 47.93 FEET; THENCE S.54°17'38"W., 89.81 FEET; THENCE S.38°49'11"E., 76.21 FEET; THENCE S.06°09'02"W., 90.06 FEET; THENCE S.25°28'08"W., 33.57 FEET; THENCE S.55°46'37"W., 57.87 FEET; THENCE S.42°45'12"W., 95.51 FEET; THENCE S.16°03'12"W., 74.78 FEET; THENCE S.38°41'18"W., 88.42 FEET; THENCE S.50°17'24"W., 109.17 FEET; THENCE S.23°53'24"W., 61.21 FEET; THENCE S.01°55'35"E., 69.10 FEET; THENCE N.78°47'28"E., 104.91 FEET; THENCE S.44°21'23"E., 105.95 FEET; THENCE S.25°19'18"W., 92.86 FEET; THENCE S.19°53'29"W., 98.86 FEET; THENCE S.14°28'17"W., 80.85 FEET; THENCE S.28°38'57"E., 58.68 FEET; THENCE S.34°50'27"W., 90.47 FEET; THENCE S.21°29'28"W., 47.29 FEET; THENCE S.01°07'24"W., 89.57 FEET; THENCE S.73°15'28"E., 47.25 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32°26'29"; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.00°26'33"W., 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE; THENCE RUN S.19°48'29"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 48.48 FEET; THENCE S.56°02'19"W., STILL ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE, 901.24 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N.03°34'11"W., 214.77 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF NE 1/4; THENCE S.87°06'14"W., ALONG SAID SOUTH LINE OF EAST 1/2 OF NE 1/4, 523.04 FEET TO THE SW CORNER OF SAID EAST 1/2 OF NE 1/4; THENCE N.06°39'14"E., ALONG THE WEST LINE OF SAID EAST 1/2 OF NE 1/4, 2688.70 FEET TO THE POINT OF BEGINNING



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

Detail by Entity Name

Florida Limited Liability Company
REAL TERRACE, LLC

Filing Information

Document Number	L23000236967
FEI/EIN Number	93-1393710
Date Filed	05/15/2023
Effective Date	05/15/2023
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/11/2023
Event Effective Date	NONE

Principal Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Mailing Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Registered Agent Name & Address

EAGLE, THOMAS H
1096 SW MAIN BLVD
LAKE CITY, FL 32025

Authorized Person(s) Detail

Name & Address

Title MGR

EAGLE, THOMAS H
258 NW BERT AVE
LAKE CITY, FL 32055

Title MGR

RODNEY, PASCAL
26341 NW 166TH AVE
HIGH SPRINGS, FL 32643

Title MGR

NICHOLAS &STEPHEN KIRALY
119 ARREDONDO AVE
ST AUGUSTINE, FL 32080

Annual Reports

Report Year	Filed Date
2024	04/30/2024

Document Images

[04/30/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[09/11/2023 -- LC Amendment](#)

[View image in PDF format](#)

[05/15/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)

Florida Department of State, Division of Corporations



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

AGENT AUTHORIZATION FORM

I, Tom Eagle (owner name), owner of property parcel

number 02519-000 (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.

 12-10-24
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: FLA COUNTY OF: Columbia

The above person, whose name is Tom Eagle, personally appeared before me and is known by me or has produced identification (type of I.D.) PK on this 10 day of Dec, 2024.


NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Record

Last Update: 7/28/2024 8:40:58 AM EDT



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	
R02519-000		REAL ESTATE		2023	
Mailing Address		Property Address			
OVERFLOW LAND TRUST					
P O BOX 16					
LAKE CITY FL 32056		GEO Number			
		353S16-02519-000			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		002			
Legal Description (click for full description)					
35-3S-16 6200/620075.38 Acres E1/2 OF NE1/4 & BEG NE COR OF SE1/4, RUN W 13.32 CHS, SE 25.70 CHS TO RD, E 2.80 CHS TO SEC LINE, N TO POB, EX 17.75 AC IN SE COR ANNEXED INTO CITY ORD #94-745. & EX CO RD R/W TAKEN AS DESC ORB ____-____ & EX ADDNT RD R/W TAKEN PARCEL 2-A & 2-B See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	49,888	0	\$49,888	\$389.87
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	49,888	0	\$49,888	\$37.32
LOCAL	3.2170	49,888	0	\$49,888	\$160.49
CAPITAL OUTLAY	1.5000	49,888	0	\$49,888	\$74.83
SUWANNEE RIVER WATER MGT DIST	0.3113	49,888	0	\$49,888	\$15.53
LAKE SHORE HOSPITAL AUTHORITY	0.0001	49,888	0	\$49,888	\$0.00
Total Millage		13.5914	Total Taxes	\$678.04	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$3.19			
Total Assessments				\$3.19	
Taxes & Assessments				\$681.23	
If Paid By		Amount Due			
		\$0.00			

Date Paid	Transaction	Receipt	Item	Amount Paid
12/5/2023	PAYMENT	1502142.0003	2023	\$660.79

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

City Council Ordinance No. 2025-2330
Exhibit E



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: CARTER ACRES
2. Address of Subject Property: 769 NE GURLEY AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11174-001
4. Existing Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Proposed Future Land Use Map Designation: RESIDENTIAL-HIGH
6. Zoning Designation: RMF-1 & RSF-3
7. Acreage: 2.42
8. Existing Use of Property: VACANT & (1) MULTI-FAMILY QUADPLEX
9. Proposed use of Property: MULTI-FAMILY DEVELOPMENT

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): holder) 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@gm

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): MARY CARTER-DOUGLAS
Mailing Address: 769 NE GURLEY AVENUE
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☐ No ☒
Future Land Use Map Amendment Application No. _____
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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

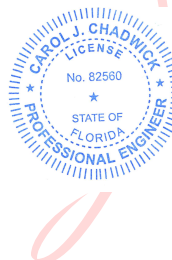
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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)

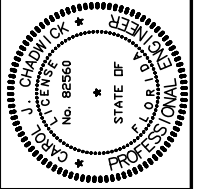
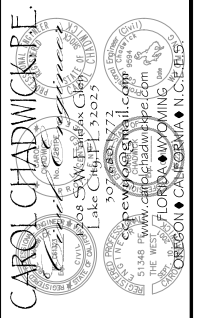
Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.18
14:45:43 -04'00'

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

[illegible]

PREPARED FOR
MARY CARTER-DOUGLAS
386.628.7152
swarren3rd@icloud.com

CARTER ACRES SITE SKETCH

FL25168

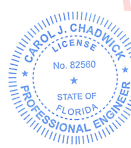
18, 2025

DATE

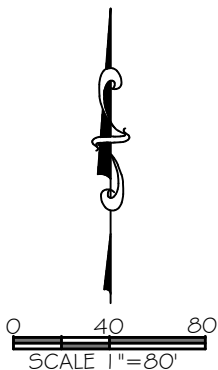
120

NOTES

1. SITE PARCEL: 00-00-00-11174-001
2. CURRENT ZONING: RESIDENTIAL - RMF-1 & RSF-3
3. PROPOSED ZONING: RMF-2
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-HIGH
6. ACREAGE: 2.42 ACRES
7. SITE ADDRESS: 769 NE GURLEY AVENUE, LAKE CITY, FL



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.18
14:45:31 -04'00'



This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Concurrency Impact Analysis

The site contains one quadplex. The remainder of the site is vacant. The maximum density based on the requirements per dwelling unit, 2178 s.f., in RMF-2 zoning is 48. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

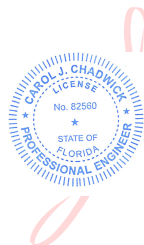
Summary of analyses:

- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 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=A01410
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cn=Carol Chadwick
Date: 2025.06.18
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Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	48.00	319.20	29.76

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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 Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	48.00	26.40

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Comprehensive Plan Consistency Analysis

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

- 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 on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- 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 subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- 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 2026.

□

Consistency: The development may be developed by 2026.

- 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: There are no wetlands or floodplains on the main parcel of this property.

- 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: A multi-family development is ideal for this location due to its proximity to collector and arterial roads. Other properties with zoning are in the same neighborhood.

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
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.18
14:45:03 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/12/2025

Parcel: 00-00-00-11174-001 (47042)

Owner & Property Info

Result: 1 of 0

Owner	DOUGLAS-CARTER MARY ALICE		
	769 NE GURLEY AVE		
	LAKE CITY, FL 32055		
Site	769 NE GURLEY AVE, LAKE CITY		
Description*	NE DIV. COMM SW COR OF NW1/4 OF SW1/4, RUN N 595 FT FOR POB, CONT N 477.85 FT TO SWLY R/W OF SR-100-A, RUN S 46 DEG E ALONG R/W 250.31 FT, W 46.56 FT, S 179 FT, E 165 FT TO W LINE OF GIBBS PARK, RUN S 125 FT, W 270 FT TO POB. (BEING PART OF SW1/4 SEC 28-3 ...more>>>		
Area	2.42 AC	S/T/R	28-3S-17
Use Code**	SFRES/ACLF HOME (0107)	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

2024 Certified Values				2025 Working Values			
Mkt Land		\$18,590		Mkt Land		\$43,038	
Ag Land		\$0		Ag Land		\$0	
Building		\$140,209		Building		\$141,272	
XFOB		\$1,802		XFOB		\$1,802	
Just		\$160,601		Just		\$186,112	
Class		\$0		Class		\$0	
Appraised		\$160,601		Appraised		\$186,112	
SOH/10% Cap		\$0		SOH/10% Cap		\$0	
Assessed		\$160,601		Assessed		\$186,112	
Exempt		\$0		Exempt		\$0	
Total Taxable	county:\$160,601 city:\$160,601 other:\$0 school:\$160,601		Total	county:\$186,112 city:\$186,112 other:\$0 school:\$186,112			

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2025	\$100	1539 / 248	LE	I	U	14
10/2/2024	\$100	1525 / 115	WD	I	U	11
12/22/2014	\$0	1286 / 2178	PB	V	U	18
12/22/2014	\$0	1286 / 2176	PB	I	U	18
12/12/2014	\$100	1286 / 2685	WD	V	U	11
5/10/2010	\$14,000	1194 / 526	WD	V	U	37
4/29/2010	\$0	1193 / 1641	PB	V	U	18
4/29/2010	\$0	1193 / 1632	PB	V	U	18
11/2/2009	\$100	1194 / 519	QC	V	U	11
8/31/2009	\$100	1194 / 517	QC	V	U	11
8/31/2009	\$100	1194 / 515	QC	V	U	11
8/30/2005	\$9,400	1059 / 478	WD	I	Q	01
1/14/2005	\$2,000	1077 / 370	WD	I	Q	04
10/19/1996	\$1,500	829 / 1727	AD	V	U	13
3/1/1986	\$1,000	587 / 285	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/ACLF (0707)	1986	6569	8851	\$141,272

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

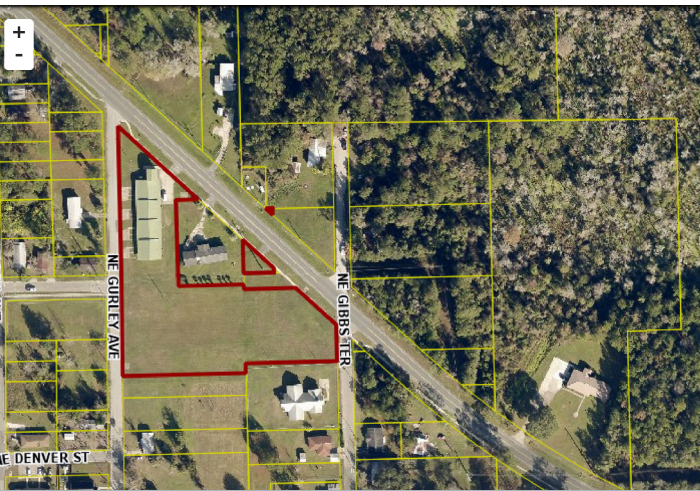
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0107	SFR/ACLF (MKT)	1.300 AC	1.0000/1.0000 1.0000/ /	\$14,300 /AC	\$18,590
0000	VAC RES (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,750
0000	VAC RES (MKT)	6,750.000 SF (0.155 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,375
0000	VAC RES (MKT)	16,291.000 SF (0.373 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,146
0000	VAC RES (MKT)	12,354.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,177

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



This Instrument Prepared by & return to:

Name: MARY A. CARTER

**Address: 769 NE GURLEY AVE
LAKE CITY, FL 32055**

Inst: 202512009715 Date: 04/30/2025 Time: 3:33PM
Page 1 of 2 B: 1539 P: 248, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: 00-00-00-11174-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 21st day of April, A.D. 2025, by MARY ALICE CARTER

A/K/A MARY ALYCE CARTER, hereinafter called the grantor, to MARY ALYCE DOUGLAS-CARTER whose post office address is, 769 NE GURLEY AVE, LAKE CITY, FL 32055, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO SYLVESTER WARREN whose post office address is 930 NE JOE CONEY TER, LAKE CITY, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

Parcel One:

SECTION 28: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 0°58'19" W ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 595.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 0°58'19" W ALONG SAID WEST LINE, 477.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 250.31 FEET, THENCE S 89°11'41" W, 46.56 FEET, THENCE S 0°58'19" E, 179.00 FEET, THENCE N 89°11'41" E, 135.00 FEET TO THE WEST LINE OF GIBBS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 0°58'19" E ALONG SAID WEST LINE, 125.00 FEET, THENCE S 89°11'41" W, 270.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET ALONG THE WEST SIDE THEREOF. EXCLUSIVE OF ERMINE STREET.

Parcel Two:

50 FEET OFF THE SOUTH END OF A TRACT OF LAND DESCRIBED AS BEGINNING 520 FEET NORTH OF THE SW CORNER OF NW 1/4 OF SW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST (COLUMBIA COUNTY, FLORIDA) AND RUN NORTH 800 FEET, EAST 270 FEET, SOUTH 800 FEET, WEST 270 FEET TO THE SAID POINT OF BEGINNING (ORIGINALLY CORA WRIGHT PROPERTY) IN THE NORTHEASTERN DIVISION OF LAKE CITY, FLORIDA. DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 702 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Three:

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 AND RUN NORTH 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 FEET; THENCE EAST 270.00 FEET TO THE WEST LINE OF GIBBS PARK; THENCE SOUTH 25 FEET; THENCE WEST 270 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET (NOW NE GURLEY AVENUE) ALONG THE WEST SIDE THEREOF. DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 370, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Four:

LOTS 2 AND 7 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Five:

LOTS 5 AND 6 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR
SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

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

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

*And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2025.*

*In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above
written.*

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Patricia Lang
Printed Name 757 W. Duval St.
Lake City, FL 32055
Morgan L. Williams
Witness Signature
Morgan L. Williams
Printed Name 757 W. Duval St.
Lake City, FL 32055

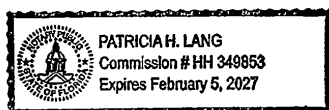
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by MARY ALYCE
DOUGLAS-CARTER, who is known to me or who has produced _____ as
identification.

physical present

Patricia Lang
Notary Public Patricia Lang
My commission expires 2-5-27





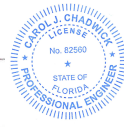
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, MARY DOUGLAS-CARTER (owner name), owner of property parcel

number 00-00-00-11174-001 (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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D4 63B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.18 14:44:41 -04'00'
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.

Mary Douglas Carter

Owner Signature (Notarized)

6-17-2025

Date

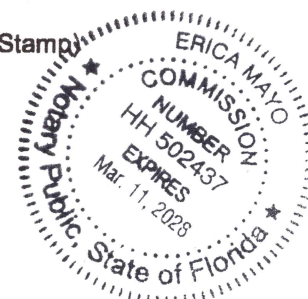
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mary Douglas - Carter, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 17th day of June, 20 25.

Erica Mayo
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R11174-001

DOUGLAS MARY

Year: 2024

Bill Number: 34269

Owner: DOUGLAS MARY

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS: DOUGLAS MARY
769 NE GURLEY AVE
LAKE CITY FL 32055

PROPERTY ADDRESS: 769 GURLEY
LAKE CITY 32055

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34269 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$755.46	\$755.46	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,204.90	\$1,204.90	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$115.33	\$115.33	\$0.00
LOCAL	3.1430	\$484.58	\$484.58	\$0.00
CAPITAL OUTLAY	1.5000	\$231.26	\$231.26	\$0.00
Subtotal	5.3910	\$831.17	\$831.17	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$45.27	\$45.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$2,836.81	\$2,836.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,634.81	\$1,634.81	\$0.00
TOTAL	\$1,634.81	\$1,634.81	\$0.00

ORDINANCE 2025-2330

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town featuring a large, light-colored building with a dark roof, possibly a school or government building, situated near a body of water. The town is surrounded by trees and residential areas.

INTRODUCTION

LOCATION

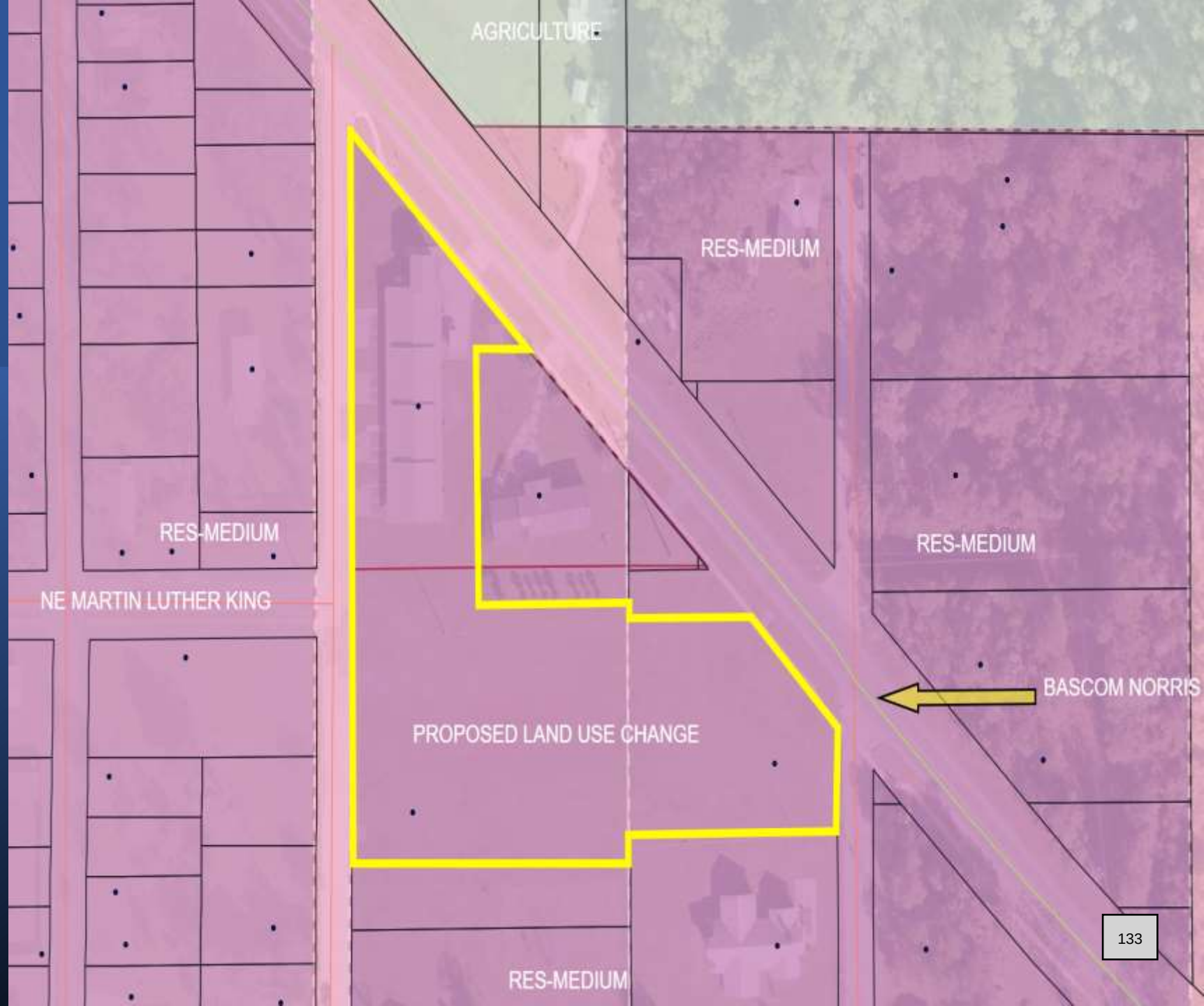
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Future Land Use designation of Residential Medium (8 units per acre);
- Petition CPA 25-06 is a request to change the Future Land Use on parcel 11174-001 from Residential Medium (8 units per acre) to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North- Agriculture
 - East- Residential Medium
 - South- Residential Medium
 - West- Residential Medium

Location



Staff Review

Document Envelope ID: 28FDB8E5ACE74B8C-8C45-8FD8E8D1E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lctfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/23/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: awarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2330.

QUESTIONS?



City Council Ordinance No. 2025-2330
Exhibit F



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: CARTER ACRES
2. Address of Subject Property: 769 NE GURLEY AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11174-001
4. Existing Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Proposed Future Land Use Map Designation: RESIDENTIAL-HIGH
6. Zoning Designation: RMF-1 & RSF-3
7. Acreage: 2.42
8. Existing Use of Property: VACANT & (1) MULTI-FAMILY QUADPLEX
9. Proposed use of Property: MULTI-FAMILY DEVELOPMENT

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): holder) 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@gm

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): MARY CARTER-DOUGLAS
Mailing Address: 769 NE GURLEY AVENUE
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☐ No ☒
Future Land Use Map Amendment Application No. _____
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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

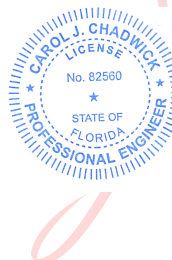
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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)

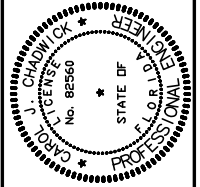
Applicant/Agent Signature

Date



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Carol Chadwick
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o=Florida,
dnQualifier=A014
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cn=Carol
Chadwick
Date: 2025.06.18
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SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

[illegible]

PREPARED FOR
MARY CARTER-DOUGLAS
386.628.7152
swarren3rd@icloud.com

CARTER ACRES SITE SKETCH

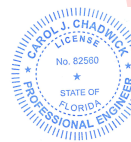
PROJECT NO. FL25168

DATE
JUNE 18, 2025

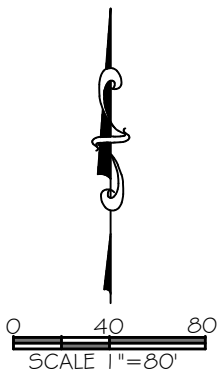
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141

1. SITE PARCEL: 00-00-00-11174-001
2. CURRENT ZONING: RESIDENTIAL - RMF-1 & RSF-3
3. PROPOSED ZONING: RMF-2
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-HIGH
6. ACREAGE: 2.42 ACRES
7. SITE ADDRESS: 769 NE GURLEY AVENUE, LAKE CITY, FL



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Carol Chadwick
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o=Florida,
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This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Concurrency Impact Analysis

The site contains one quadplex. The remainder of the site is vacant. The maximum density based on the requirements per dwelling unit, 2178 s.f., in RMF-2 zoning is 48. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Carol Chadwick, P.E.

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CC Job #FL25168

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	48.00	319.20	29.76

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)
---------------------------	---	-----------------------------------	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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)
---------------------------	---	-----------------------------------	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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 Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	48.00	26.40

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Comprehensive Plan Consistency Analysis

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

- 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 on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- 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 subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- 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 2026.

□

Consistency: The development may be developed by 2026.

- 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: There are no wetlands or floodplains on the main parcel of this property.

- 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.

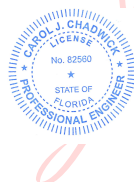
- Policy I.1.6 The City's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the City. For the purpose of this policy and comprehensive 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: A multi-family development is ideal for this location due to its proximity to collector and arterial roads. Other properties with zoning are in the same neighborhood.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
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o=Florida,
dnQualifier=A0141
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cn=Carol Chadwick
Date: 2025.06.18
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Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/12/2025

Parcel: 00-00-00-11174-001 (47042)

Owner & Property Info

Result: 1 of 0

Owner	DOUGLAS-CARTER MARY ALICE		
	769 NE GURLEY AVE		
	LAKE CITY, FL 32055		
Site	769 NE GURLEY AVE, LAKE CITY		
Description	NE DIV. COMM SW COR OF NW1/4 OF SW1/4, RUN N 595 FT FOR POB, CONT N 477.85 FT TO SWLY R/W OF SR-100-A, RUN S 46 DEG E ALONG R/W 250.31 FT, W 46.56 FT, S 179 FT, E 165 FT TO W LINE OF GIBBS PARK, RUN S 125 FT, W 270 FT TO POB. (BEING PART OF SW1/4 SEC 28-3 ...more>>>		
Area	2.42 AC	S/T/R	28-3S-17
Use Code**	SFRES/ACLF HOME (0107)	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

2024 Certified Values				2025 Working Values			
Mkt Land		\$18,590		Mkt Land		\$43,038	
Ag Land		\$0		Ag Land		\$0	
Building		\$140,209		Building		\$141,272	
XFOB		\$1,802		XFOB		\$1,802	
Just		\$160,601		Just		\$186,112	
Class		\$0		Class		\$0	
Appraised		\$160,601		Appraised		\$186,112	
SOH/10% Cap		\$0		SOH/10% Cap		\$0	
Assessed		\$160,601		Assessed		\$186,112	
Exempt		\$0		Exempt		\$0	
Total Taxable	county:\$160,601 city:\$160,601 other:\$0 school:\$160,601			Total Taxable	county:\$186,112 city:\$186,112 other:\$0 school:\$186,112		

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2025	\$100	1539 / 248	LE	I	U	14
10/2/2024	\$100	1525 / 115	WD	I	U	11
12/22/2014	\$0	1286 / 2178	PB	V	U	18
12/22/2014	\$0	1286 / 2176	PB	I	U	18
12/12/2014	\$100	1286 / 2685	WD	V	U	11
5/10/2010	\$14,000	1194 / 526	WD	V	U	37
4/29/2010	\$0	1193 / 1641	PB	V	U	18
4/29/2010	\$0	1193 / 1632	PB	V	U	18
11/2/2009	\$100	1194 / 519	QC	V	U	11
8/31/2009	\$100	1194 / 517	QC	V	U	11
8/31/2009	\$100	1194 / 515	QC	V	U	11
8/30/2005	\$9,400	1059 / 478	WD	I	Q	01
1/14/2005	\$2,000	1077 / 370	WD	I	Q	04
10/19/1996	\$1,500	829 / 1727	AD	V	U	13
3/1/1986	\$1,000	587 / 285	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/ACLF (0707)	1986	6569	8851	\$141,272

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

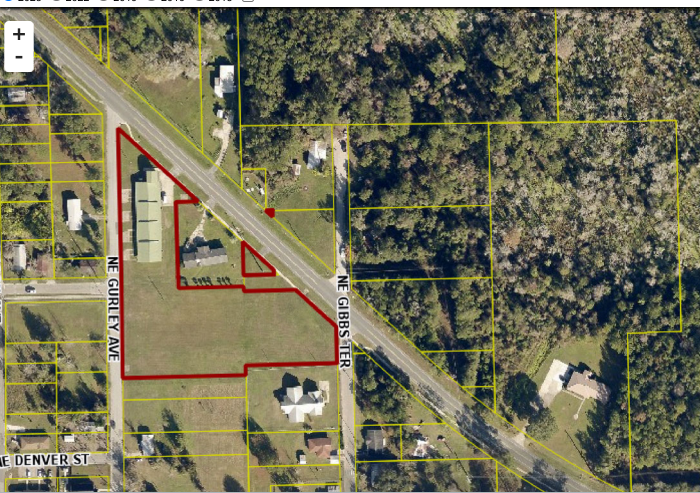
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0107	SFR/ACLF (MKT)	1.300 AC	1.0000/1.0000 1.0000/ /	\$14,300 /AC	\$18,590
0000	VAC RES (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,750
0000	VAC RES (MKT)	6,750.000 SF (0.155 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,375
0000	VAC RES (MKT)	16,291.000 SF (0.373 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,146
0000	VAC RES (MKT)	12,354.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,177

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



This Instrument Prepared by & return to:

Name: MARY A. CARTER

**Address: 769 NE GURLEY AVE
LAKE CITY, FL 32055**

Inst: 202512009715 Date: 04/30/2025 Time: 3:33PM
Page 1 of 2 B: 1539 P: 248, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: 00-00-00-11174-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 21st day of April, A.D. 2025, by **MARY ALICE CARTER**

A/K/A MARY ALYCE CARTER, hereinafter called the grantor, to **MARY ALYCE DOUGLAS-CARTER** whose post office address is, **769 NE GURLEY AVE, LAKE CITY, FL 32055**, **A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO SYLVESTER WARREN** whose post office address is **930 NE JOE CONEY TER, LAKE CITY, FL 32055**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

Parcel One:

SECTION 28: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 0°58'19" W ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 595.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 0°58'19" W ALONG SAID WEST LINE, 477.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 250.31 FEET, THENCE S 89°11'41" W, 46.56 FEET, THENCE S 0°58'19" E, 179.00 FEET, THENCE N 89°11'41" E, 135.00 FEET TO THE WEST LINE OF GIBBS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 0°58'19" E ALONG SAID WEST LINE, 125.00 FEET, THENCE S 89°11'41" W, 270.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET ALONG THE WEST SIDE THEREOF. EXCLUSIVE OF ERMINE STREET.

Parcel Two:

50 FEET OFF THE SOUTH END OF A TRACT OF LAND DESCRIBED AS BEGINNING 520 FEET NORTH OF THE SW CORNER OF NW 1/4 OF SW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST (COLUMBIA COUNTY, FLORIDA) AND RUN NORTH 800 FEET, EAST 270 FEET, SOUTH 800 FEET, WEST 270 FEET TO THE SAID POINT OF BEGINNING (ORIGINALLY CORA WRIGHT PROPERTY) IN THE NORTHEASTERN DIVISION OF LAKE CITY, FLORIDA. DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 702 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Three:

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 AND RUN NORTH 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 FEET; THENCE EAST 270.00 FEET TO THE WEST LINE OF GIBBS PARK; THENCE SOUTH 25 FEET; THENCE WEST 270 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET (NOW NE GURLEY AVENUE) ALONG THE WEST SIDE THEREOF. DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 370, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Four:

LOTS 2 AND 7 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Five:

LOTS 5 AND 6 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR
SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

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

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

*And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2025.*

*In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above
written.*

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Patricia Lang
Printed Name 757 W. Duval St.
Lake City, FL 32055
Morgan L. Williams
Witness Signature
Morgan L. Williams
Printed Name 757 W. Duval St.
Lake City, FL 32055

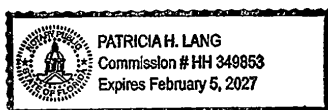
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by MARY ALYCE
DOUGLAS-CARTER, who is known to me or who has produced _____ as
identification.

physical present

Patricia Lang
Notary Public Patricia Lang
My commission expires 2-5-27





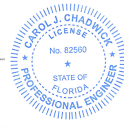
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, MARY DOUGLAS-CARTER (owner name), owner of property parcel

number 00-00-00-11174-001 (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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D4 63B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.18 14:44:41 -04'00'
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.

Mary Douglas Carter

Owner Signature (Notarized)

6-17-2025

Date

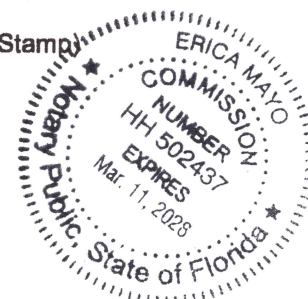
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mary Douglas - Carter,
personally appeared before me and is known by me or has produced identification
(type of I.D.) Driver's License on this 17th day of June, 20 25.

Erica Mayo
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R11174-001

DOUGLAS MARY

Year: 2024

Bill Number: 34269

Owner: DOUGLAS MARY

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS: DOUGLAS MARY
769 NE GURLEY AVE
LAKE CITY FL 32055

PROPERTY ADDRESS: 769 GURLEY
LAKE CITY 32055

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34269 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$755.46	\$755.46	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,204.90	\$1,204.90	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$115.33	\$115.33	\$0.00
LOCAL	3.1430	\$484.58	\$484.58	\$0.00
CAPITAL OUTLAY	1.5000	\$231.26	\$231.26	\$0.00
Subtotal	5.3910	\$831.17	\$831.17	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$45.27	\$45.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$2,836.81	\$2,836.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,634.81	\$1,634.81	\$0.00
TOTAL	\$1,634.81	\$1,634.81	\$0.00

City Council Ordinance No. 2025-2334
Exhibit G



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: CARTER ACRES
2. Address of Subject Property: 769 NE GURLEY AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11174-001
4. Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Existing Zoning Designation: RMF-1 & RSF-3
6. Proposed Zoning Designation: RMF-2
7. Acreage: 2.42
8. Existing Use of Property: VACANT & (1) MULTI-FAMILY QUADPLEX
9. Proposed use of Property: MULTI-FAMILY DEVELOPMENT

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): MARY CARTER-DOUGLAS
Mailing Address: 769 NE GURLEY AVENUE
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☐ No
Future Land Use Map Amendment: ☐ Yes _____ ☐ No X _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No X _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No X _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No X _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

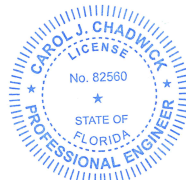
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D4
63B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.06.18 14:47:45 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

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

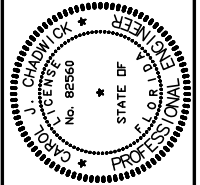
(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

[illegible]

PREPARED FOR
MARY CARTER-DOUGLAS
386.628.7152
swarren3rd@icloud.com

CARTER ACRES SITE SKETCH

PROJECT NO. FL25168

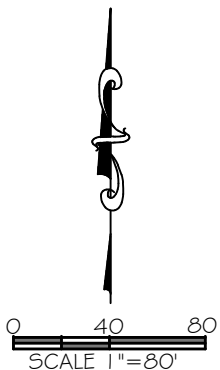
DATE
JUNE 18, 2025

156	OF	SHEETS
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NOTES

1. SITE PARCEL: 00-00-00-11174-001
2. CURRENT ZONING: RESIDENTIAL - RMF-1 & RSF-3
3. PROPOSED ZONING: RMF-2
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-HIGH
6. ACREAGE: 2.42 ACRES
7. SITE ADDRESS: 769 NE GURLEY AVENUE, LAKE CITY, FL

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Concurrency Impact Analysis

The site contains one quadplex. The remainder of the site is vacant. The maximum density based on the requirements per dwelling unit, 2178 s.f., in RMF-2 zoning is 48. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 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=A014
10D000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.18
14:46:48 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	48.00	319.20	29.76

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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 Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	48.00	26.40

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 17, 2025

re: CARTER ACRES Analysis of the Requirements of Article 12 of the Land Development Regulations

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

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

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

- b) The existing land use pattern.

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. The site will utilize Lake City's water and sewer systems.

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

Analysis: The site is suited for multi-family zoning. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

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

Analysis: The subject property will have direct access to NE Basom Norris Drive and will not negatively affect living conditions.

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

The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace.

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

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

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

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

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

Analysis: The site will have all required buffering per the City's LDR's.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area is currently used for multi-family housing.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The current zoning does not allow multi-family housing for the entire site.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land

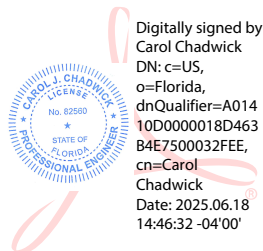
development regulations. The Planning and Zoning Board shall consider and study:

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values
updated: 6/12/2025

Parcel: << 00-00-00-11174-001 (47042) >>

Owner & Property Info

Result: 1 of 0

Owner	DOUGLAS-CARTER MARY ALICE 769 NE GURLEY AVE LAKE CITY, FL 32055		
Site	769 NE GURLEY AVE, LAKE CITY		
Description*	NE DIV. COMM SW COR OF NW1/4 OF SW1/4, RUN N 595 FT FOR POB, CONT N 477.85 FT TO SWLY R/W OF SR-100-A, RUN S 46 DEG E ALONG R/W 250.31 FT, W 46.56 FT, S 179 FT, E 165 FT TO W LINE OF GIBBS PARK, RUN S 125 FT, W 270 FT TO POB. (BEING PART OF SW1/4 SEC 28-3 ...more>>>		
Area	2.42 AC	S/T/R	28-3S-17
Use Code**	SFRES/ACLF HOME (0107)	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

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,590	Mkt Land	\$43,038
Ag Land	\$0	Ag Land	\$0
Building	\$140,209	Building	\$141,272
XFOB	\$1,802	XFOB	\$1,802
Just	\$160,601	Just	\$186,112
Class	\$0	Class	\$0
Appraised	\$160,601	Appraised	\$186,112
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$160,601	Assessed	\$186,112
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$160,601 city:\$160,601 other:\$0 school:\$160,601	Total Taxable	county:\$186,112 city:\$186,112 other:\$0 school:\$186,112

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2025	\$100	1539 / 248	LE	I	U	14
10/2/2024	\$100	1525 / 115	WD	I	U	11
12/22/2014	\$0	1286 / 2178	PB	V	U	18
12/22/2014	\$0	1286 / 2176	PB	I	U	18
12/12/2014	\$100	1286 / 2685	WD	V	U	11
5/10/2010	\$14,000	1194 / 526	WD	V	U	37
4/29/2010	\$0	1193 / 1641	PB	V	U	18
4/29/2010	\$0	1193 / 1632	PB	V	U	18
11/2/2009	\$100	1194 / 519	QC	V	U	11
8/31/2009	\$100	1194 / 517	QC	V	U	11
8/31/2009	\$100	1194 / 515	QC	V	U	11
8/30/2005	\$9,400	1059 / 478	WD	I	Q	01
1/14/2005	\$2,000	1077 / 370	WD	I	Q	04
10/19/1996	\$1,500	829 / 1727	AD	V	U	13
3/1/1986	\$1,000	587 / 285	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/ACLF (0707)	1986	6569	8851	\$141,272

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

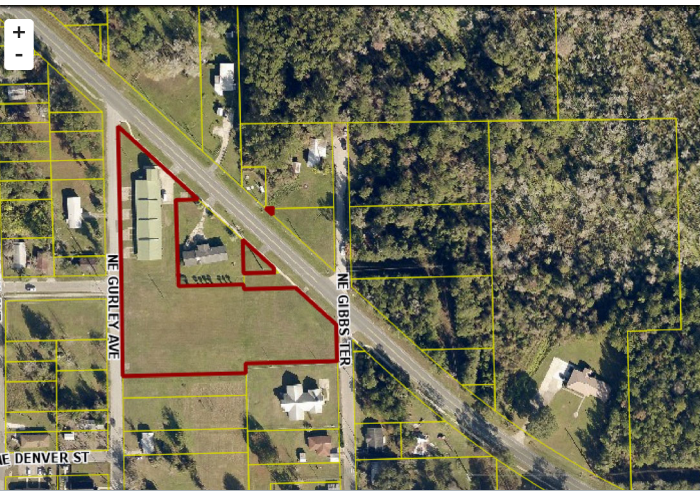
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0107	SFR/ACLF (MKT)	1.300 AC	1.0000/1.0000 1.0000/ /	\$14,300 /AC	\$18,590
0000	VAC RES (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,750
0000	VAC RES (MKT)	6,750.000 SF (0.155 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,375
0000	VAC RES (MKT)	16,291.000 SF (0.373 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,146
0000	VAC RES (MKT)	12,354.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,177

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



This Instrument Prepared by & return to:

Name: MARY A. CARTER

**Address: 769 NE GURLEY AVE
LAKE CITY, FL 32055**

Inst: 202512009715 Date: 04/30/2025 Time: 3:33PM
Page 1 of 2 B: 1539 P: 248, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: 00-00-00-11174-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 21st day of April, A.D. 2025, by **MARY ALICE CARTER**

A/K/A MARY ALYCE CARTER, hereinafter called the grantor, to **MARY ALYCE DOUGLAS-CARTER** whose post office address is, **769 NE GURLEY AVE, LAKE CITY, FL 32055**, **A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO SYLVESTER WARREN** whose post office address is **930 NE JOE CONEY TER, LAKE CITY, FL 32055**, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

Parcel One:

SECTION 28: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 0°58'19" W ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 595.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 0°58'19" W ALONG SAID WEST LINE, 477.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 250.31 FEET, THENCE S 89°11'41" W, 46.56 FEET, THENCE S 0°58'19" E, 179.00 FEET, THENCE N 89°11'41" E, 135.00 FEET TO THE WEST LINE OF GIBBS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 0°58'19" E ALONG SAID WEST LINE, 125.00 FEET, THENCE S 89°11'41" W, 270.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET ALONG THE WEST SIDE THEREOF. EXCLUSIVE OF ERMINE STREET.

Parcel Two:

50 FEET OFF THE SOUTH END OF A TRACT OF LAND DESCRIBED AS BEGINNING 520 FEET NORTH OF THE SW CORNER OF NW 1/4 OF SW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST (COLUMBIA COUNTY, FLORIDA) AND RUN NORTH 800 FEET, EAST 270 FEET, SOUTH 800 FEET, WEST 270 FEET TO THE SAID POINT OF BEGINNING (ORIGINALLY CORA WRIGHT PROPERTY) IN THE NORTHEASTERN DIVISION OF LAKE CITY, FLORIDA. DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 702 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Three:

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 AND RUN NORTH 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 FEET; THENCE EAST 270.00 FEET TO THE WEST LINE OF GIBBS PARK; THENCE SOUTH 25 FEET; THENCE WEST 270 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET (NOW NE GURLEY AVENUE) ALONG THE WEST SIDE THEREOF. DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 370, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Four:

LOTS 2 AND 7 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Five:

LOTS 5 AND 6 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR
SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

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

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

*And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2025.*

*In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above
written.*

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Patricia Lang
Printed Name 757 W. Duval St.
Lake City, FL 32055
Morgan L. Williams
Witness Signature
Morgan L. Williams
Printed Name 757 W. Duval St.
Lake City, FL 32055

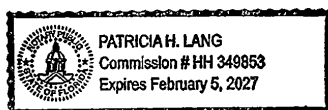
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by MARY ALYCE
DOUGLAS-CARTER, who is known to me or who has produced _____ as
identification.

physical present

Patricia Lang
Notary Public Patricia Lang
My commission expires 2-5-27





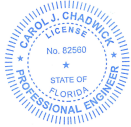
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfra.com

AGENT AUTHORIZATION FORM

I, MARY DOUGLAS-CARTER (owner name), owner of property parcel

number 00-00-00-11174-001 (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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D4 63B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.18 14:46:17 -04'00'
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.

Mary Douglas Carter

Owner Signature (Notarized)

6-17-2025

Date

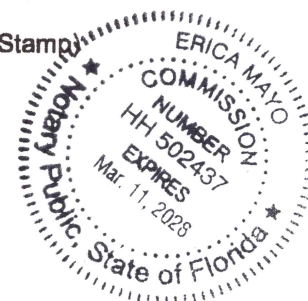
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mary Douglas - Carter, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 17th day of June, 20 25.

Erica Mayo
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R11174-001

DOUGLAS MARY

Year: 2024

Bill Number: 34269

Owner: DOUGLAS MARY

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS: DOUGLAS MARY
769 NE GURLEY AVE
LAKE CITY FL 32055

PROPERTY ADDRESS: 769 GURLEY
LAKE CITY 32055

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34269 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$755.46	\$755.46	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,204.90	\$1,204.90	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$115.33	\$115.33	\$0.00
LOCAL	3.1430	\$484.58	\$484.58	\$0.00
CAPITAL OUTLAY	1.5000	\$231.26	\$231.26	\$0.00
Subtotal	5.3910	\$831.17	\$831.17	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$45.27	\$45.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$2,836.81	\$2,836.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,634.81	\$1,634.81	\$0.00
TOTAL	\$1,634.81	\$1,634.81	\$0.00

ORDINANCE 2025-2334

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town, likely in the South, featuring a large, light-colored building with a red roof, possibly a church or school, situated near a body of water. The town is surrounded by trees and other buildings.

INTRODUCTION

LOCATION

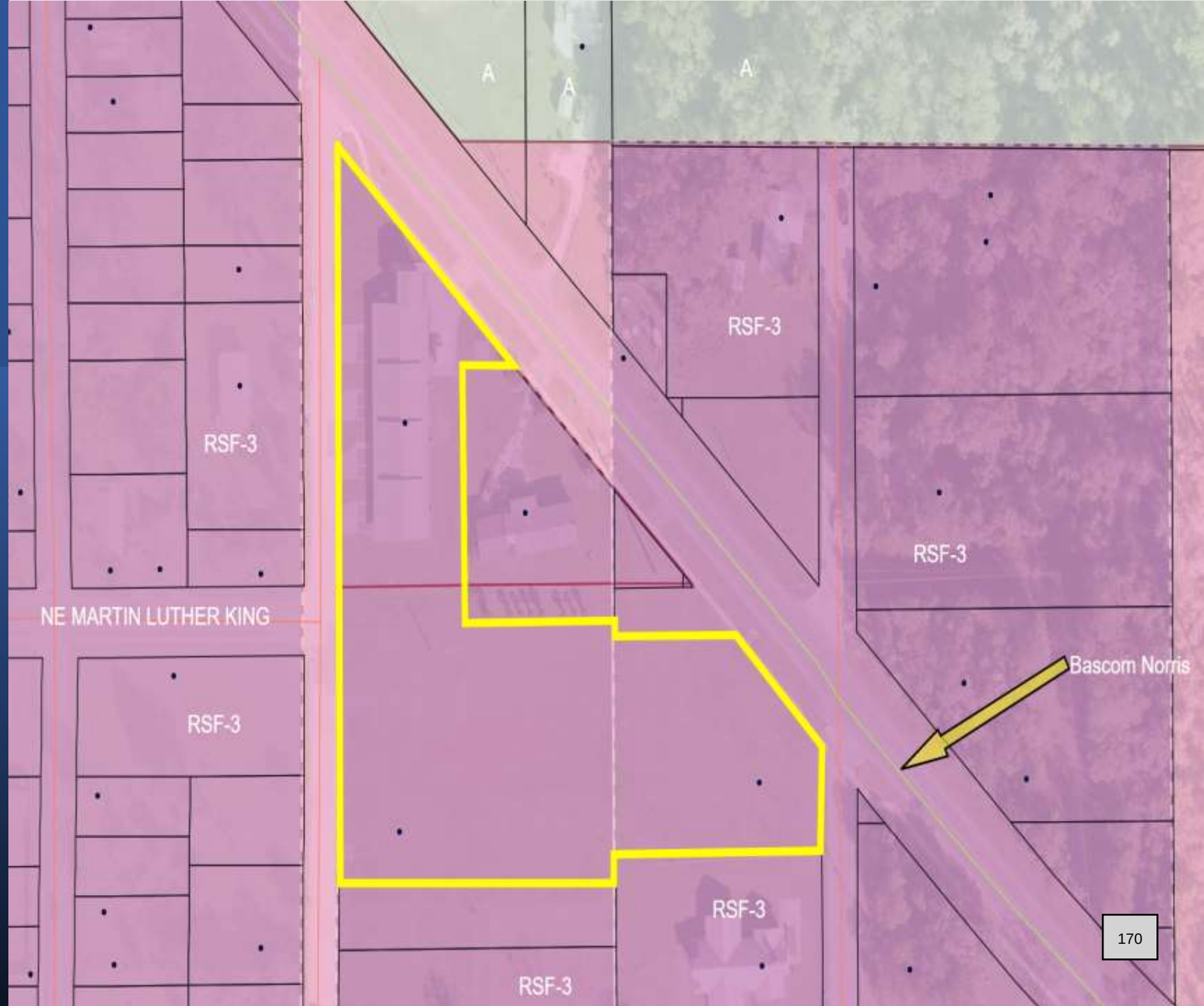
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Zoning designation of Residential Single Family 3 (RSF-3) and Residential Multi-Family 1 (RMF-1);
- Petition Z 25-08 is a request to change the Zoning designation from RSF-3 and RMF-1 to RMF-2
- The parcel is surrounded by the following Zoning designations;
 - North- A
 - East- RSF-3
 - South- RSF-3
 - West- RSF-3

Location



Staff Review

Document Envelope ID: 28FDB8E5ACE74B8C-8C45-8FD8E8D1E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lctfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/23/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: awarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2334.

QUESTIONS?



City Council Ordinance No. 2025-2334
Exhibit H



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: CARTER ACRES
2. Address of Subject Property: 769 NE GURLEY AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11174-001
4. Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Existing Zoning Designation: RMF-1 & RSF-3
6. Proposed Zoning Designation: RMF-2
7. Acreage: 2.42
8. Existing Use of Property: VACANT & (1) MULTI-FAMILY QUADPLEX
9. Proposed use of Property: MULTI-FAMILY DEVELOPMENT

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): MARY CARTER-DOUGLAS
Mailing Address: 769 NE GURLEY AVENUE
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☐ No
Future Land Use Map Amendment: ☐ Yes _____ ☐ No X _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No X _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No X _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No X _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

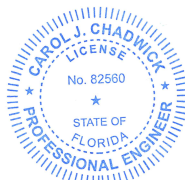
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D4
63B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.06.18 14:47:45 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

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

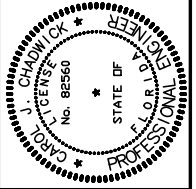
(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

[illegible]

PREPARED FOR
MARY CARTER-DOUGLAS
386.628.7152
swarren3rd@icloud.com

CARTER ACRES SITE SKETCH

PROJECT NO. FL25168

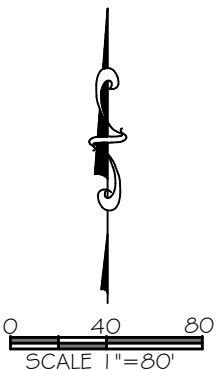
ATE
JUNE 18, 2025

179

NOTES

1. SITE PARCEL: 00-00-00-11174-001
2. CURRENT ZONING: RESIDENTIAL - RMF-1 & RSF-3
3. PROPOSED ZONING: RMF-2
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-HIGH
6. ACREAGE: 2.42 ACRES
7. SITE ADDRESS: 769 NE GURLEY AVENUE, LAKE CITY, FL

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Concurrency Impact Analysis

The site contains one quadplex. The remainder of the site is vacant. The maximum density based on the requirements per dwelling unit, 2178 s.f., in RMF-2 zoning is 48. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.18
14:46:48 -04'00'

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	48.00	319.20	29.76

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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 Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	48.00	26.40

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 17, 2025

re: CARTER ACRES Analysis of the Requirements of Article 12 of the Land Development Regulations

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

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

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

- b) The existing land use pattern.

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. The site will utilize Lake City's water and sewer systems.

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

Analysis: The site is suited for multi-family zoning. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

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

Analysis: The subject property will have direct access to NE Basom Norris Drive and will not negatively affect living conditions.

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

The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace.

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

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

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

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

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

Analysis: The site will have all required buffering per the City's LDR's.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area is currently used for multi-family housing.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The current zoning does not allow multi-family housing for the entire site.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land

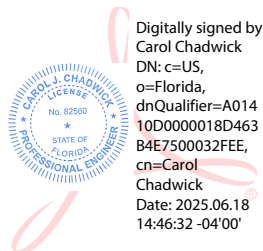
development regulations. The Planning and Zoning Board shall consider and study:

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/12/2025

Parcel: 00-00-00-11174-001 (47042)

Owner & Property Info

Result: 1 of 0

Owner	DOUGLAS-CARTER MARY ALICE		
	769 NE GURLEY AVE		
	LAKE CITY, FL 32055		
Site	769 NE GURLEY AVE, LAKE CITY		
Description*	NE DIV. COMM SW COR OF NW1/4 OF SW1/4, RUN N 595 FT FOR POB, CONT N 477.85 FT TO SWLY R/W OF SR-100-A, RUN S 46 DEG E ALONG R/W 250.31 FT, W 46.56 FT, S 179 FT, E 165 FT TO W LINE OF GIBBS PARK, RUN S 125 FT, W 270 FT TO POB. (BEING PART OF SW1/4 SEC 28-3 ...more>>>		
Area	2.42 AC	S/T/R	28-3S-17
Use Code**	SFRES/ACLF HOME (0107)	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

2024 Certified Values				2025 Working Values			
Mkt Land		\$18,590		Mkt Land		\$43,038	
Ag Land		\$0		Ag Land		\$0	
Building		\$140,209		Building		\$141,272	
XFOB		\$1,802		XFOB		\$1,802	
Just		\$160,601		Just		\$186,112	
Class		\$0		Class		\$0	
Appraised		\$160,601		Appraised		\$186,112	
SOH/10% Cap		\$0		SOH/10% Cap		\$0	
Assessed		\$160,601		Assessed		\$186,112	
Exempt		\$0		Exempt		\$0	
Total Taxable	county:\$160,601 city:\$160,601 other:\$0 school:\$160,601			Total Taxable	county:\$186,112 city:\$186,112 other:\$0 school:\$186,112		

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2025	\$100	1539 / 248	LE	I	U	14
10/2/2024	\$100	1525 / 115	WD	I	U	11
12/22/2014	\$0	1286 / 2178	PB	V	U	18
12/22/2014	\$0	1286 / 2176	PB	I	U	18
12/12/2014	\$100	1286 / 2685	WD	V	U	11
5/10/2010	\$14,000	1194 / 526	WD	V	U	37
4/29/2010	\$0	1193 / 1641	PB	V	U	18
4/29/2010	\$0	1193 / 1632	PB	V	U	18
11/2/2009	\$100	1194 / 519	QC	V	U	11
8/31/2009	\$100	1194 / 517	QC	V	U	11
8/31/2009	\$100	1194 / 515	QC	V	U	11
8/30/2005	\$9,400	1059 / 478	WD	I	Q	01
1/14/2005	\$2,000	1077 / 370	WD	I	Q	04
10/19/1996	\$1,500	829 / 1727	AD	V	U	13
3/1/1986	\$1,000	587 / 285	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/ACLF (0707)	1986	6569	8851	\$141,272

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

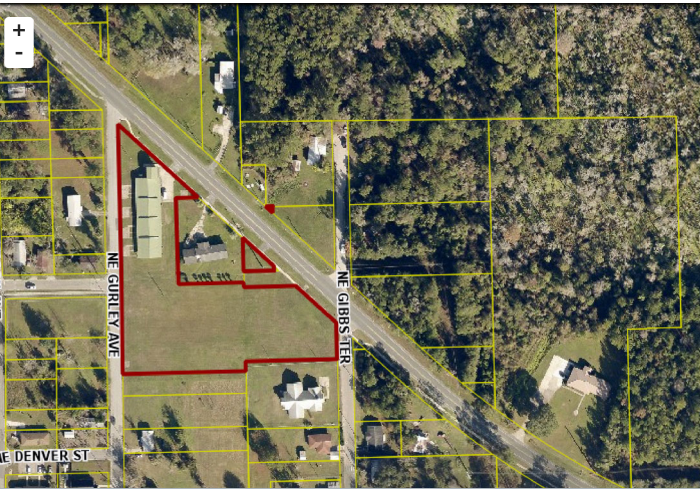
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0107	SFR/ACLF (MKT)	1.300 AC	1.0000/1.0000 1.0000/ /	\$14,300 /AC	\$18,590
0000	VAC RES (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,750
0000	VAC RES (MKT)	6,750.000 SF (0.155 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,375
0000	VAC RES (MKT)	16,291.000 SF (0.373 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,146
0000	VAC RES (MKT)	12,354.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,177

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



This Instrument Prepared by & return to:

Name: MARY A. CARTER

**Address: 769 NE GURLEY AVE
LAKE CITY, FL 32055**

Inst: 202512009715 Date: 04/30/2025 Time: 3:33PM
Page 1 of 2 B: 1539 P: 248, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: 00-00-00-11174-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the **21st** day of **April**, A.D. **2025**, by **MARY ALICE CARTER**
A/K/A MARY ALYCE CARTER, hereinafter called the grantor, to **MARY ALYCE DOUGLAS-CARTER** whose post
office address is, **769 NE GURLEY AVE, LAKE CITY, FL 32055**, **A LIFE ESTATE, WITHOUT ANY LIABILITY FOR**
WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR
OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT
CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN
ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF
ANY, TO SYLVESTER WARREN whose post office address is **930 NE JOE CONEY TER, LAKE CITY, FL 32055**, hereinafter called
the grantee:

*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal
representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)*

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

Parcel One:

SECTION 28: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4,
SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND
RUN THENCE N 0°58'19" W ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 595.00
FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 0°58'19" W ALONG SAID
WEST LINE, 477.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE
ROAD NO. 100-A, THENCE S 46°49'09" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY
LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E, ALONG SAID SOUTHWESTERLY
RIGHT-OF-WAY LINE, 250.31 FEET, THENCE S 89°11'41" W, 46.56 FEET, THENCE S 0°58'19"
E, 179.00 FEET, THENCE N 89°11'41" E, 135.00 FEET TO THE WEST LINE OF GIBBS PARK,
A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2,
PAGE 10 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 0°58'19" E
ALONG SAID WEST LINE, 125.00 FEET, THENCE S 89°11'41" W, 270.00 FEET TO THE
POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE
STREET ALONG THE WEST SIDE THEREOF. EXCLUSIVE OF ERMINE STREET.

Parcel Two:

50 FEET OFF THE SOUTH END OF A TRACT OF LAND DESCRIBED AS BEGINNING 520
FEET NORTH OF THE SW CORNER OF NW 1/4 OF SW 1/4 OF SECTION 28, TOWNSHIP 3
SOUTH, RANGE 17 EAST (COLUMBIA COUNTY, FLORIDA) AND RUN NORTH 800 FEET,
EAST 270 FEET, SOUTH 800 FEET, WEST 270 FEET TO THE SAID POINT OF BEGINNING
(ORIGINALLY CORA WRIGHT PROPERTY) IN THE NORTHEASTERN DIVISION OF LAKE
CITY, FLORIDA. DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 702 OF THE
OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Three:

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 AND RUN NORTH
570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 FEET;
THENCE EAST 270.00 FEET TO THE WEST LINE OF GIBBS PARK; THENCE SOUTH 25
FEET; THENCE WEST 270 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING
SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET (NOW NE GURLEY AVENUE) ALONG
THE WEST SIDE THEREOF. DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 370,
OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Four:

LOTS 2 AND 7 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN
PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

Parcel Five:

LOTS 5 AND 6 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR
SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

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

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

*And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2025.*

*In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above
written.*

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Patricia Lang
Printed Name 757 W. Duval St.
Lake City, FL 32055
Morgan L. Williams
Witness Signature
Morgan L. Williams
Printed Name 757 W. Duval St.
Lake City, FL 32055

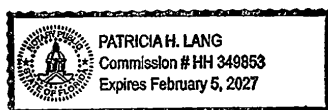
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by MARY ALYCE
DOUGLAS-CARTER, who is known to me or who has produced _____ as
identification.

physical present

Patricia Lang
Notary Public Patricia Lang
My commission expires 2-5-27





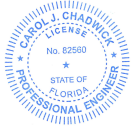
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, MARY DOUGLAS-CARTER (owner name), owner of property parcel

number 00-00-00-11174-001 (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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.18 14:46:17 -04'00'
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.

Mary Douglas Carter

Owner Signature (Notarized)

6-17-2025

Date

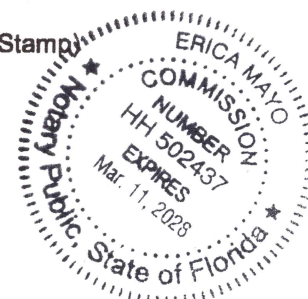
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mary Douglas - Carter,
personally appeared before me and is known by me or has produced identification
(type of I.D.) Driver's License on this 17th day of June, 20 25.

Erica Mayo
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R11174-001

DOUGLAS MARY

Year: 2024

Bill Number: 34269

Owner: DOUGLAS MARY

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS: DOUGLAS MARY
769 NE GURLEY AVE
LAKE CITY FL 32055

PROPERTY ADDRESS: 769 GURLEY
LAKE CITY 32055

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34269 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$755.46	\$755.46	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,204.90	\$1,204.90	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$115.33	\$115.33	\$0.00
LOCAL	3.1430	\$484.58	\$484.58	\$0.00
CAPITAL OUTLAY	1.5000	\$231.26	\$231.26	\$0.00
Subtotal	5.3910	\$831.17	\$831.17	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$45.27	\$45.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$2,836.81	\$2,836.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,634.81	\$1,634.81	\$0.00
TOTAL	\$1,634.81	\$1,634.81	\$0.00

City Council Ordinance No. 2025-2331
Exhibit I



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: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Existing Future Land Use Map Designation: COMMERCIAL
5. Proposed Future Land Use Map Designation: RES HIGH DENSITY (20 DU/ACRE)
6. Zoning Designation: COMMERCIAL GENERAL (PROPOSED CHANGE TO RMF-2)
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title ☒ 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): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, Trustee)
Mailing Address: 291 NW MAIN BLVD
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 397-3002 Fax: () Email: dcrapps@danielcrapps.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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

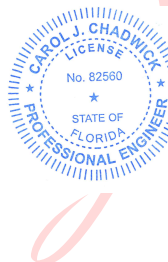
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.20
13:29:40 -04'00'

FLORIDA'S GATEWAY CENTER NORTH

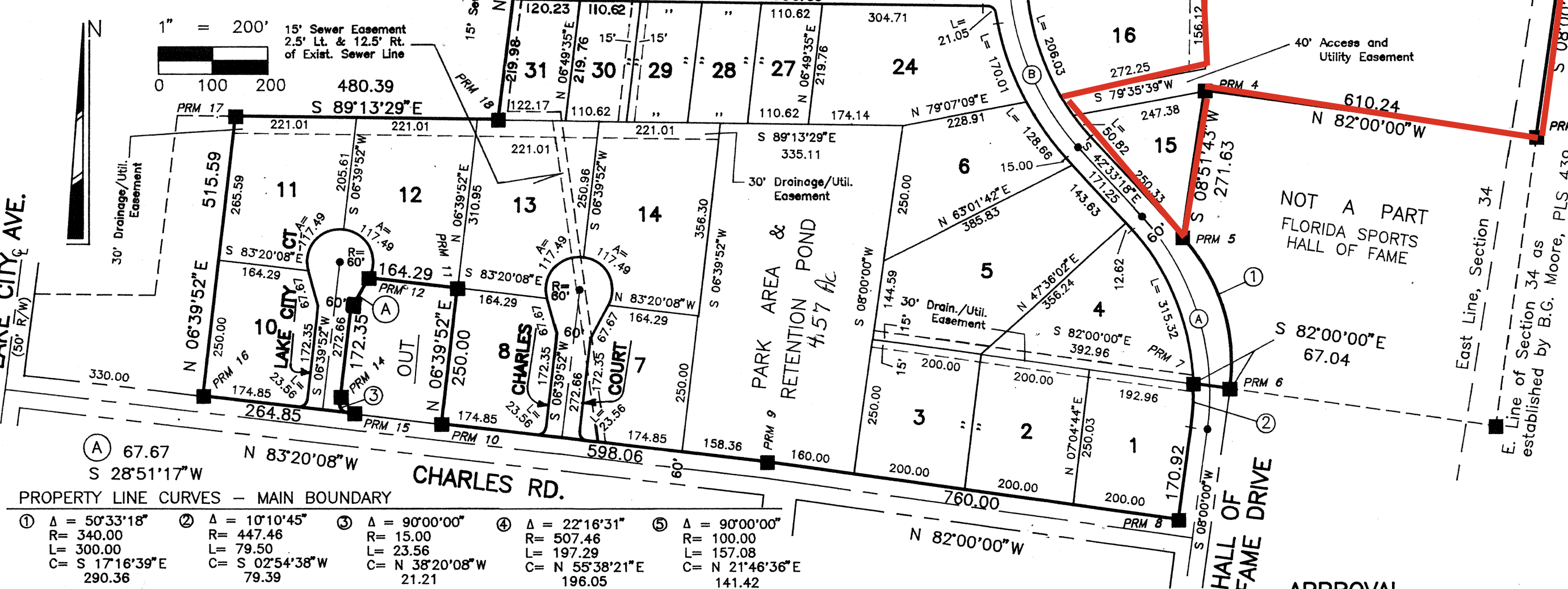
IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CITY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney
DATE: 2/14/1990

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works
DATE: 2/17/1990



PROPERTY LINE CURVES - MAIN BOUNDARY

Curve	Angle	Radius	Length	Chord	Bearing
1	50°33'18"	340.00	340.00	340.00	S 17°16'39"E
2	10°10'45"	79.50	79.50	79.50	S 02°54'38"W
3	90°00'00"	23.56	23.56	23.56	S 02°54'38"W
4	22°16'31"	15.00	15.00	15.00	S 38°20'08"W
5	90°00'00"	100.00	100.00	100.00	S 21°46'36"E

DESCRIPTION
COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°30'43"W. along the North line of Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75; thence S.23°13'24"E. along said Westerly Right-of-Way line 1150.12 feet to the POINT OF BEGINNING; thence continue S.23°13'40"E. still along said Westerly Right-of-Way line 912.10 feet to a point on the East line of Section 34 as established by B.G. Moore, P.L.S. # 439; thence S.08°00'45"W. along said East line 452.39 feet; thence N.82°00'00"W. 610.24 feet; thence S.08°51'43"W. 271.63 feet to a point on the arc of a curve concave to the Southwest having a radius of 340.00 feet, said curve also having a Chord bearing of S.17°16'39"E.; thence Southerly along the arc of said curve 300.00 feet; thence N.82°00'00"W. 67.04 feet to a point on the Westerly Right-of-Way line of Hall of Fame Drive, said point being on the arc of a curve concave to the West having a radius of 447.48 feet, said curve also having a Chord bearing of S.02°54'38"W.; thence Southerly along the arc of said curve being also said Westerly Right-of-Way line 79.50 feet to the point of tangency of said curve; thence S.08°00'00"W. still along said Westerly Right-of-Way line 170.92 feet to its intersection with the Northerly Right-of-Way line of Charles Road; thence N.82°00'00"W. along said Northerly Right-of-Way line 760.00 feet; thence N.83°20'08"W. still along said Northerly Right-of-Way line 598.06 feet; thence S.08°39'52"E. 250.00 feet; thence N.83°20'08"W. 164.29 feet; thence S.28°51'17"W. 67.67 feet; thence S.06°39'52"W. 172.35 feet to the point of curve of a curve concave to the Northeast having a radius of 15.00 feet said curve also having a Chord bearing of S.38°20'08"E.; thence Southerly along the arc of said curve 23.56 feet to a point on the Northerly Right-of-Way line of Charles Road; thence N.83°20'08"W. along said Northerly Right-of-Way line 264.85 feet; thence N.06°39'52"E. 515.59 feet to a point on the South line of GATORWOOD subdivision as recorded in Plat Book 5, page 14 of the Public Records of Columbia County, Florida; thence S.89°13'29"E. along said South line 480.40 feet; thence N.07°19'39"E. along the East line of said GATORWOOD 1000.77 feet to a point on the Southerly Right-of-Way line of Hill Circle; thence S.89°12'49"E. along said Southerly Right-of-Way line 555.82 feet; thence S.75°16'59"E. 409.97 feet to a point on the arc of a curve concave to the Southeast having a radius of 507.46 feet, said curve also having a Chord bearing of N.55°38'21"E.; thence Northeasterly along the arc of said curve 197.29 feet to the point of tangency of said curve; thence N.66°46'36"E. 273.47 feet to the point of curve of a curve concave to the West having a radius of 100.00 feet, said curve also having a Chord bearing of N.21°46'36"E.; thence Northerly along the arc of said curve 157.08 feet; thence N.66°46'36"E. 60.00 feet to the POINT OF BEGINNING.

LEGEND/NOTES

- 1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.
- 2.) ☐ = Concrete Monument found in place at time of Survey.
- 3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.
- 4.) Field data closure precision complies with Minimum Technical Standards.
- 5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).
- 6.) Zoning: Lots 27-46 - Residential Multi-Family
Lots 1-26, 47 & 48 - Commercial

NOTICE: There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct Plat of the lands Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that permanent reference monuments have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 2/12/1990

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION											
1	1.13	13	1.53	25	1.52	37	0.56				
2	1.15	14	1.65	26	1.40	38	0.56				
3	1.16	15	0.74	27	0.56	39	0.56				
4	1.38	16	1.26	28	0.56	40	0.56				
5	1.95	17	1.36	29	0.56	41	0.59				
6	1.24	18	1.24	30	0.56	42	0.57				
7	1.07	19	1.15	31	0.61	43	0.55				
8	1.07	20	1.08	32	0.60	44	0.55				
9	OUT	21	1.00	33	0.56	45	0.55				
10	1.07	22	1.00	34	0.56	46	0.55				
11	1.30	23	1.05	35	0.56	47	0.87				
12	1.42	24	1.69	36	0.56	48	0.76				

EASEMENT NOTE

In addition to the Easements shown on the face of the Plat, other utility easements exist as follows:

- 1.) Easements 10.00 feet each side of all property lines dividing lots, and
- 2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.

SIGNED: Daniel Crapps
Daniel Crapps, Trustee
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

FIRST MORTGAGEE

SIGNED: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION

SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

ACKNOWLEDGEMENT 1 - OWNER

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 2 - FIRST MORTGAGEE

STATE OF FLORIDA, COUNTY OF Columbia
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Charles A. and Harvey D. Devane, as first mortgagees, with their seals affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 3 - SECOND MORTGAGEE

STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.

SIGNED: Sharon E. Walker
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

APPROVAL

ZONING BOARD, CITY OF LAKE CITY
SIGNED: _____

Chairman

ATTEST

DATE: 2/12/1990

APPROVAL

CITY COUNCIL, CITY OF LAKE CITY
SIGNED: T. Gerald Witt
T. Gerald Witt, Mayor

ATTEST

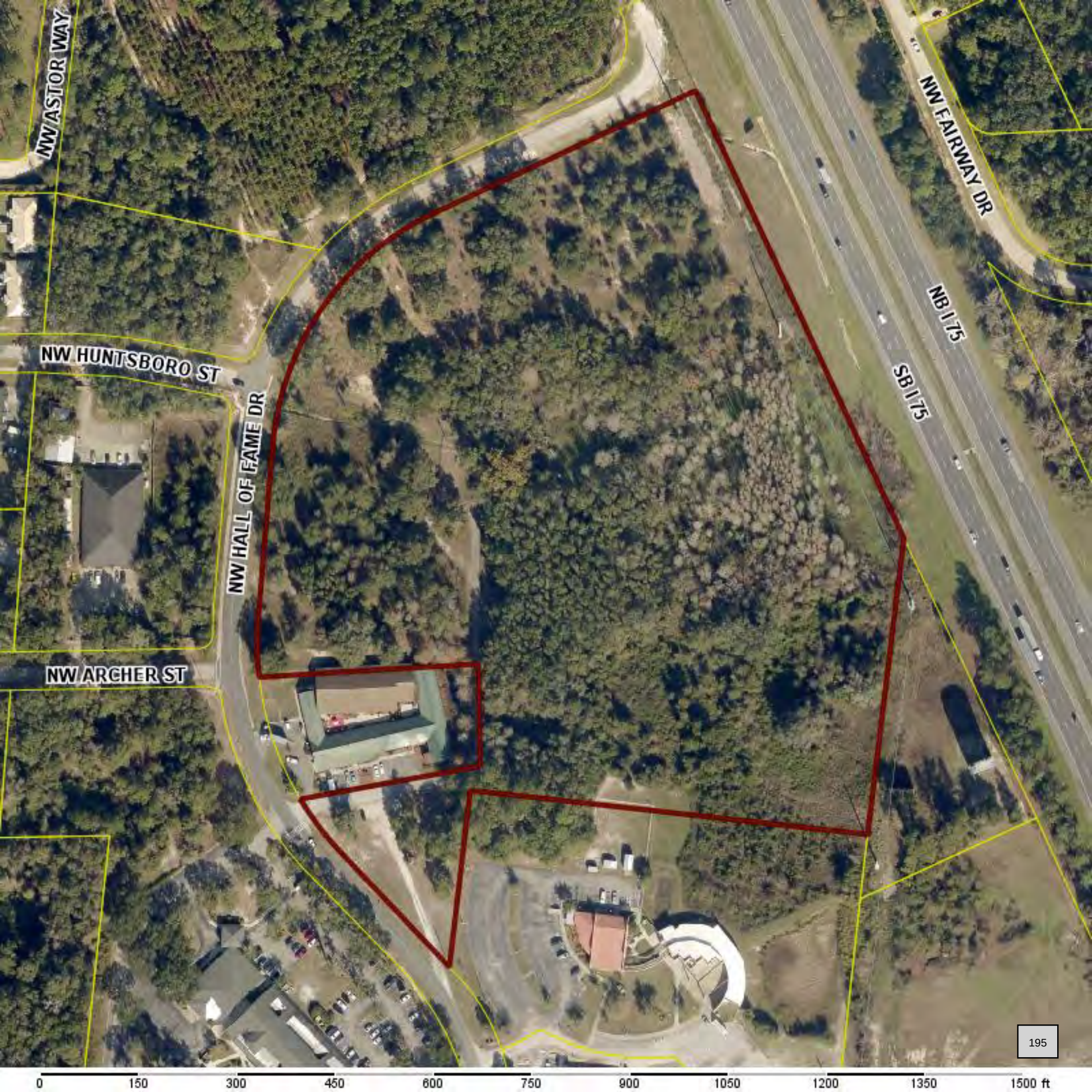
DATE: 2/12/1990

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this _____ day of _____, 19____ in Plat Book No. _____, Page No. _____.

SIGNED: P. Donithan
Clerk of Circuit Court,
Columbia County, Florida

90-04552
6 25



NW ASTOR WAY

NW HUNTSBORO ST

NW ARCHER ST

NW HALL OF FAME DR

NW FAIRWAY DR

NB I 75

SB I 75

0 150 300 450 600 750 900 1050 1200 1350 1500 ft

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20
13:29:25 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	154.00	1024.10	95.48

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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 Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Comprehensive Plan Consistency Analysis

The NORTHWEST QUADRANT LAND TRUST proposed comprehensive plan amendment is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - 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 I.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 proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- Policy I.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 on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy I.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 subject property is located on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy I.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 2026.

Consistency: The development may be developed by 2026.

- 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: There are wetlands and a floodplain on the parcel of this property. As part of the future site development plan, all permitting will incorporate applicable regulations with regard to floodplain and wetlands.

- 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: A multi-family development is ideal for this location due to its proximity to collector and arterial roads. Other properties with similar zonings are in the neighborhood.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

Parcel 34-3S-16-02463-115

Owners

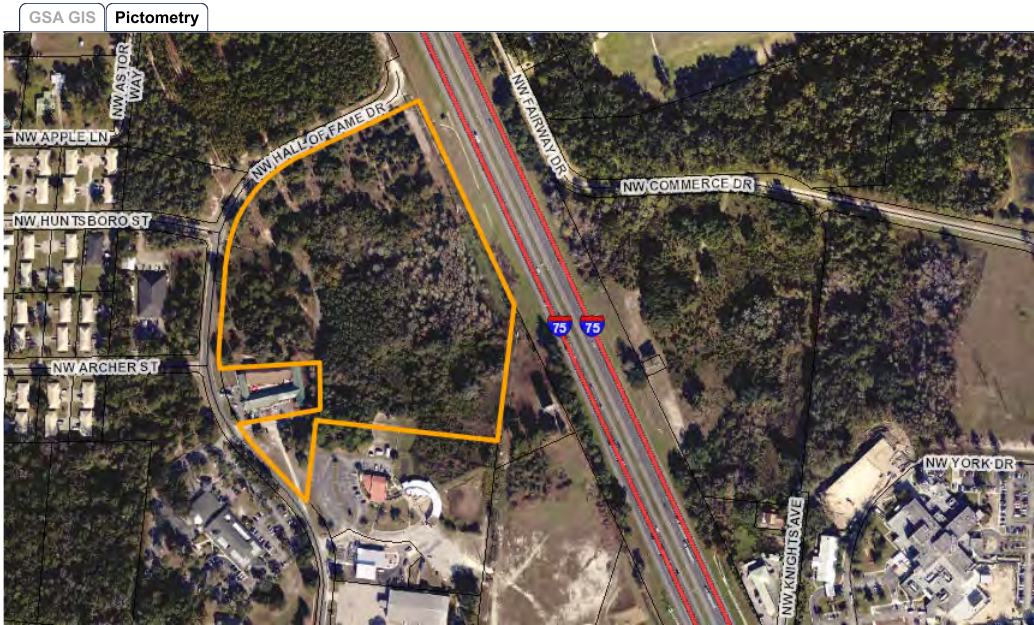
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description

LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.



30° 11' 16" N 82° 41' 21" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$468,750
Total Ag Land	\$0
Total Market	\$468,750
Total Assessed	\$468,750
Total Exempt	\$0
Total Taxable	\$468,750
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Assessed	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	\$50,000.00/AC	18.75	0.50	\$468,750

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

SAP:dhb
3-86-1780
12/2/86

✓ NTK

Rev. 37.00
See Sta. 13 2384.00

WARRANTY DEED

BK 0609 PG 0074
OFFICIAL RECORDS

THIS WARRANTY DEED made this 8th day of December, 1986, CHARLES A. DevANE and HARVEY D. DevANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate parks, streets, highways or alleys, and to vacate any subdivision or

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC
RECORDS, COLUMBIA COUNTY, FLORIDA
DEC - 8 PM 3:48
Mary B. Childs
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

BK 0609 PG0075
OFFICIAL RECORDS

part thereof, and to resubdivide the property as often as desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986.

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

Signed, sealed and delivered in the presence of:

Jan 2 2mm

Charles A. DeVane (SEAL)
CHARLES A. DeVANE

[Signature]
Witnesses

[Signature] (SEAL)
HARVEY D. DeVANE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

(NOTARIAL
SEAL)

Manfred H. Morris
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

BK 0609 Pg 0078
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

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OFFICIAL RECORDS

arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

for file

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

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Daniel Crapps, Trustee of NW Quadrant Land Trust

I, _____ (owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463 B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.20 13:28:50 -04'00'
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.

Daniel Crapps
Owner Signature (Notarized)

5/20/2025
Date

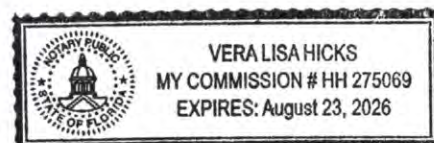
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is DANIEL CRAPPS,
personally appeared before me and is known by me or has produced identification
(type of I.D.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	8,624.87
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	61.26
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COMBINED TAXES AND ASSESSMENTS	8,686.13	See reverse side for important information
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Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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Receipt(s) 2024-25810 on 12/31/24 for \$8,425.55 by NW QUADRANT LAND TRUST DANIEL CRAPPS, TRUSTEE

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

ORDINANCE 2025-2331

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town, likely in the South, featuring a large, light-colored building with a red roof, possibly a church or school, situated near a body of water. The town is surrounded by trees and other buildings.

INTRODUCTION

LOCATION

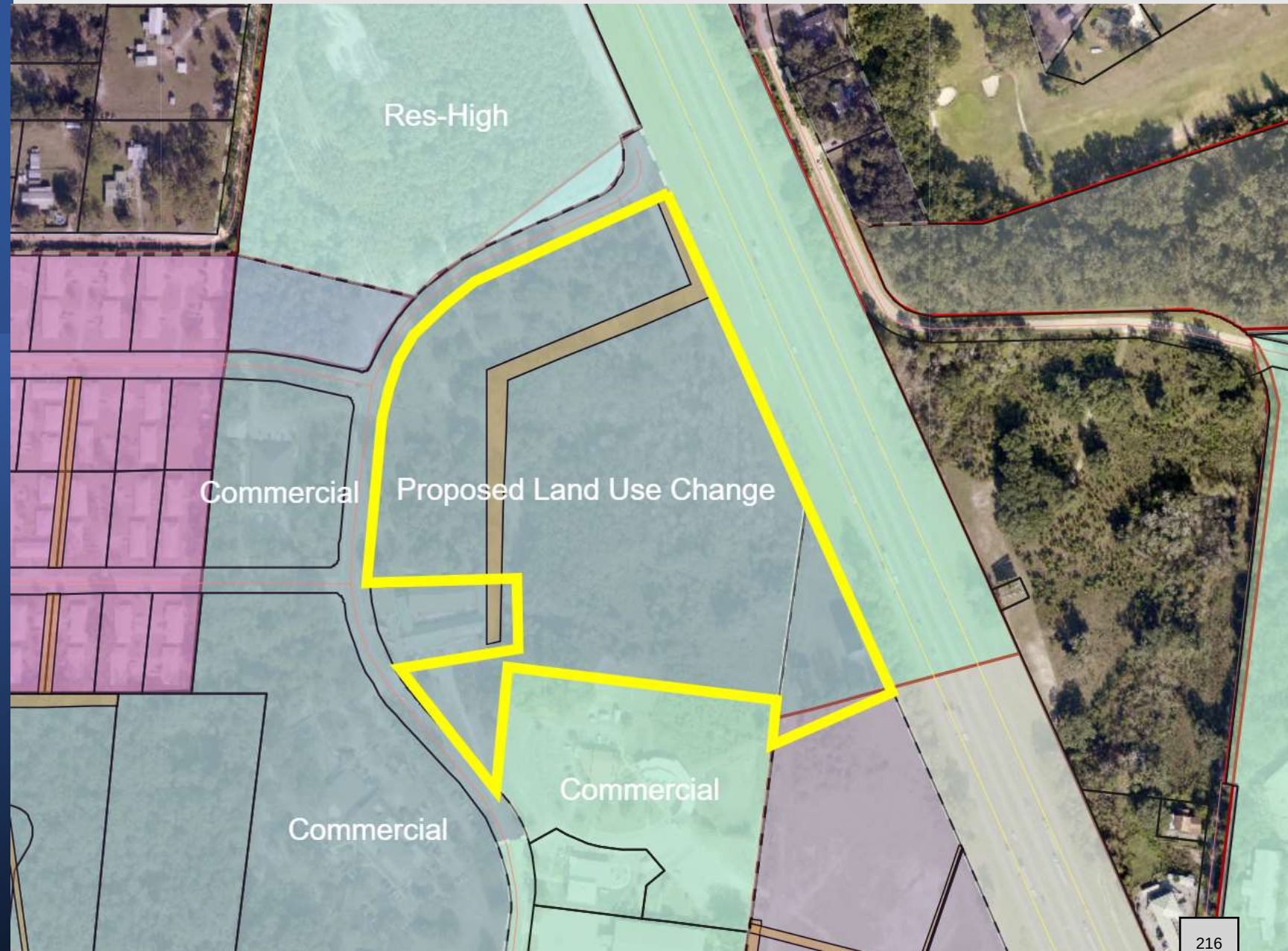
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 has a current Future Land Use designation of Commercial;
- Petition CPA 25-07 is a request to change the Future Land Use on parcel 02463-115 from Commercial to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North-Res-High
 - East- Highway Interchange County
 - South- Commercial City
 - West- Res-High and Commercial City

Location



Staff Review

Dossage Envelope ID: 4545F5A2-FE3E-447A-A981-351FBAED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfm.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/24/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danawscrapps.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccperwyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2331.

QUESTIONS?



City Council Ordinance No. 2025-2331
Exhibit J



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: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Existing Future Land Use Map Designation: COMMERCIAL
5. Proposed Future Land Use Map Designation: RES HIGH DENSITY (20 DU/ACRE)
6. Zoning Designation: COMMERCIAL GENERAL (PROPOSED CHANGE TO RMF-2)
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title ☒ 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): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, Trustee)
Mailing Address: 291 NW MAIN BLVD
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 397-3002 Fax: () Email: dcrapps@danielcrapps.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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

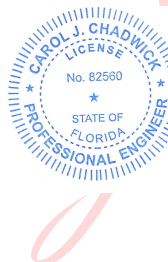
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.20
13:29:40 -04'00'

FLORIDA'S GATEWAY CENTER NORTH

IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

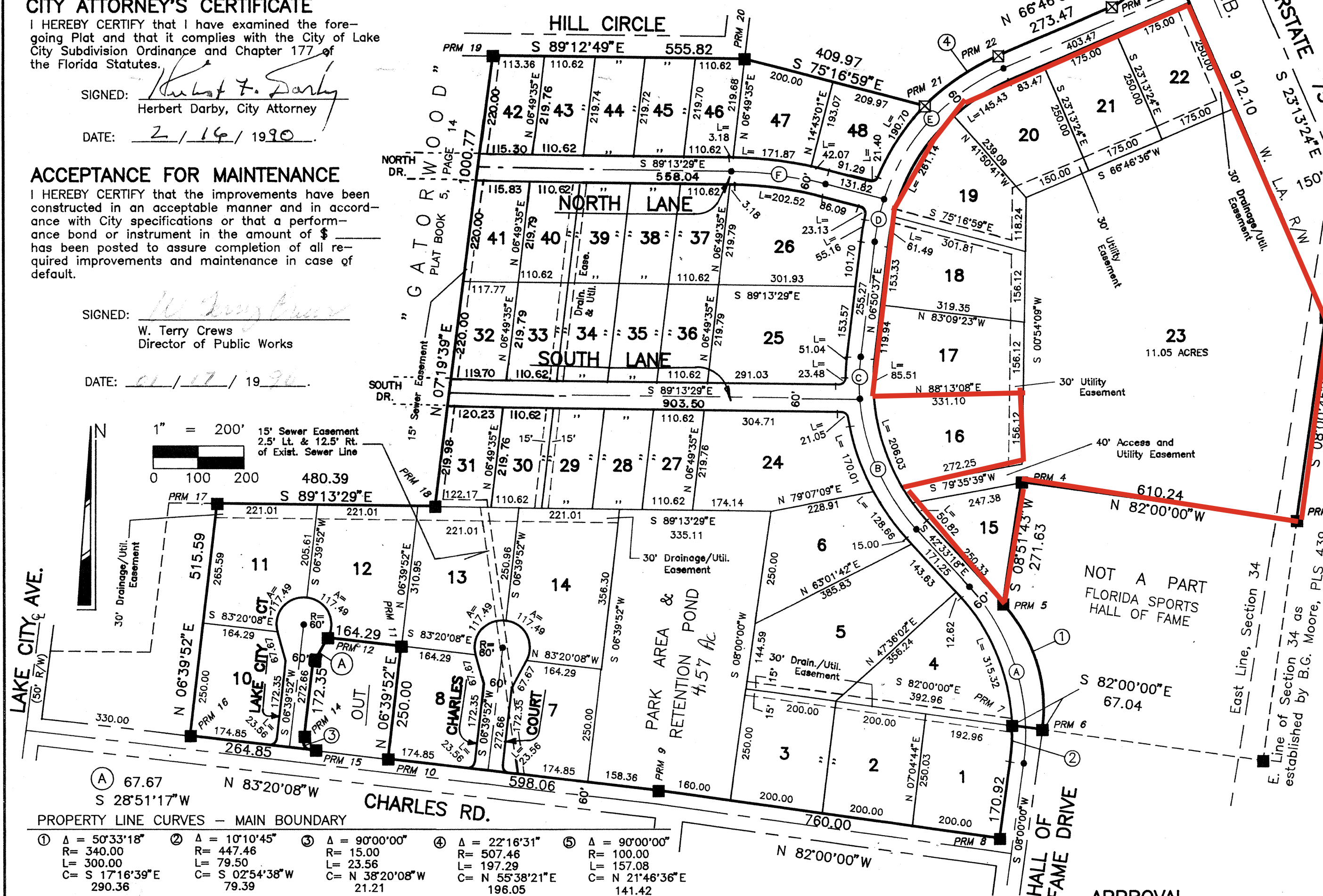
CITY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney
DATE: 2/14/1990

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works
DATE: 2/17/1990

90-04552
6 25



EASEMENT NOTE
In addition to the Easements shown on the face of the Plat, other utility easements exist as follows:
1.) Easements 10.00 feet each side of all property lines dividing lots, and
2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee, and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.
NORTHWEST QUADRANT LAND TRUST

SIGNED: Daniel Crapps
Daniel Crapps, Trustee
Witness: _____

FIRST MORTGAGEE
SIGNED: Charles A. Devane
Charles A. Devane
Witness: _____
SIGNED: Harvey D. Devane
Harvey D. Devane
Witness: _____

SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION
SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President
Witness: _____

ACKNOWLEDGEMENT 1 - OWNER
STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.
SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 2 - FIRST MORTGAGEE
STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Charles A. and Harvey D. Devane, as first mortgagees, with their seals affixed hereto.
SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 3 - SECOND MORTGAGEE
STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.
SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

DESCRIPTION
COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°30'43"W. along the North line of Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75; thence S.23°13'24"E. along said Westerly Right-of-Way line 1150.12 feet to the POINT OF BEGINNING; thence continue S.23°13'40"E. still along said Westerly Right-of-Way line 912.10 feet to a point on the East line of Section 34 as established by B.G. Moore, P.L.S. # 439; thence S.08°00'45"W. along said East line 452.39 feet; thence N.82°00'00"W. 610.24 feet; thence S.08°51'43"W. 271.63 feet to a point on the arc of a curve concave to the Southwest having a radius of 340.00 feet, said curve also having a Chord bearing of S.17°16'39"E.; thence Southerly along the arc of said curve 300.00 feet; thence N.82°00'00"W. 67.04 feet to a point on the Westerly Right-of-Way line of Hall of Fame Drive, said point being on the arc of a curve concave to the West of a radius of 447.48 feet, said curve also having a Chord bearing of S.02°54'38"W.; thence Southerly along the arc of said curve being also said Westerly Right-of-Way line 79.50 feet to the point of tangency of said curve; thence S.08°00'00"W. still along said Westerly Right-of-Way line 170.92 feet to its intersection with the Northerly Right-of-Way line of Charles Road; thence N.82°00'00"W. along said Northerly Right-of-Way line 760.00 feet; thence N.83°20'08"W. still along said Northerly Right-of-Way line 598.06 feet; thence S.08°39'52"E. 250.00 feet; thence N.83°20'08"W. 164.29 feet; thence S.28°51'17"W. 67.67 feet; thence S.06°39'52"W. 172.35 feet to the point of curve of a curve concave to the Northeast having a radius of 15.00 feet said curve also having a Chord bearing of S.38°20'08"E.; thence Southeasterly along the arc of said curve 23.56 feet to a point on the Northerly Right-of-Way line of Charles Road; thence N.83°20'08"W. along said Northerly Right-of-Way line 264.85 feet; thence N.06°39'52"E. 515.59 feet to a point on the South line of GATORWOOD subdivision as recorded in Plat Book 5, page 14 of the Public Records of Columbia County, Florida; thence S.89°13'29"E. along said South line 480.40 feet; thence N.07°19'39"E. along the East line of said GATORWOOD 1000.77 feet to a point on the Southerly Right-of-Way line of Hill Circle; thence S.89°12'49"E. along said Southerly Right-of-Way line 555.82 feet; thence S.75°16'59"E. 409.97 feet to a point on the arc of a curve concave to the Southeast having a radius of 507.46 feet, said curve also having a Chord bearing of N.55°38'21"E.; thence Northeasterly along the arc of said curve 197.29 feet to the point of tangency of said curve; thence N.66°46'36"E. 273.47 feet to the point of curve of a curve concave to the West having a radius of 100.00 feet, said curve also having a Chord bearing of N.21°46'36"E.; thence Northerly along the arc of said curve 157.08 feet; thence N.66°46'36"E. 60.00 feet to the POINT OF BEGINNING.

LEGEND/NOTES
1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.
2.) ☒ = Concrete Monument found in place at time of Survey.
3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.
4.) Field data closure precision complies with Minimum Technical Standards.
5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).
6.) Zoning: Lots 27-46 - Residential Multi-Family
Lots 1-26, 47 & 48 - Commercial
NOTICE: There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.
NOTICE: All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY this to be a true and correct Plat of the lands Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that permanent reference monuments have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.
SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 2/12/1990

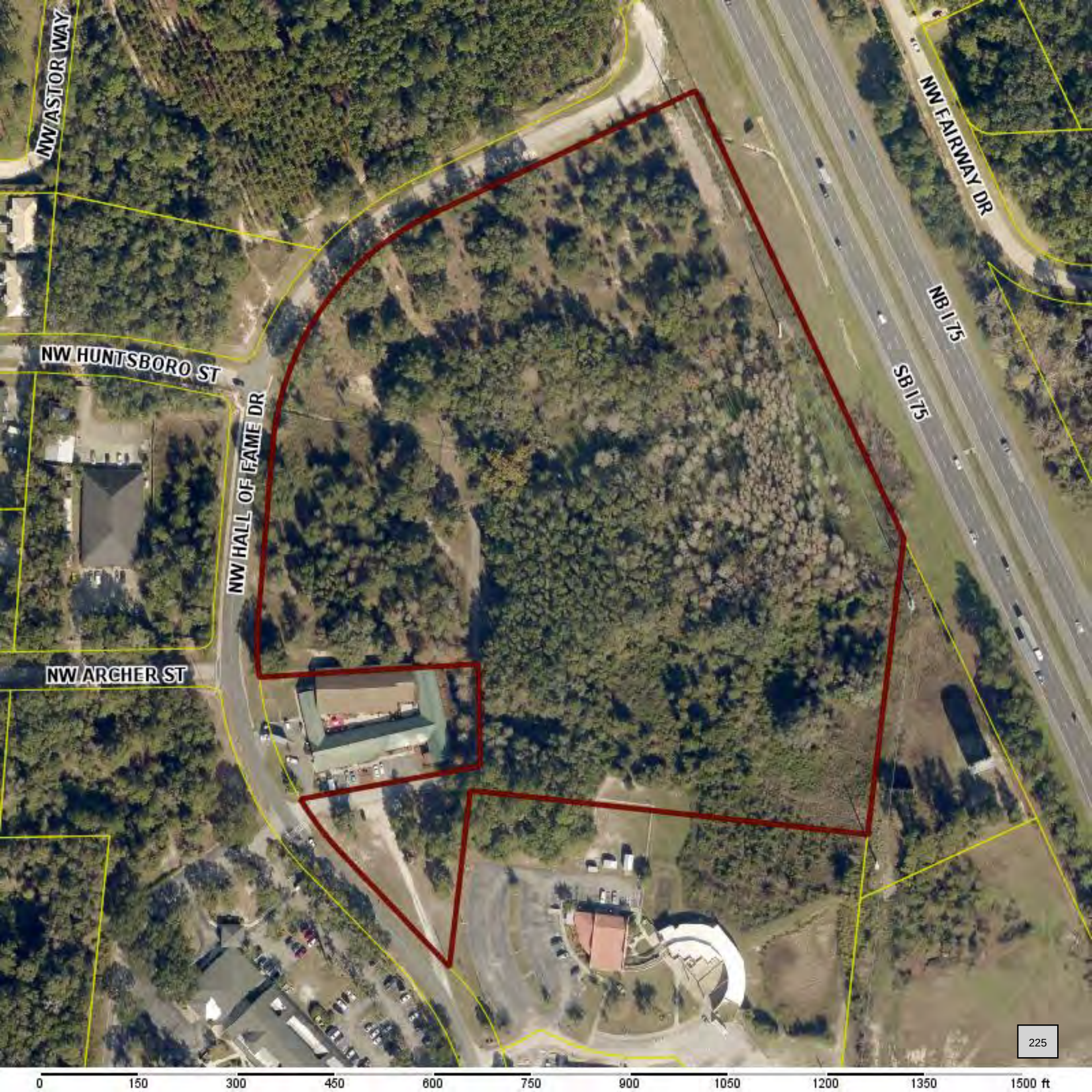
APPROVAL
ZONING BOARD, CITY OF LAKE CITY
SIGNED: _____

Chairman
ATTEST
DATE: 2/12/1990

APPROVAL
CITY COUNCIL, CITY OF LAKE CITY
SIGNED: T. Gerald Witt
T. Gerald Witt, Mayor
ATTEST
DATE: 2/12/1990

COUNTY CLERK'S CERTIFICATE
THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this 22 day of Feb, 1990 in Plat Book No. 90-04552, Page No. 25.
SIGNED: Don F. Lee
Clerk of Circuit Court,
Columbia County, Florida
SHEET 1 OF 1
Donald F. Lee and Associates, Inc.
LAKE CITY, FLORIDA PH: (904)755-6166

CAD FILE: GATE-R
W.O. No. 37-492



NW ASTOR WAY

NW HUNTSBORO ST

NW ARCHER ST

NW HALL OF FAME DR

NW FAIRWAY DR

NB I 75

SB I 75

0 150 300 450 600 750 900 1050 1200 1350 1500 ft

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20 13:29:25 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	154.00	1024.10	95.48

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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 Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Comprehensive Plan Consistency Analysis

The NORTHWEST QUADRANT LAND TRUST proposed comprehensive plan amendment is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - 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 I.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 proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- Policy I.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 on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy I.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 subject property is located on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy I.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 2026.

Consistency: The development may be developed by 2026.

- 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: There are wetlands and a floodplain on the parcel of this property. As part of the future site development plan, all permitting will incorporate applicable regulations with regard to floodplain and wetlands.

- 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: A multi-family development is ideal for this location due to its proximity to collector and arterial roads. Other properties with similar zonings are in the neighborhood.

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
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20
13:29:12 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

Parcel 34-3S-16-02463-115

Owners

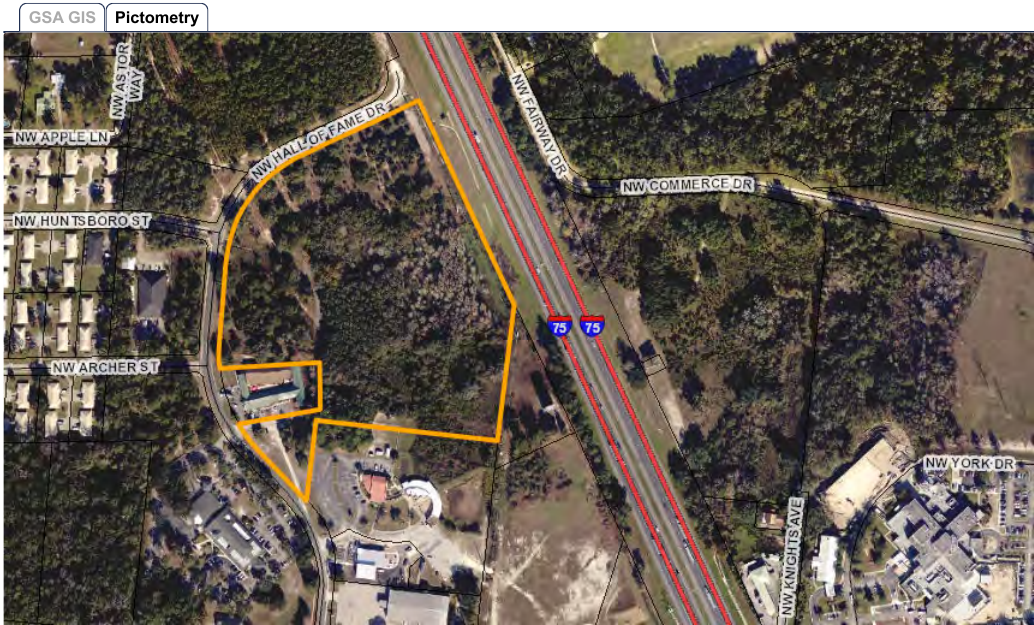
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description

LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.



30° 11' 16" N 82° 41' 21" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$468,750
Total Ag Land	\$0
Total Market	\$468,750
Total Assessed	\$468,750
Total Exempt	\$0
Total Taxable	\$468,750
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Assessed	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	\$50,000.00/AC	18.75	0.50	\$468,750

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

SAP:dhb
3-86-1780
12/2/86

✓ NTK

Rev. 37.00
See Sta. 13 2384.00

WARRANTY DEED

BK 0609 PG 0074
OFFICIAL RECORDS

THIS WARRANTY DEED made this 8th day of December, 1986, CHARLES A. DevANE and HARVEY D. DevANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate parks, streets, highways or alleys, and to vacate any subdivision or

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC
RECORDS, COLUMBIA COUNTY, FLORIDA
DEC - 8 PM 3:48
Mary B. Childs
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

BK 0609 PG0075
OFFICIAL RECORDS

part thereof, and to resubdivide the property as often as desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986.

BK 0609 PG0077
OFFICIAL RECORDS

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

Signed, sealed and delivered in the presence of:

Jan 2 2mm

Charles A. DeVane (SEAL)
CHARLES A. DeVANE

[Signature]
Witnesses

[Signature] (SEAL)
HARVEY D. DeVANE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

(NOTARIAL
SEAL)

Manfred H. Morris
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

BK 0609 Pg 0078
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

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OFFICIAL RECORDS

arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

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OFFICIAL RECORDS

Daniel Crapps, Trustee of NW Quadrant Land Trust

I, _____ (owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463 B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.20 13:28:50 -04'00'
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.

Daniel Crapps
Owner Signature (Notarized)

5/20/2025
Date

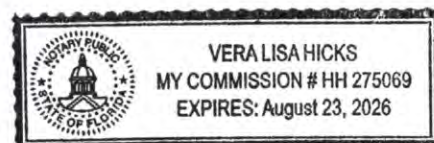
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is DANIEL CRAPPS,
personally appeared before me and is known by me or has produced identification
(type of I.D.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	8,624.87
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	61.26
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COMBINED TAXES AND ASSESSMENTS	8,686.13	See reverse side for important information
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Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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Receipt(s) 2024-25810 on 12/31/24 for \$8,425.55 by NW QUADRANT LAND TRUST DANIEL CRAPPS, TRUSTEE

City Council Ordinance No. 2025-2335
Exhibit K



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: COMMERCIAL GENERAL
6. Proposed Zoning Designation: RMF-2
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

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): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, Trustee)
Mailing Address: 291 NW MAIN BLVD
City: LAKE CITY State: FL Zip: 32055
Telephone: () 386-397-3002 Fax: () Email: dcrapps@danielcrapps.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☐ No
Future Land Use Map Amendment: ☐ Yes _____ ☐ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

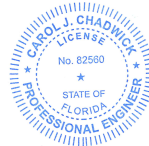
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463
B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:28:13 -04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

FLORIDA'S GATEWAY CENTER NORTH

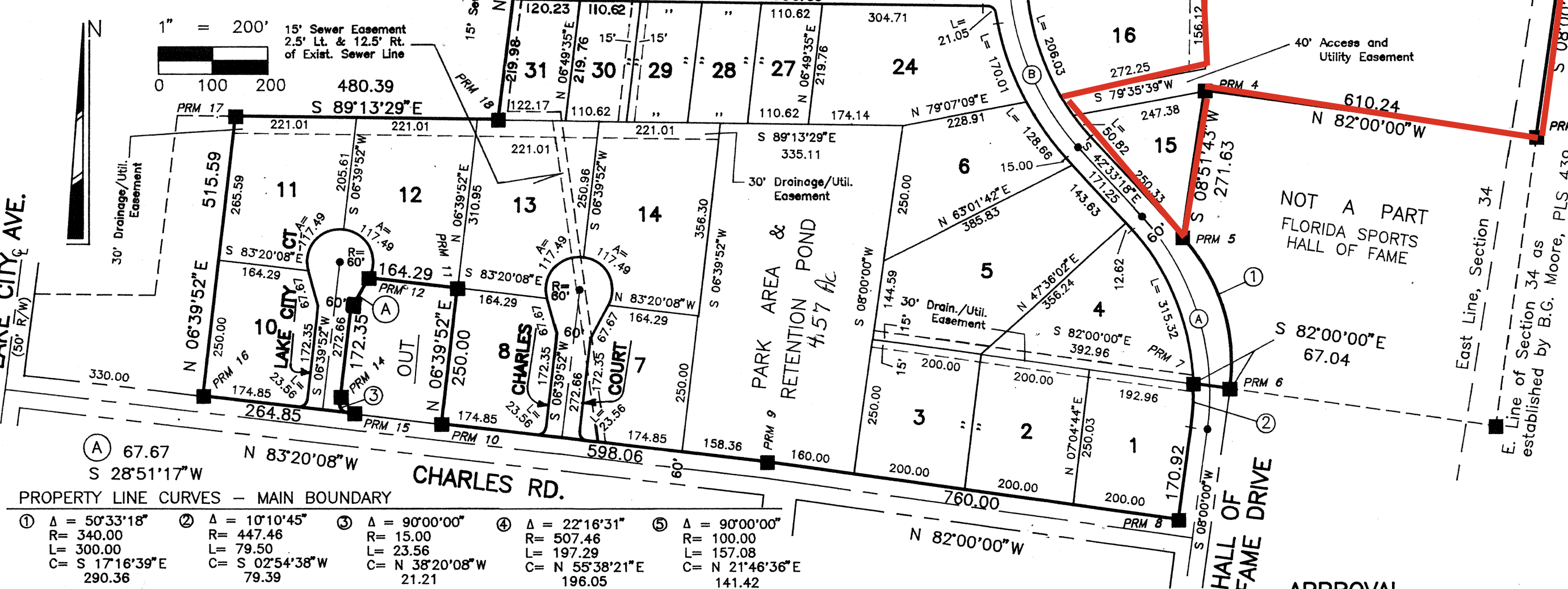
IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CITY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney
DATE: 2/14/1990

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works
DATE: 2/17/1990



DESCRIPTION
COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°30'43\"

- LEGEND/NOTES**
- 1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.
 - 2.) ☒ = Concrete Monument found in place at time of Survey.
 - 3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.
 - 4.) Field data closure precision complies with Minimum Technical Standards.
 - 5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).
 - 6.) Zoning: Lots 27-46 - Residential Multi-Family
Lots 1-26, 47 & 48 - Commercial
- NOTICE:** There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.
- NOTICE:** All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY this to be a true and correct Plat of the lands Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that permanent reference monuments have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 2/12/1990

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION							
1	1.13	13	1.53	25	1.52	37	0.56
2	1.15	14	1.65	26	1.40	38	0.56
3	1.16	15	0.74	27	0.56	39	0.56
4	1.38	16	1.26	28	0.56	40	0.56
5	1.95	17	1.36	29	0.56	41	0.59
6	1.24	18	1.24	30	0.56	42	0.57
7	1.07	19	1.15	31	0.61	43	0.55
8	1.07	20	1.08	32	0.60	44	0.55
9	OUT	21	1.00	33	0.56	45	0.55
10	1.07	22	1.00	34	0.56	46	0.55
11	1.30	23	1.05	35	0.56	47	0.87
12	1.42	24	1.69	36	0.56	48	0.76

- EASEMENT NOTE**
In addition to the Easements shown on the face of the Plat, other utility easements exist as follows:
- 1.) Easements 10.00 feet each side of all property lines dividing lots, and
 - 2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.

SIGNED: Daniel Crapps
Daniel Crapps, Trustee
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane
SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION
SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

ACKNOWLEDGEMENT 1 - OWNER
STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 2 - FIRST MORTGAGEE
STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Charles A. and Harvey D. Devane, as first mortgagees, with their seals affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 3 - SECOND MORTGAGEE
STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.

SIGNED: Sharon E. Walker
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

APPROVAL
ZONING BOARD, CITY OF LAKE CITY
SIGNED: _____
Chairman

ATTEST
DATE: 2/12/1990

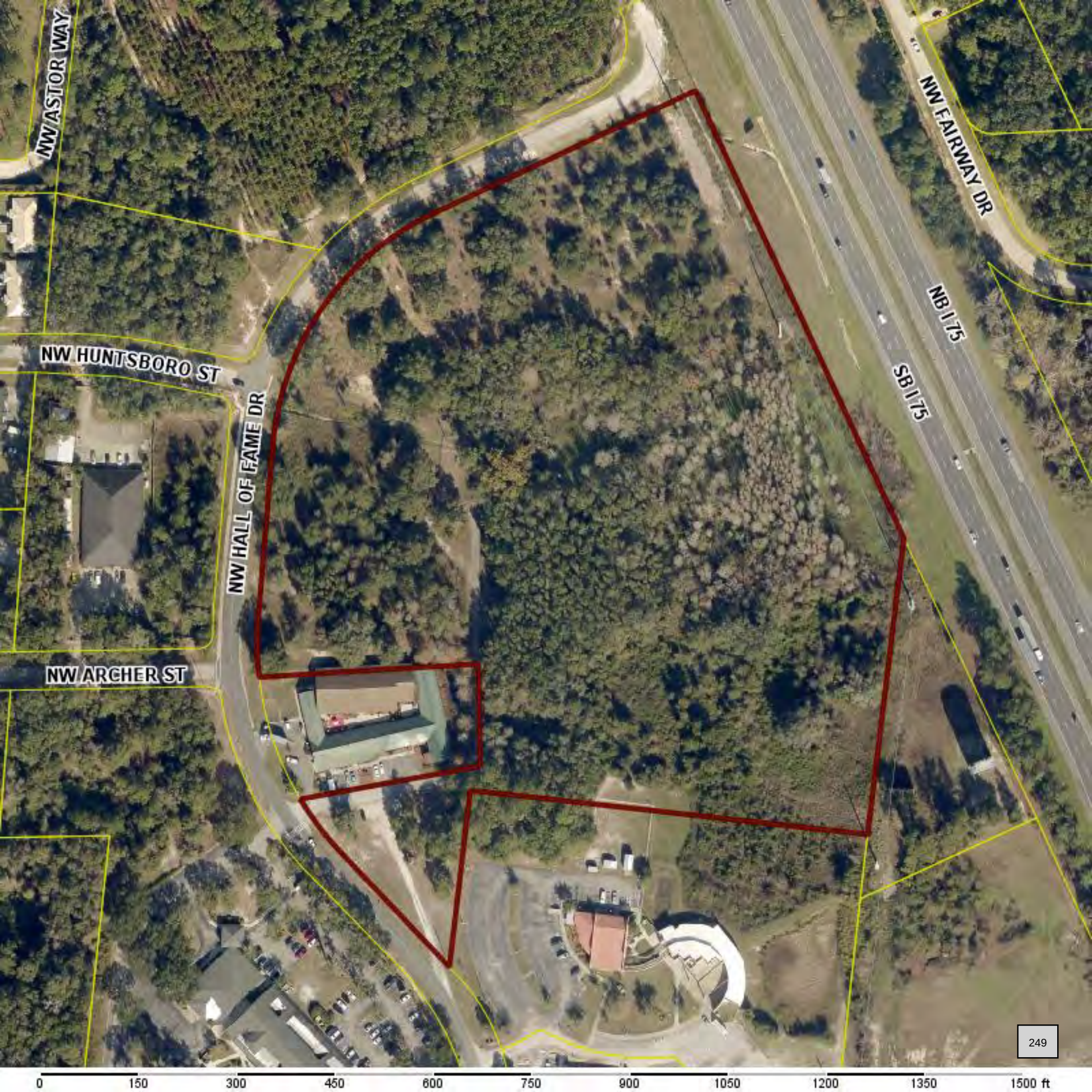
APPROVAL
CITY COUNCIL, CITY OF LAKE CITY
SIGNED: T. Gerald Witt
T. Gerald Witt, Mayor

ATTEST
DATE: 2/12/1990

COUNTY CLERK'S CERTIFICATE
THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this _____ day of _____, 19____ in Plat Book No. _____, Page No. _____.

SIGNED: P. Donithan
Clerk of Circuit Court,
Columbia County, Florida

90-04552
6 25



NW ASTOR WAY

NW HUNTSBORO ST

NW ARCHER ST

NW HALL OF FAME DR

NW FAIRWAY DR

NB I 75

SB I 75

0 150 300 450 600 750 900 1050 1200 1350 1500 ft

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20
13:27:58 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	154.00	1024.10	95.48

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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 Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Analysis of the Requirements of Article 12 of the Land Development Regulations

The NORTHWEST QUADRANT LAND TRUST proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

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

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

- b) The existing land use pattern.

Analysis: There is currently similar zoning in the area.

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

Analysis: There is currently similar zoning in the area.

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

Analysis: The subject property is located on NW Hall of Fame Drive that connects to W US Highway 90. Additional students may utilize the public school system. The site will utilize available Lake City utilities.

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

Analysis: There is an urgent need for housing in the community so changing the zoning will create the opportunity for new housing.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway 90 and will not negatively affect living conditions.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway.

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

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

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

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

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

Analysis: The site will have all required buffering per the City's LDR's.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as there are other similar zonings in the area.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The current zoning does not allow multi-family housing.

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

Analysis: The change will allow for multi-family housing. Additional housing is needed in the community.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

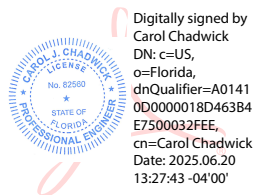
- i. The need and justification for the change.

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

Parcel 34-3S-16-02463-115

Owners

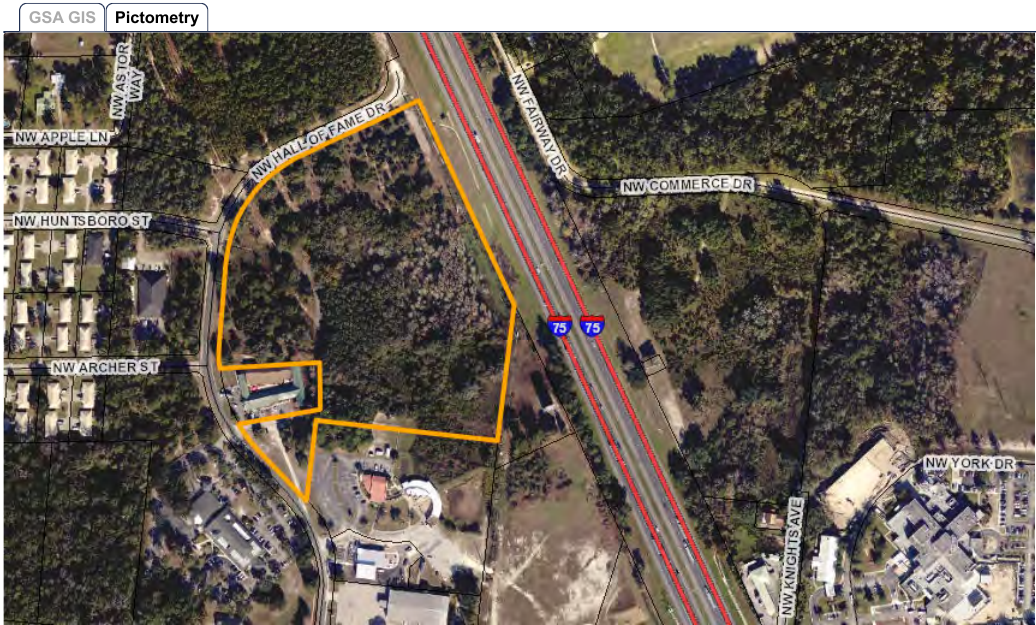
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description

LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.



30° 11' 16" N 82° 41' 21" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$468,750
Total Ag Land	\$0
Total Market	\$468,750
Total Assessed	\$468,750
Total Exempt	\$0
Total Taxable	\$468,750
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Assessed	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	\$50,000.00/AC	18.75	0.50	\$468,750

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

SAP:dhb
3-86-1780
12/2/86

✓ NTK

Rev. 37.00
See Sta. 13 2384.00

BK 0609 PG 0074
OFFICIAL RECORDS

WARRANTY DEED

THIS WARRANTY DEED made this 8th day of December, 1986, CHARLES A. DevANE and HARVEY D. DevANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate streets, highways or alleys, and to vacate any subdivision or

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC
RECORDS, COLUMBIA COUNTY, FLORIDA
DEC - 8 PM 3:48
Mary B. Childs
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

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part thereof, and to resubdivide the property as often as desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986.

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

Signed, sealed and delivered in the presence of:

Jan 2 2mm

Charles A. DeVane (SEAL)
CHARLES A. DeVANE

[Signature]
Witnesses

[Signature] (SEAL)
HARVEY D. DeVANE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

(NOTARIAL
SEAL)

Manfred H. Morris
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

BK 0609 Pg 0078
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SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

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arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

BK 0609 PG0082
OFFICIAL RECORDS

Daniel Crapps, Trustee of NW Quadrant Land Trust

I, _____ (owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463 B4E750032FEE, cn=Carol Chadwick Date: 2025.06.20 13:27:12 -04'00'
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.

Daniel Crapps
Owner Signature (Notarized)

5/20/2025
Date

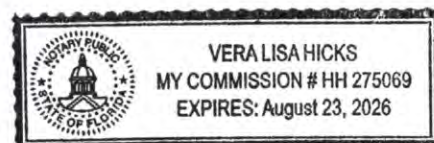
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is DANIEL CRAPPS,
personally appeared before me and is known by me or has produced identification
(type of I.D.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	8,624.87
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	61.26
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COMBINED TAXES AND ASSESSMENTS	8,686.13	See reverse side for important information
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Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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ORDINANCE 2025-2335

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 is currently zoned Commercial General;
- Petition Z 25-09 is a request to change the Zoning on parcel 02463-115 from Commercial General to Residential Multi-Family-2 allowing twenty (20) dwelling units per acre;
- The parcel is surrounded by the following Zoning designations;
 - North- RMF-2
 - East- CHI County
 - South- CG
 - West- CG and RMF-2

Location



Staff Review

Dossage Envelope ID: 4545F5A2-FC3E-447A-A9B1-351FBAED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfm.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/24/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danawscrapps.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccperwyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2335.

QUESTIONS?



City Council Ordinance No. 2025-2335
Exhibit L



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: COMMERCIAL GENERAL
6. Proposed Zoning Designation: RMF-2
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

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): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, Trustee)
Mailing Address: 291 NW MAIN BLVD
City: LAKE CITY State: FL Zip: 32055
Telephone: () 386-397-3002 Fax: () Email: dcrapps@danielcrapps.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☐ No
Future Land Use Map Amendment: ☐ Yes _____ ☐ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

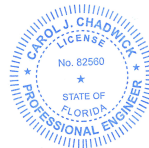
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463
B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:28:13 -04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

FLORIDA'S GATEWAY CENTER NORTH

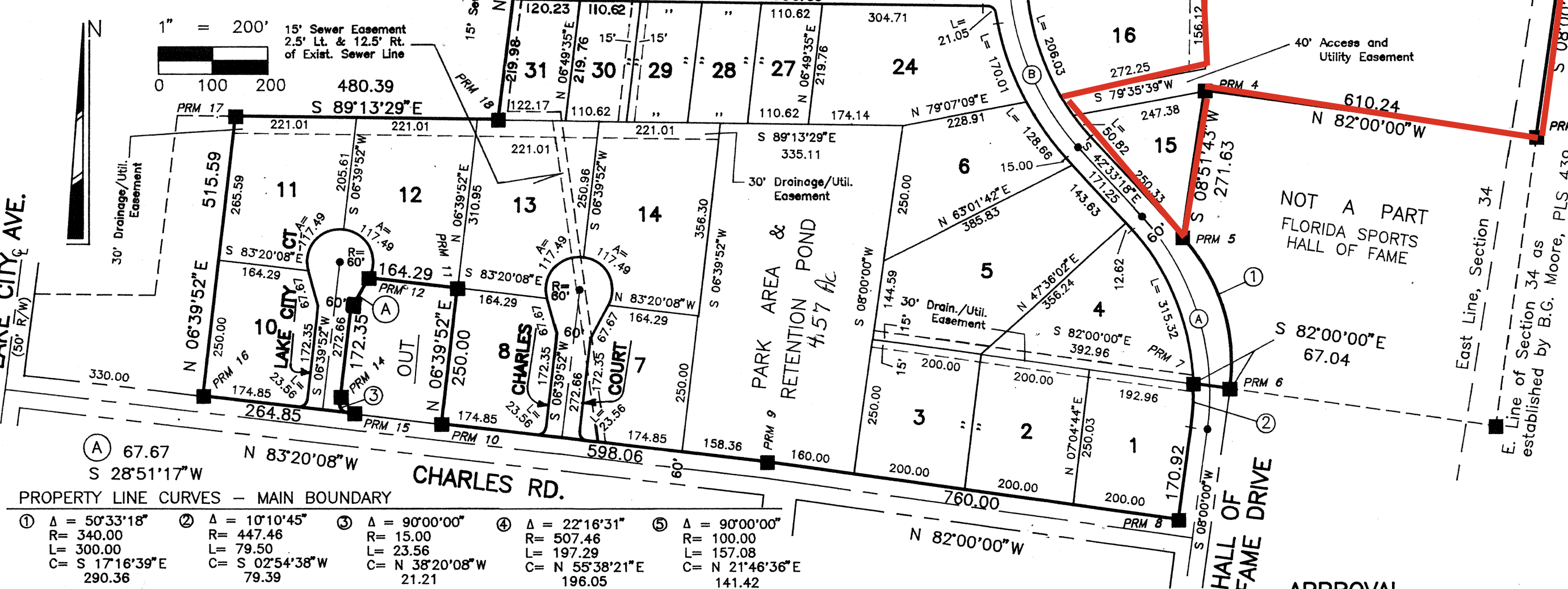
IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CITY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney
DATE: 2/14/1990

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works
DATE: 2/17/1990



PROPERTY LINE CURVES - MAIN BOUNDARY

Curve	Angle	Radius	Length	Chord
1	50°33'18"	340.00	340.00	300.00
2	10°10'45"	79.50	79.50	79.50
3	90°00'00"	23.56	23.56	23.56
4	22°16'31"	15.00	15.00	15.00
5	90°00'00"	100.00	100.00	157.08

DESCRIPTION
COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°30'43"W. along the North line of Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75; thence S.23°13'24"E. along said Westerly Right-of-Way line 1150.12 feet to the POINT OF BEGINNING; thence continue S.23°13'40"E. still along said Westerly Right-of-Way line 912.10 feet to a point on the East line of Section 34 as established by B.G. Moore, P.L.S. # 439; thence S.08°00'45"W. along said East line 452.39 feet; thence N.82°00'00"W. 67.04 feet; thence S.08°51'43"W. 271.63 feet to a point on the arc of a curve concave to the Southwest having a radius of 340.00 feet, said curve also having a Chord bearing of S.17°16'39"E.; thence Southerly along the arc of said curve 300.00 feet; thence N.82°00'00"W. 67.04 feet to a point on the Westerly Right-of-Way line of Hall of Fame Drive, said point being on the arc of a curve concave to the West of a radius of 447.48 feet, said curve also having a Chord bearing of S.02°54'38"W.; thence Southerly along the arc of said curve being also said Westerly Right-of-Way line 79.50 feet to the point of tangency of said curve; thence S.08°00'00"W. still along said Westerly Right-of-Way line 170.92 feet to its intersection with the Northerly Right-of-Way line of Charles Road; thence N.82°00'00"W. along said Northerly Right-of-Way line 760.00 feet; thence N.83°20'08"W. 164.29 feet; thence S.28°51'17"W. 67.67 feet; thence S.06°39'52"W. 172.35 feet to the point of curve of a curve concave to the Northeast having a radius of 15.00 feet said curve also having a Chord bearing of S.38°20'08"E.; thence Southerly along the arc of said curve 23.56 feet to a point on the Northerly Right-of-Way line of Charles Road; thence N.83°20'08"W. along said Northerly Right-of-Way line 264.85 feet; thence N.06°39'52"E. 515.59 feet to a point on the South line of GATORWOOD a subdivision as recorded in Plat Book 5, page 14 of the Public Records of Columbia County, Florida; thence S.89°13'29"E. along said South line 480.40 feet; thence N.07°19'39"E. along the East line of said GATORWOOD 1000.77 feet to a point on the Southerly Right-of-Way line of Hill Circle; thence S.89°12'49"E. along said Southerly Right-of-Way line 555.82 feet; thence S.75°16'59"E. 409.97 feet to a point on the arc of a curve concave to the Southeast having a radius of 507.46 feet, said curve also having a Chord bearing of N.55°38'21"E.; thence Northeasterly along the arc of said curve 197.29 feet to the point of tangency of said curve; thence N.66°46'36"E. 273.47 feet to the point of curve of a curve concave to the West having a radius of 100.00 feet, said curve also having a Chord bearing of N.21°46'36"E.; thence Northerly along the arc of said curve 157.08 feet; thence N.66°46'36"E. 60.00 feet to the POINT OF BEGINNING.

LEGEND/NOTES

- 1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.
 - 2.) ☐ = Concrete Monument found in place at time of Survey.
 - 3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.
 - 4.) Field data closure precision complies with Minimum Technical Standards.
 - 5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).
 - 6.) Zoning: Lots 27-46 - Residential Multi-Family
Lots 1-26, 47 & 48 - Commercial
- NOTICE: There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.
- NOTICE: All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct Plat of the lands Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that permanent reference monuments have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 2/12/1990

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION											
1	1.13	13	1.53	25	1.52	37	0.56				
2	1.15	14	1.65	26	1.40	38	0.56				
3	1.16	15	0.74	27	0.56	39	0.56				
4	1.38	16	1.26	28	0.56	40	0.56				
5	1.95	17	1.36	29	0.56	41	0.59				
6	1.24	18	1.24	30	0.56	42	0.57				
7	1.07	19	1.15	31	0.61	43	0.55				
8	1.07	20	1.08	32	0.60	44	0.55				
9	OUT	21	1.00	33	0.56	45	0.55				
10	1.07	22	1.00	34	0.56	46	0.55				
11	1.30	23	1.05	35	0.56	47	0.87				
12	1.42	24	1.69	36	0.56	48	0.76				

EASEMENT NOTE

In addition to the Easements shown on the face of the Plat, other utility easements exist as follows:

- 1.) Easements 10.00 feet each side of all property lines dividing lots, and
- 2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.

SIGNED: Daniel Crapps
Daniel Crapps, Trustee
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

FIRST MORTGAGEE

SIGNED: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION

SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

ACKNOWLEDGEMENT 1 - OWNER

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of February, 1990, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 2 - FIRST MORTGAGEE

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of February, 1990, by Charles A. and Harvey D. Devane, as first mortgagees, with their seals affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 3 - SECOND MORTGAGEE

STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of February, 1990, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

APPROVAL

ZONING BOARD, CITY OF LAKE CITY
SIGNED: _____

Chairman

ATTEST

DATE: 2/12/1990

APPROVAL

CITY COUNCIL, CITY OF LAKE CITY
SIGNED: T. Gerald Witt
T. Gerald Witt, Mayor

ATTEST

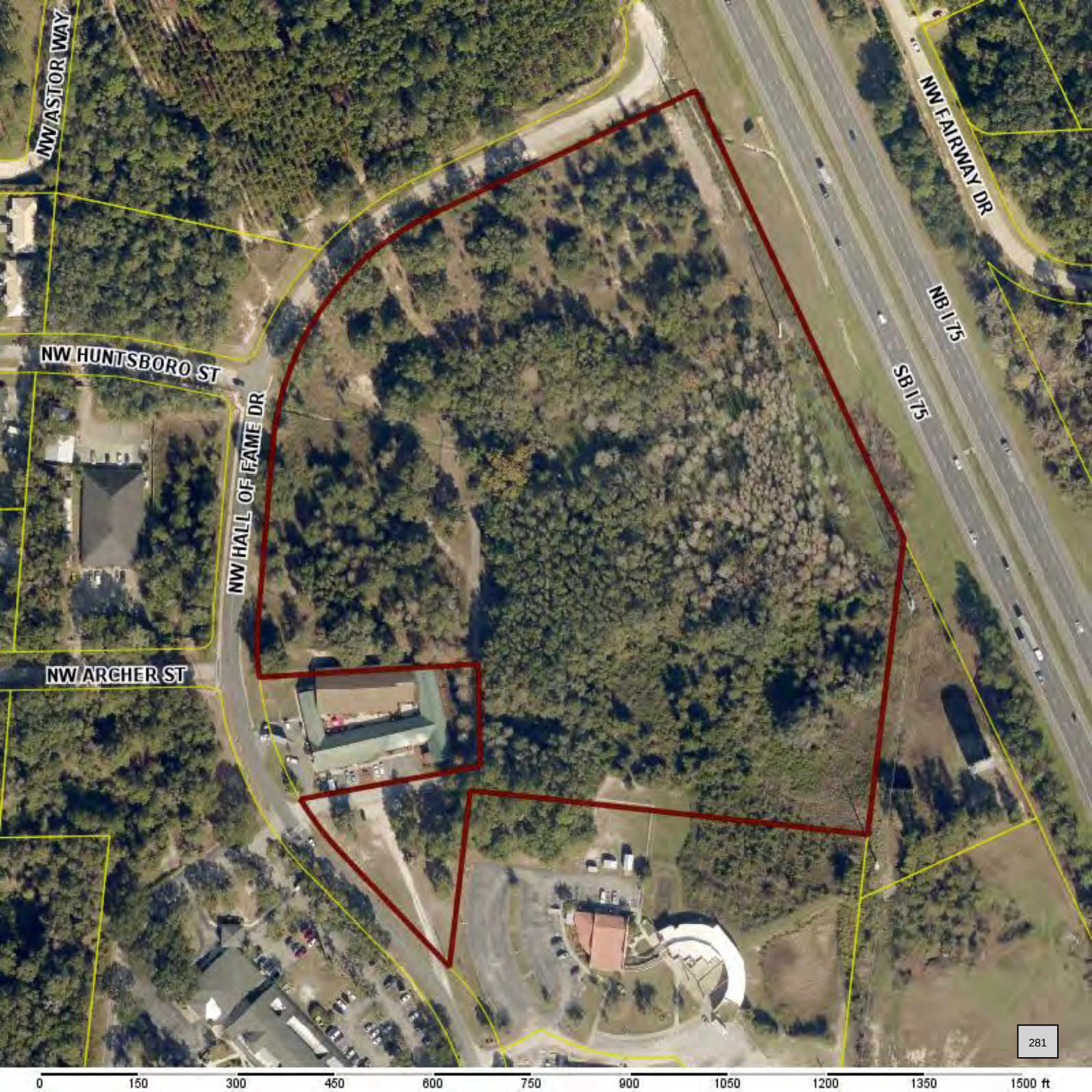
DATE: 2/12/1990

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this _____ day of _____, 19____ in Plat Book No. _____, Page No. _____.

SIGNED: Don F. Lee
Clerk of Circuit Court,
Columbia County, Florida

90-04552
6 25



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20
13:27:58 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	154.00	1024.10	95.48

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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 Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

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Civil Engineer

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June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Analysis of the Requirements of Article 12 of the Land Development Regulations

The NORTHWEST QUADRANT LAND TRUST proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

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

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

- b) The existing land use pattern.

Analysis: There is currently similar zoning in the area.

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

Analysis: There is currently similar zoning in the area.

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

Analysis: The subject property is located on NW Hall of Fame Drive that connects to W US Highway 90. Additional students may utilize the public school system. The site will utilize available Lake City utilities.

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

Analysis: There is an urgent need for housing in the community so changing the zoning will create the opportunity for new housing.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway 90 and will not negatively affect living conditions.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway.

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

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

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

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

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

Analysis: The site will have all required buffering per the City's LDR's.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as there are other similar zonings in the area.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The current zoning does not allow multi-family housing.

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

Analysis: The change will allow for multi-family housing. Additional housing is needed in the community.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

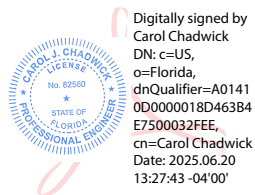
- i. The need and justification for the change.

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

Parcel 34-3S-16-02463-115

Owners

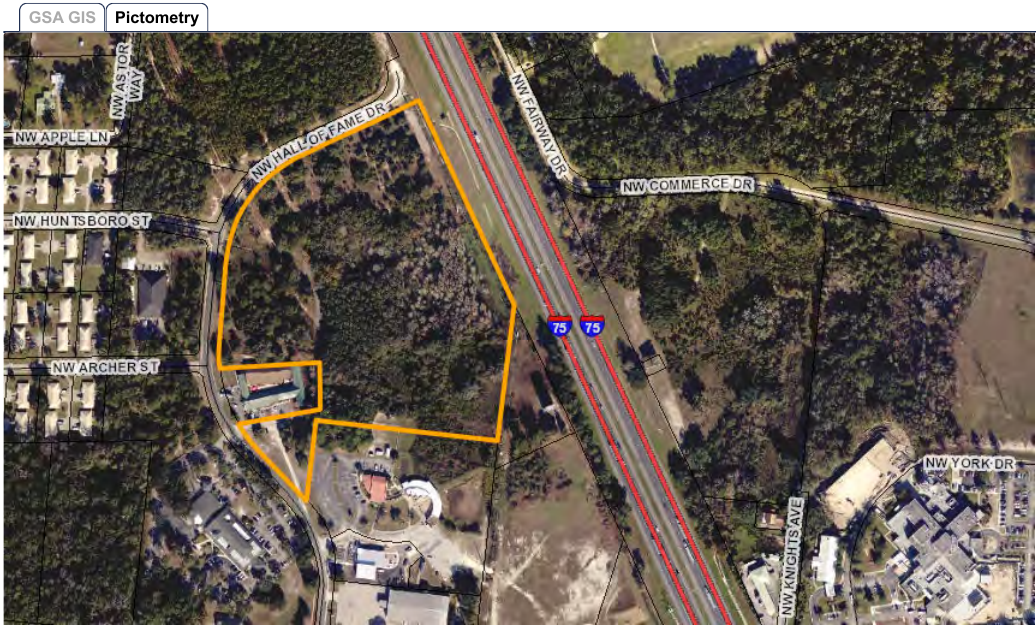
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description

LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.



30° 11' 16" N 82° 41' 21" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$468,750
Total Ag Land	\$0
Total Market	\$468,750
Total Assessed	\$468,750
Total Exempt	\$0
Total Taxable	\$468,750
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Assessed	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	\$50,000.00/AC	18.75	0.50	\$468,750

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

SAP:dhb
3-86-1780
12/2/86

✓ NTK

Rev. 37.00
See Sta. 13 2384.00

BK 0609 PG 0074
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WARRANTY DEED

THIS WARRANTY DEED made this 8th day of December, 1986, CHARLES A. DevANE and HARVEY D. DevANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate streets, highways or alleys, and to vacate any subdivision of

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC
RECORDS, COLUMBIA COUNTY, FLORIDA
DEC - 8 PM 3:48
Mary B. Childs
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

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part thereof, and to resubdivide the property as often as desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986.

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

Signed, sealed and delivered in the presence of:

Jan 2 2mm

Charles A. DeVane (SEAL)
CHARLES A. DeVANE

[Signature]
Witnesses

[Signature] (SEAL)
HARVEY D. DeVANE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

(NOTARIAL
SEAL)

Manfred H. Morris
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

BK 0609 Pg 0078
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SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

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arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

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OFFICIAL RECORDS

Daniel Crapps, Trustee of NW Quadrant Land Trust

I, _____ (owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463 B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.20 13:27:12 -04'00'
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.

Daniel Crapps 5/20/2025
Owner Signature (Notarized) Date

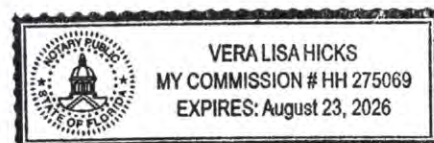
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is DANIEL CRAPPS,
personally appeared before me and is known by me or has produced identification
(type of I.D.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	8,624.87
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	61.26
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COMBINED TAXES AND ASSESSMENTS	8,686.13	See reverse side for important information
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Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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Receipt(s) 2024-25810 on 12/31/24 for \$8,425.55 by NW QUADRANT LAND TRUST DANIEL CRAPPS, TRUSTEE

City Council Ordinance No. 2025-2332
Exhibit M



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, less than or equal to fifty (50) acres; \$1,750

Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

A. PROJECT INFORMATION

1. Project Name: Wheeler Comp Plan Amendment
2. Address of Subject Property: 273 SW Montgomery Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13991-000
4. Existing Future Land Use Map Designation: Residential Moderate
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: RSF
7. Acreage: 0.365
8. Existing Use of Property: Single Family
9. Proposed use of Property: Office

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner ☒ Agent
2. Name of Applicant(s): Travis Covington Title: P.E.
Company name (if applicable): Covington Engineering Services
Mailing Address: 272 NW Country Lake Dr
City: Lake City State: FL Zip: 32055
Telephone: (813) 770-9470 Fax: () Email: travis@covingtoneng.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): John & Cassandra Wheeler
Mailing Address: 136 SE Beverly Pl
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-8660 Fax: () Email: john@thewheeleragency.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? ☒ Yes ☐ No
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. _____
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. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper 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.

TRAVIS COVINGTON, P.E.

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

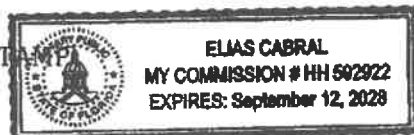
7/9/25

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 14 day of July, 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



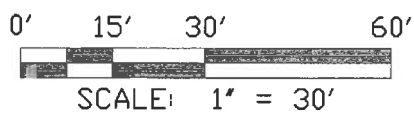
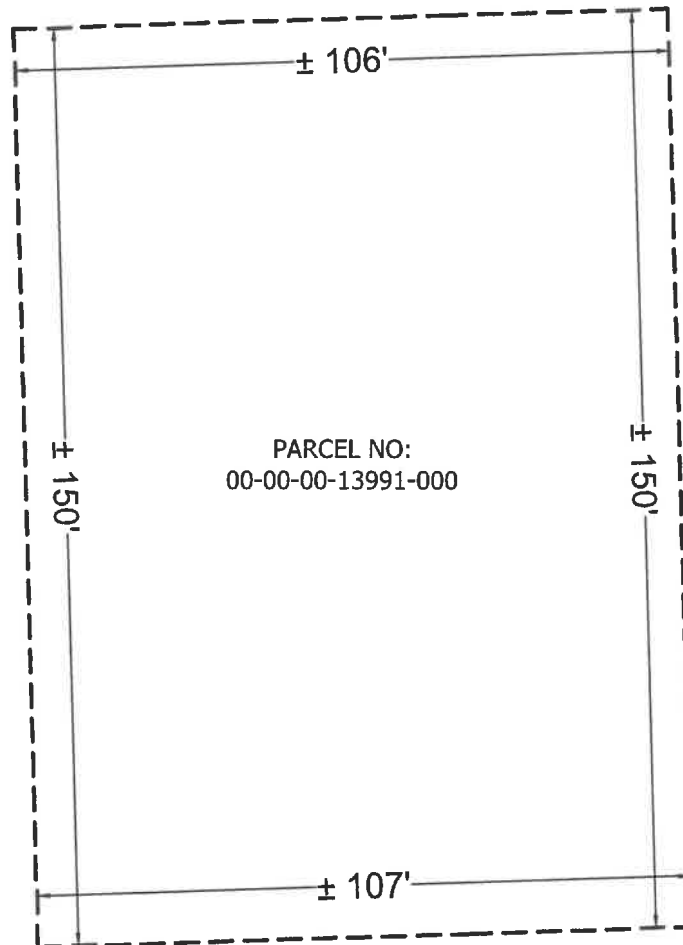
[Signature]
Signature of Notary

Elias Cabral
Printed Name of Notary

Personally, Known _____ OR Produced Identification X
Type of Identification Produced - Driver's License

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055

WHEELER REZONING & COMP. PLAN AMENDMENT PROPERTY SKETCH





COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Concurrency Impact Analysis
Project: Wheeler Rezoning

The subject property for the rezoning application consists of one property with a total area of approx. 0.37 acres, with an existing 1826 SF single-family home. The existing home will be converted into office space. The following concurrency analysis is based on general office use.

Summary of analysis:

- Trip Generation – 20 trips/day
- Potable Water – 273.90 gallons/day
- Sanitary Sewer – 273.90 gallons/day
- Solid Waste – 18.26 lbs/day

See attached concurrency worksheet. Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Gross Floor Area	Total ADT	Total PM Peak
710	General Office	11.03	1.49	1.83	20	3

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

* 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)
Office Building	15.00	18.26	273.90

* 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.

Solid Waste Analysis

Use	Pounds Per 100 Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office	1.00	18.26	18.26

*Per 100 sq ft (1826 sq ft/100)

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Comprehensive Plan Consistency Analysis
Project: Wheeler Comprehensive Plan Amendment

The proposed activity is consistent with the City of Lake City's Comprehensive Plan. Please see the following analysis in support of this application.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I – IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DISCOURAGING URBAN SPRAWL, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City and discourage urban sprawl.

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.

Consistency: The subject property is located adjacent to SW Main Blvd, with utilities already in place to support the proposed use of the property.

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:

Consistency: Floor area ratio(s) are maintained per the land development regulations.

Policy I.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).

Consistency: Public facilities are available at the subject property for the proposed use.

Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can reasonable be expected to develop by the year 2025.

Consistency: The subject property is already developed.

Objective I.2 The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1 The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sires at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

Consistency: The subject property is not located in area with adverse conditions and was developed in adherence with design standards.

Objective I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Consistency: The levels of service will not change as result of the proposed Comp Plan Amendment.

Objective I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

Consistency: Does not apply.

Objective I.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.

Consistency: The subject property is already connected to public facilities. No extensions are required to serve the proposed use.

Objective I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based on such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The proposed use on the subject property will not be a deterrent to the development of adjacent lands. The proposed use will be consistent with contiguous properties.

Objective I.7 The City shall identify and designate blighted area which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimborg Center for Affordable Housing.

Consistency: Subject property is not located in a blighted area. Does not

apply.

Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Consistency: The subject property and proposed use will be consistent with surrounding land uses.

Objective I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: Subject property is not located in the historical preservation area. Does not apply.

Objective I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetland generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: Subject property is not located within a environmentally sensitive area. Does not apply.

Objective I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Consistency: The application will be reviewed in accordance with the City of Lake City's Growth Management review process.

Objective I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Consistency: Proposed use of property is not a platted subdivision. Does not apply.

Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

LEGAL DESCRIPTION

PARCEL NO. 00-00-00-13991-000

**S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.796-1755, 838-2100, WD 1078-1181,
DC 1078-1176,WD 1083-2474, WD 1312-110**

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RICHARD E. STADLER, ESQUIRE
183 SW Bascom Norris Drive
Suite 111
Lake City, FL 32025
(386) 438-5949

PROPERTY APPRAISERS PARCEL NO:
00-00-00-13991-000

Inst:201612005166 Date:3/29/2016 Time:11:00 AM

Doc Stamp-Deed:560.00

DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1312 P:110

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of March, 2016, by, **VICTORIA S. LANG**, individually and as Trustee of the **VICTORIA S. LANG TRUST AGREEMENT** dated November 4, 2002, whose address is 242 SE St. Johns Street, Lake City, FL 32025, hereinafter called the Grantor, to **JOHN R. WHEELER and CASANDRA L. WHEELER**, husband and wife, whose address is 136 SE Beverly Place, Lake City, FL 32025, 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 corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, State of Florida, viz:

Lot 3 and W 1/2 of Lot 2, Block 1, LAKE VILLAS, a subdivision according to plat thereof recorded in Plat Book 2, Page 108, Public Records, Columbia County, Florida.

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

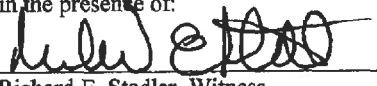
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

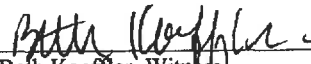
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and easements and restrictions of record.

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

Signed, sealed and delivered
in the presence of:


Richard E. Stadler, Witness


Beth Koeffler, Witness


VICTORIA S. LANG, TRUSTEE

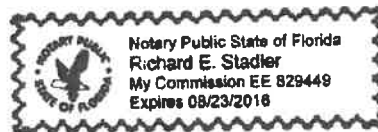
STATE OF FLORIDA)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by VICTORIA S. LANG, TRUSTEE. Such person is personally known to me or produced _____ as identification.

SEAL



Richard E. Stadler
NOTARY PUBLIC
MY COMMISSION EXPIRES:





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

AGENT AUTHORIZATION FORM

I, John Wheeler (owner name), owner of property parcel

number 00-00-00-13991-000 (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. <u>TRAVIS COVINGTON</u>	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.

John Wheeler 7-8-25
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John R. Wheeler,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 9th day of July, 2025.

Melissa L. Harden
NOTARY'S SIGNATURE

(Seal/Stamp)



MELISSA L. HARDEN
Notary Public
State of Florida
Comm# HH649792
Expires 3/28/2029

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	98,531	4.9000	0	98,531	482.80
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	98,531	7.8150	0	98,531	770.02
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	108,322	0.7480	0	108,322	81.03
LOCAL	108,322	3.1430	0	108,322	340.46
CAPITAL OUTLAY	108,322	1.5000	0	108,322	162.48
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	98,531	0.2936	0	98,531	28.93
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	98,531	0.0001	0	98,531	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	1,865.73
---------------	---------	------------------	----------

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @311.2600	311.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	311.26
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	2,176.99	See reverse side for important information
--------------------------------	----------	--

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Receipt(s) 2024-20428 on 12/09/24 for \$2,111.68 by JOHN R WHEELER

Comp Plan Amendment CPA 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

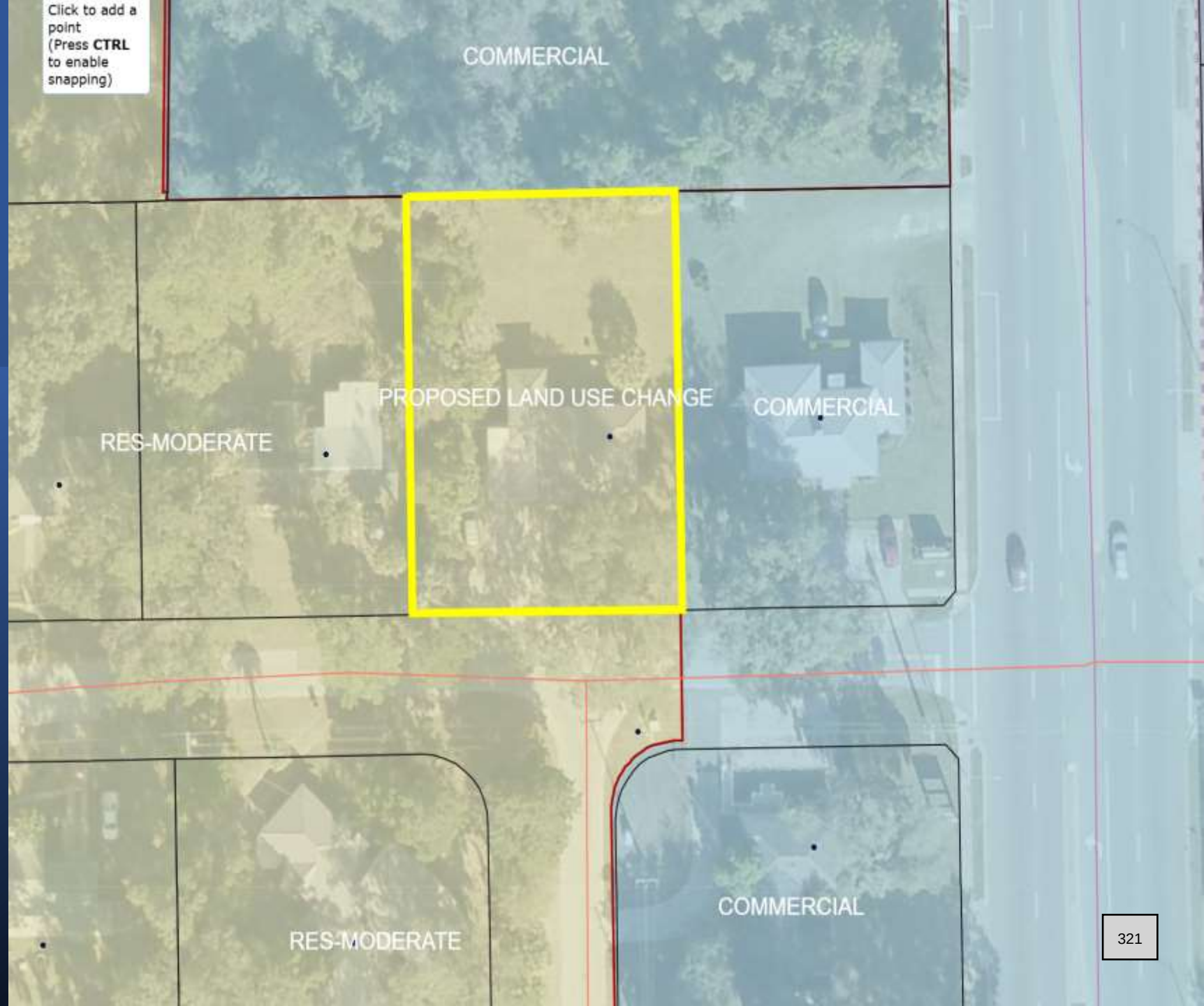
RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 has a current Future Land Use designation of Residential Moderate, allowing four (4) dwelling units per acre;
- Petition CPA 25-08 is a request to change the Future Land Use on parcel 13991-000 from Residential Moderate (4 dwelling units per acre) to Commercial;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial
 - East- Commercial
 - South- Residential Moderate
 - West- Residential Moderate

Location



Staff Review

Document Envelope ID: 375CB002-1725-46BC-B535-CF8FEBCE00F3



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/15/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: CPA 25-08 and Z 25-10

Project Name: Wheeler Rezoning

Project Address: 273 SW Montgomery Dr, Lake City, FL

Project Parcel Number: 13991-000

Owner Name: John and Cassandra Wheeler

Owner Address: 136 SE Beverly Pl, Lake City, FL

Owner Contact Information: Telephone Number: 386-752-8660 Email: john@thewheeleragency.com

Owner Agent Name: Travis Covington, PE

Owner Agent Address: 272 NW Country Lake Dr, Lake City, FL

Owner Agent Contact Information: Telephone: 813-770-9470 Email: travis@covingtoneng.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

- **Building-** Any alterations will require a permit. Applicant should understand that there will be ADA and FBC, Accessibility requirements when the property actually see commercial use.
- **Planning-** This property is contiguous to a commercial general zoning district.
- **Water Department-** If rezoning is approved, any water service on property will have to have a backflow device installed according to Lake City's Cross-Connection Control Program.
- **Customer Service-** If rezoning is approved, the utility impact fees and deposits must be reassessed, and additional impact fees and deposits may be required. Per State Law F.A.C. 62-555.360, a commercial property must have an RP backflow preventer. The utility account holder must establish a commercial account with Waste Pro directly.
- **Suwannee River Water Management-** As a single-family property, it is outside the jurisdiction of SRWMD. However, if the zoning changes to commercial, it will be within SRWMD jurisdiction and subject to 62-330, F.A.C. If property is commercial, it will require a stormwater management system if it exceeds 9,000 sf of total impervious area. Of this 9,000 sf total, no more than 4,000 sf can be subject to vehicular traffic without a stormwater management system.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition CPA 25-08 by Resolution.

QUESTIONS?



City Council Ordinance No. 2025-2332
Exhibit N



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, less than or equal to fifty (50) acres; \$1,750

Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

A. PROJECT INFORMATION

1. Project Name: Wheeler Comp Plan Amendment
2. Address of Subject Property: 273 SW Montgomery Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13991-000
4. Existing Future Land Use Map Designation: Residential Moderate
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: RSF
7. Acreage: 0.365
8. Existing Use of Property: Single Family
9. Proposed use of Property: Office

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner ☒ Agent
2. Name of Applicant(s): Travis Covington Title: P.E.
Company name (if applicable): Covington Engineering Services
Mailing Address: 272 NW Country Lake Dr
City: Lake City State: FL Zip: 32055
Telephone: (813) 770-9470 Fax: () Email: travis@covingtoneng.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): John & Cassandra Wheeler
Mailing Address: 136 SE Beverly Pl
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-8660 Fax: () Email: john@thewheeleragency.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? ☒ Yes ☐ No
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. _____
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. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper 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.

TRAVIS COVINGTON, P.E.

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

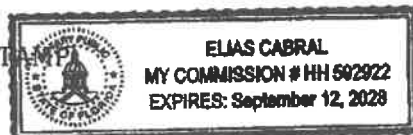
7/9/25

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 14 day of July, 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



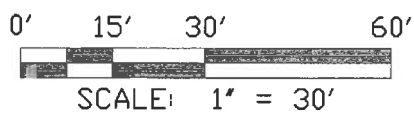
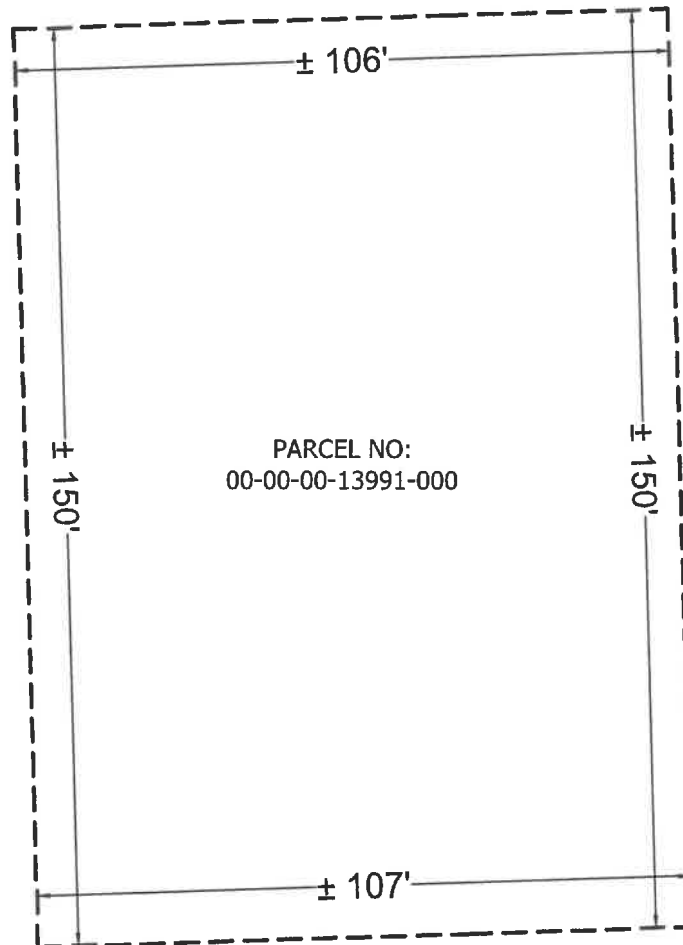
[Signature]
Signature of Notary

Elias Cabral
Printed Name of Notary

Personally, Known _____ OR Produced Identification X
Type of Identification Produced - Driver's License

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055

WHEELER REZONING & COMP. PLAN AMENDMENT PROPERTY SKETCH





COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Concurrency Impact Analysis
Project: Wheeler Rezoning

The subject property for the rezoning application consists of one property with a total area of approx. 0.37 acres, with an existing 1826 SF single-family home. The existing home will be converted into office space. The following concurrency analysis is based on general office use.

Summary of analysis:

- Trip Generation – 20 trips/day
- Potable Water – 273.90 gallons/day
- Sanitary Sewer – 273.90 gallons/day
- Solid Waste – 18.26 lbs/day

See attached concurrency worksheet. Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Gross Floor Area	Total ADT	Total PM Peak
710	General Office	11.03	1.49	1.83	20	3

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

* 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)
Office Building	15.00	18.26	273.90

* 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.

Solid Waste Analysis

Use	Pounds Per 100 Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office	1.00	18.26	18.26

*Per 100 sq ft (1826 sq ft/100)

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Comprehensive Plan Consistency Analysis
Project: Wheeler Comprehensive Plan Amendment

The proposed activity is consistent with the City of Lake City's Comprehensive Plan. Please see the following analysis in support of this application.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I – IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DISCOURAGING URBAN SPRAWL, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City and discourage urban sprawl.

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.

Consistency: The subject property is located adjacent to SW Main Blvd, with utilities already in place to support the proposed use of the property.

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:

Consistency: Floor area ratio(s) are maintained per the land development regulations.

Policy I.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).

Consistency: Public facilities are available at the subject property for the proposed use.

Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can reasonable be expected to develop by the year 2025.

Consistency: The subject property is already developed.

Objective I.2 The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1 The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sires at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

Consistency: The subject property is not located in area with adverse conditions and was developed in adherence with design standards.

Objective I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Consistency: The levels of service will not change as result of the proposed Comp Plan Amendment.

Objective I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

Consistency: Does not apply.

Objective I.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.

Consistency: The subject property is already connected to public facilities. No extensions are required to serve the proposed use.

Objective I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based on such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The proposed use on the subject property will not be a deterrent to the development of adjacent lands. The proposed use will be consistent with contiguous properties.

Objective I.7 The City shall identify and designate blighted area which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimborg Center for Affordable Housing.

Consistency: Subject property is not located in a blighted area. Does not

apply.

Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Consistency: The subject property and proposed use will be consistent with surrounding land uses.

Objective I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: Subject property is not located in the historical preservation area. Does not apply.

Objective I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetland generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: Subject property is not located within a environmentally sensitive area. Does not apply.

Objective I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Consistency: The application will be reviewed in accordance with the City of Lake City's Growth Management review process.

Objective I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Consistency: Proposed use of property is not a platted subdivision. Does not apply.

Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

LEGAL DESCRIPTION

PARCEL NO. 00-00-00-13991-000

**S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.796-1755, 838-2100, WD 1078-1181,
DC 1078-1176,WD 1083-2474, WD 1312-110**

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RICHARD E. STADLER, ESQUIRE
183 SW Bascom Norris Drive
Suite 111
Lake City, FL 32025
(386) 438-5949

PROPERTY APPRAISERS PARCEL NO:
00-00-00-13991-000

Inst:201612005166 Date:3/29/2016 Time:11:00 AM
Doc Stamp-Deed:560.00
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1312 P:110

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of March, 2016, by, **VICTORIA S. LANG**, individually and as Trustee of the **VICTORIA S. LANG TRUST AGREEMENT** dated November 4, 2002, whose address is 242 SE St. Johns Street, Lake City, FL 32025, hereinafter called the Grantor, to **JOHN R. WHEELER and CASANDRA L. WHEELER**, husband and wife, whose address is 136 SE Beverly Place, Lake City, FL 32025, 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 corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, State of Florida, viz:

Lot 3 and W 1/2 of Lot 2, Block 1, LAKE VILLAS, a subdivision according to plat thereof recorded in Plat Book 2, Page 108, Public Records, Columbia County, Florida.

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

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

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

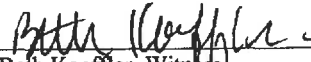
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and easements and restrictions of record.

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

Signed, sealed and delivered
in the presence of:


Richard E. Stadler, Witness


VICTORIA S. LANG, TRUSTEE

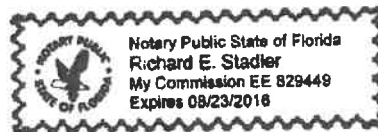

Beth Koeffler, Witness

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by VICTORIA S. LANG, TRUSTEE. Such person is personally known to me or produced _____ as identification.

SEAL


Richard E. Stadler
NOTARY PUBLIC
MY COMMISSION EXPIRES:





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

AGENT AUTHORIZATION FORM

I, John Wheeler (owner name), owner of property parcel

number 00-00-00-13991-000 (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. <u>TRAVIS COVINGTON</u>	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.

John Wheeler Owner Signature (Notarized) 7-8-25 Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John R. Wheeler, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 9th day of July, 2025.

Melissa L. Harden
NOTARY'S SIGNATURE

(Seal/Stamp)



MELISSA L. HARDEN
Notary Public
State of Florida
Comm# HH649792
Expires 3/28/2029

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	98,531	4.9000	0	98,531	482.80
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	98,531	7.8150	0	98,531	770.02
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	108,322	0.7480	0	108,322	81.03
LOCAL	108,322	3.1430	0	108,322	340.46
CAPITAL OUTLAY	108,322	1.5000	0	108,322	162.48
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	98,531	0.2936	0	98,531	28.93
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	98,531	0.0001	0	98,531	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	1,865.73
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @311.2600	311.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	311.26
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	2,176.99	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Receipt(s) 2024-20428 on 12/09/24 for \$2,111.68 by JOHN R WHEELER

City Council Ordinance No. 2025-2336
Exhibit O

**GROWTH MANAGEMENT**

205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5754
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z
Application Fee \$ 1850
Receipt No. _____
Filing Date _____
Completeness Date _____

Less Than or Equal to 10 Acres: \$1,850
Greater Than 50 Acres: \$4,800 or actual cost

***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Wheeler Rezoning
2. Address of Subject Property: 273 SW Montgomery Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13991-000
4. Future Land Use Map Designation: Residential Moderate
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: Commercial General
7. Acreage: 0.365
8. Existing Use of Property: Single Family
9. Proposed use of Property: Office

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Travis Covington Title: P.E.
Company name (if applicable): Covington Engineering Services
Mailing Address: 272 NW Country Lake Dr
City: Lake City State: FL Zip: 32055
Telephone: (813) 770-9470 Fax: () Email: travis@covingtoneng.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): John & Cassandra Wheeler
Mailing Address: 136 SE Beverly Pl
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-8660 Fax: () Email: john@thewheeleragency.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: n/a
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA
Site-Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes ☒ No
Variance Application No. _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

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 (2) 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.

TRAVIS COVINGTON, P.E.

Applicant/Agent Name (Type or Print)

[Signature]

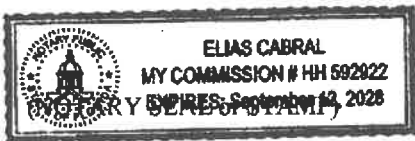
Applicant/Agent Signature

7/9/25

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 9th day of July, 2025, by (name of person acknowledging):



[Signature]

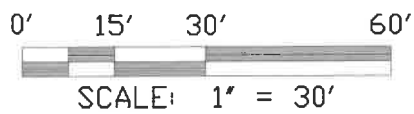
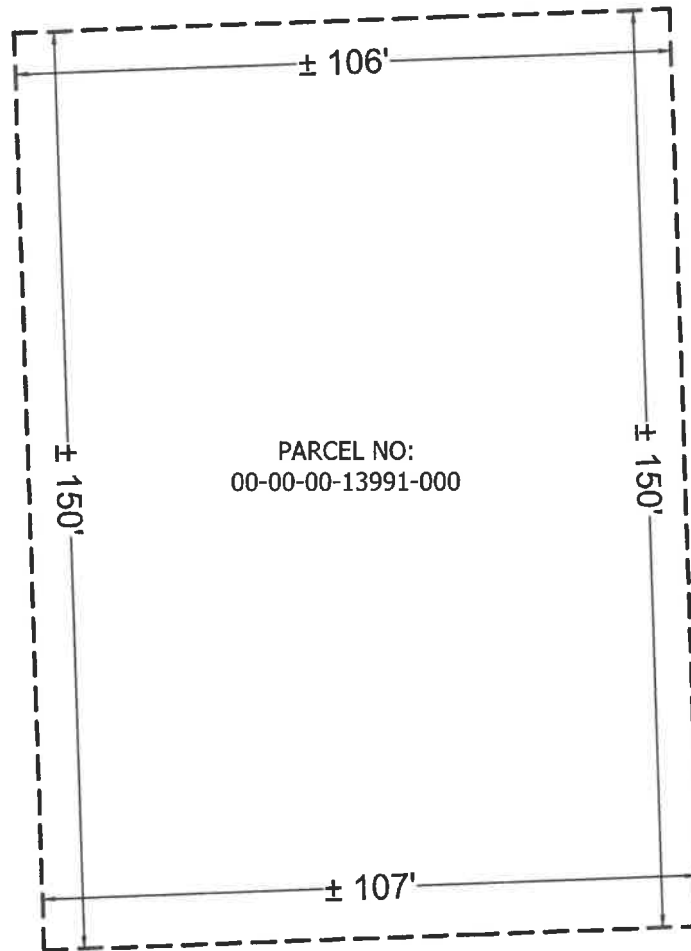
Signature of Notary

Elias Cabral

Printed Name of Notary

Personally Known OR Produced Identification X
Type of Identification Produced - Driver's License

WHEELER REZONING & COMP. PLAN AMENDMENT
PROPERTY SKETCH





COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Concurrency Impact Analysis
Project: Wheeler Rezoning

The subject property for the rezoning application consists of one property with a total area of approx. 0.37 acres, with an existing 1826 SF single-family home. The existing home will be converted into office space. The following concurrency analysis is based on general office use.

Summary of analysis:

- Trip Generation – 20 trips/day
- Potable Water – 273.90 gallons/day
- Sanitary Sewer – 273.90 gallons/day
- Solid Waste – 18.26 lbs/day

See attached concurrency worksheet. Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Gross Floor Area	Total ADT	Total PM Peak
710	General Office	11.03	1.49	1.83	20	3

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

* 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)
Office Building	15.00	18.26	273.90

* 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.

Solid Waste Analysis

Use	Pounds Per 100 Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office	1.00	18.26	18.26

*Per 100 sq ft (1826 sq ft/100)

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Analysis of the Requirements of Article 12 of the Land Development Regulations
Project: Wheeler Rezoning

Analysis of the Requirements of Article 12 of the Land Development Regulations:

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

Analysis: The subject property has a Residential Moderate Future Land Use Map (FLUM) designation. Contiguous properties have Commercial General and Residential zoning designations, as well as Commercial and Residential Moderate FLUM designations. A companion comprehensive plan amendment shall be provided to amend the current Residential Moderate FLUM designations to Commercial. The proposed Commercial General zoning designation is consistent with the proposed FLUM designation and existing land use pattern.

- b) Whether the proposed use is compatible with the existing land use pattern.

Analysis: The proposed use is compatible with the existing land use pattern. Surrounding contiguous properties are commercial and the single owner properties have direct access to SW Main Blvd.

- c) Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.

Analysis: The proposed use would not create an isolated district, as the surrounding properties are commercial.

- d) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

Analysis: The proposed use will be a minimal increase of the existing

density pattern and would not increase the load on public facilities. Concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.

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

Analysis: Existing district boundaries are not drawn illogically; however this rezoning will not create illogical zoning boundaries, nor create zoning inconsistencies surrounding the property.

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

Analysis: The proposed amendment is necessary to ensure contiguous single-owner properties with similar proposed & existing uses have the same zoning designations.

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

Analysis: The proposed change will not adversely affect living conditions in the neighborhood. The adjacent parcel, zoned commercial, under the same ownership, currently operates as an office space. The subject property will have the same use and it is anticipated there will be no impacts to the neighborhood.

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

Analysis: The proposed use will have negligible impacts on traffic and will not affect public safety. As previously mentioned, concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.

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

Analysis: The proposed use will not create a drainage problem. No site improvements are expected at this time, and no additional structures or impervious surfaces will be added to the site. Drainage patterns will remain the same as that at the time of this application.

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

Analysis: The proposed change will not reduce light and air to adjacent areas. As mentioned previously, there will be no changes to the existing structures on the subject property.

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

Analysis: The proposed change will not affect property values of adjacent areas.

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

Analysis: The proposed change will not be a deterrent for future development of adjacent properties. Properties with similar use are contiguous to the subject property.

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

Analysis: The proposed change will not 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.

Analysis: The existing zoning and FLUM designations do not allow for commercial uses. The proposed rezoning would allow for uses consistent with Commercial General zoning.

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

Analysis: The proposed change is not out of scale with the needs of the neighborhood or the City. The subject property is contiguous to commercial property with the same owner and will have the same use.

- p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted 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 designated to implement the City's comprehensive plan.

Analysis: Although other sites could exist throughout the City that would allow for the proposed use, the subject parcel was identified because of its location and shared boundaries with existing office space under ownership of the same individual. The proposed change would create contiguous zoning across property under the same ownership. This proposed change would not have any impacts on the City's planning.

Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

LEGAL DESCRIPTION

PARCEL NO. 00-00-00-13991-000

**S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.796-1755, 838-2100, WD 1078-1181,
DC 1078-1176,WD 1083-2474, WD 1312-110**

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RICHARD E. STADLER, ESQUIRE
183 SW Bascom Norris Drive
Suite 111
Lake City, FL 32025
(386) 438-5949

PROPERTY APPRAISERS PARCEL NO:
00-00-00-13991-000

Inst:201612005166 Date:3/29/2016 Time:11:00 AM
Doc Stamp-Deed:560.00
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1312 P:110

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of March, 2016, by, **VICTORIA S. LANG**, individually and as Trustee of the **VICTORIA S. LANG TRUST AGREEMENT** dated November 4, 2002, whose address is 242 SE St. Johns Street, Lake City, FL 32025, hereinafter called the Grantor, to **JOHN R. WHEELER and CASANDRA L. WHEELER**, husband and wife, whose address is 136 SE Beverly Place, Lake City, FL 32025, 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 corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, State of Florida, viz:

Lot 3 and W 1/2 of Lot 2, Block 1, LAKE VILLAS, a subdivision according to plat thereof recorded in Plat Book 2, Page 108, Public Records, Columbia County, Florida.

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

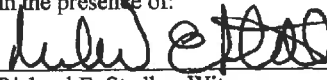
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

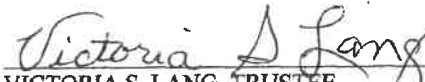
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and easements and restrictions of record.

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

Signed, sealed and delivered
in the presence of:


Richard E. Stadler, Witness


Beth Koeffler, Witness

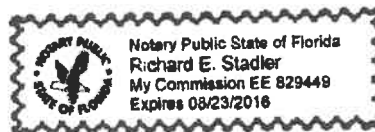

VICTORIA S. LANG, TRUSTEE

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by VICTORIA S. LANG, TRUSTEE. Such person is personally known to me or produced _____ as identification.

SEAL


Richard E. Stadler
NOTARY PUBLIC
MY COMMISSION EXPIRES:





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

AGENT AUTHORIZATION FORM

I, John Wheeler (owner name), owner of property parcel

number 00-00-00-13991-000 (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. <u>TRAVIS COVINGTON</u>	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.

7-7-25
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John R. Wheeler,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 9th day of July, 2025.

NOTARY'S SIGNATURE

(Seal/Stamp)



MELISSA L. HARDEN
Notary Public
State of Florida
Comm# HH649792
Expires 3/28/2029

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	98,531	4.9000	0	98,531	482.80
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	98,531	7.8150	0	98,531	770.02
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	108,322	0.7480	0	108,322	81.03
LOCAL	108,322	3.1430	0	108,322	340.46
CAPITAL OUTLAY	108,322	1.5000	0	108,322	162.48
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	98,531	0.2936	0	98,531	28.93
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	98,531	0.0001	0	98,531	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	1,865.73
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @311.2600	311.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	311.26
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COMBINED TAXES AND ASSESSMENTS	2,176.99	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Receipt(s) 2024-20428 on 12/09/24 for \$2,111.68 by JOHN R WHEELER

REZONING PETITION Z 25-10

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town, likely in the South, featuring a large, light-colored building with a red roof, possibly a church or school, situated near a body of water. The town is surrounded by trees and other buildings.

INTRODUCTION

LOCATION

RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 is currently zoned Residential Single Family 2;
- Petition Z 25-10 is a request to change the Zoning on parcel 13991-000 from Residential Single Family 2 to Commercial General;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial General
 - East- Commercial General
 - South- Residential Single Family 2
 - West- Residential Single Family 2

Location



Staff Review

Design Envelope ID: 375C8592-1725-468C-B535-CF#F68C6D0F3



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS.

Date: 07/15/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: CPA 25-08 and Z 25-10

Project Name: Wheeler Rezoning

Project Address: 273 SW Montgomery Dr, Lake City, FL

Project Parcel Number: 13991-000

Owner Name: John and Cassandra Wheeler

Owner Address: 136 SE Beverly Pl, Lake City, FL

Owner Contact Information: Telephone Number: 386-752-8660 Email: john@thwheeleragency.com

Owner Agent Name: Travis Covington, PE

Owner Agent Address: 272 NW Country Lake Dr, Lake City, FL

Owner Agent Contact Information: Telephone: 813-770-9470 Email: travis@covingtoneng.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Building-** Any alterations will require a permit. Applicant should understand that there will be ADA and FBC, Accessibility requirements when the property actually see commercial use.
- **Planning-** This property is contiguous to a commercial general zoning district.
- **Water Department-** If rezoning is approved, any water service on property will have to have a backflow device installed according to Lake City's Cross-Connection Control Program.
- **Customer Service-** If rezoning is approved, the utility impact fees and deposits must be reassessed, and additional impact fees and deposits may be required. Per State Law F.A.C. 62-555.360, a commercial property must have an RP backflow preventer. The utility account holder must establish a commercial account with Waste Pro directly.
- **Suwannee River Water Management-** As a single-family property, it is outside the jurisdiction of SRWMD. However, if the zoning changes to commercial, it will be within SRWMD jurisdiction and subject to 62-330, F.A.C. If property is commercial, it will require a stormwater management system if it exceeds 9,000 sf of total impervious area. Of this 9,000 sf total, no more than 4,000 sf can be subject to vehicular traffic without a stormwater management system.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition Z 25-10 by Resolution.

QUESTIONS?



City Council Ordinance No. 2025-2336
Exhibit P

**GROWTH MANAGEMENT**

205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5754
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z
Application Fee \$ 1850
Receipt No. _____
Filing Date _____
Completeness Date _____

Less Than or Equal to 10 Acres: \$1,850
Greater Than 50 Acres: \$4,800 or actual cost

***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Wheeler Rezoning
2. Address of Subject Property: 273 SW Montgomery Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13991-000
4. Future Land Use Map Designation: Residential Moderate
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: Commercial General
7. Acreage: 0.365
8. Existing Use of Property: Single Family
9. Proposed use of Property: Office

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Travis Covington Title: P.E.
Company name (if applicable): Covington Engineering Services
Mailing Address: 272 NW Country Lake Dr
City: Lake City State: FL Zip: 32055
Telephone: (813) 770-9470 Fax: () Email: travis@covingtoneng.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): John & Cassandra Wheeler
Mailing Address: 136 SE Beverly Pl
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-8660 Fax: () Email: john@thewheeleragency.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: n/a
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA
Site-Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No.
Variance: ☐ Yes ☒ No
Variance Application No.
Special Exception: ☐ Yes ☒ No
Special Exception Application No.

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

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 (2) 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.

TRAVIS COVINGTON, P.E.

Applicant/Agent Name (Type or Print)

[Signature]

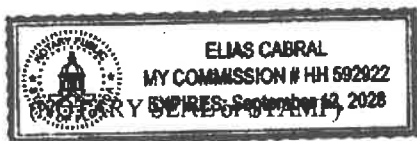
Applicant/Agent Signature

7/9/25

Date

STATE OF FLORIDA
COUNTY OF Columbia

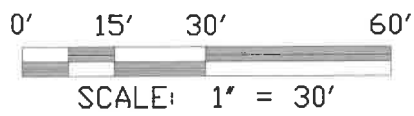
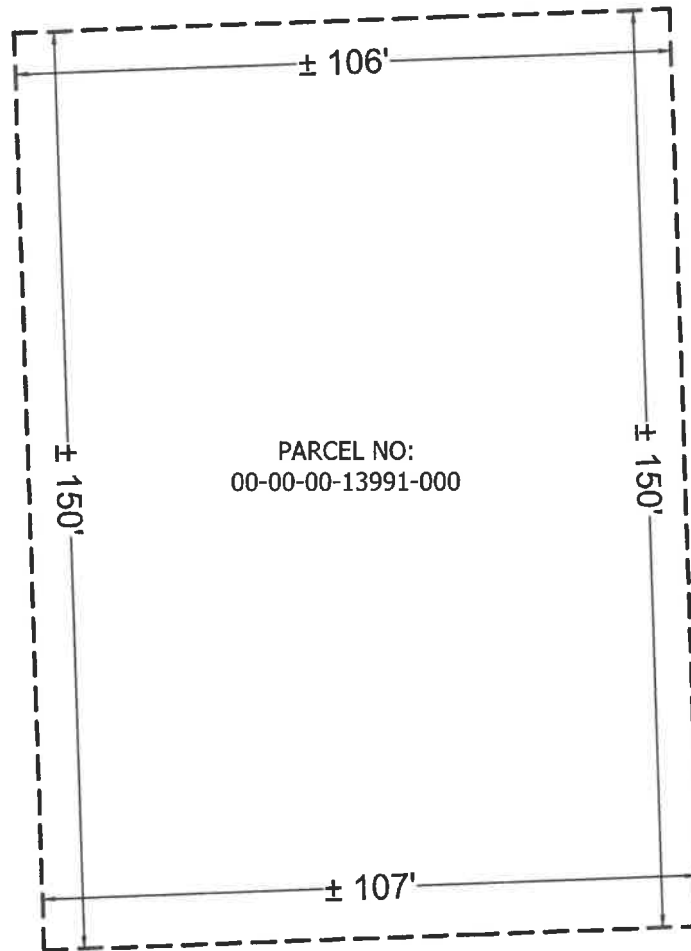
The foregoing instrument was acknowledged before me this 9th day of July, 2025, by (name of person acknowledging):



[Signature]
Signature of Notary
Elias Cabral
Printed Name of Notary

Personally Known OR Produced Identification X
Type of Identification Produced - Driver's License

WHEELER REZONING & COMP. PLAN AMENDMENT
PROPERTY SKETCH





COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Concurrency Impact Analysis
Project: Wheeler Rezoning

The subject property for the rezoning application consists of one property with a total area of approx. 0.37 acres, with an existing 1826 SF single-family home. The existing home will be converted into office space. The following concurrency analysis is based on general office use.

Summary of analysis:

- Trip Generation – 20 trips/day
- Potable Water – 273.90 gallons/day
- Sanitary Sewer – 273.90 gallons/day
- Solid Waste – 18.26 lbs/day

See attached concurrency worksheet. Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Gross Floor Area	Total ADT	Total PM Peak
710	General Office	11.03	1.49	1.83	20	3

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

* 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)
Office Building	15.00	18.26	273.90

* 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.

Solid Waste Analysis

Use	Pounds Per 100 Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office	1.00	18.26	18.26

*Per 100 sq ft (1826 sq ft/100)

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Analysis of the Requirements of Article 12 of the Land Development Regulations
Project: Wheeler Rezoning

Analysis of the Requirements of Article 12 of the Land Development Regulations:

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

Analysis: The subject property has a Residential Moderate Future Land Use Map (FLUM) designation. Contiguous properties have Commercial General and Residential zoning designations, as well as Commercial and Residential Moderate FLUM designations. A companion comprehensive plan amendment shall be provided to amend the current Residential Moderate FLUM designations to Commercial. The proposed Commercial General zoning designation is consistent with the proposed FLUM designation and existing land use pattern.

- b) Whether the proposed use is compatible with the existing land use pattern.

Analysis: The proposed use is compatible with the existing land use pattern. Surrounding contiguous properties are commercial and the single owner properties have direct access to SW Main Blvd.

- c) Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.

Analysis: The proposed use would not create an isolated district, as the surrounding properties are commercial.

- d) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

Analysis: The proposed use will be a minimal increase of the existing

density pattern and would not increase the load on public facilities. Concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.

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

Analysis: Existing district boundaries are not drawn illogically; however this rezoning will not create illogical zoning boundaries, nor create zoning inconsistencies surrounding the property.

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

Analysis: The proposed amendment is necessary to ensure contiguous single-owner properties with similar proposed & existing uses have the same zoning designations.

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

Analysis: The proposed change will not adversely affect living conditions in the neighborhood. The adjacent parcel, zoned commercial, under the same ownership, currently operates as an office space. The subject property will have the same use and it is anticipated there will be no impacts to the neighborhood.

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

Analysis: The proposed use will have negligible impacts on traffic and will not affect public safety. As previously mentioned, concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.

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

Analysis: The proposed use will not create a drainage problem. No site improvements are expected at this time, and no additional structures or impervious surfaces will be added to the site. Drainage patterns will remain the same as that at the time of this application.

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

Analysis: The proposed change will not reduce light and air to adjacent areas. As mentioned previously, there will be no changes to the existing structures on the subject property.

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

Analysis: The proposed change will not affect property values of adjacent areas.

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

Analysis: The proposed change will not be a deterrent for future development of adjacent properties. Properties with similar use are contiguous to the subject property.

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

Analysis: The proposed change will not 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.

Analysis: The existing zoning and FLUM designations do not allow for commercial uses. The proposed rezoning would allow for uses consistent with Commercial General zoning.

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

Analysis: The proposed change is not out of scale with the needs of the neighborhood or the City. The subject property is contiguous to commercial property with the same owner and will have the same use.

- p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted 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 designated to implement the City's comprehensive plan.

Analysis: Although other sites could exist throughout the City that would allow for the proposed use, the subject parcel was identified because of its location and shared boundaries with existing office space under ownership of the same individual. The proposed change would create contiguous zoning across property under the same ownership. This proposed change would not have any impacts on the City's planning.

Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

LEGAL DESCRIPTION

PARCEL NO. 00-00-00-13991-000

**S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.796-1755, 838-2100, WD 1078-1181,
DC 1078-1176,WD 1083-2474, WD 1312-110**

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RICHARD E. STADLER, ESQUIRE
183 SW Bascom Norris Drive
Suite 111
Lake City, FL 32025
(386) 438-5949

PROPERTY APPRAISERS PARCEL NO:
00-00-00-13991-000

Inst:201612005166 Date:3/29/2016 Time:11:00 AM
Doc Stamp-Deed:560.00
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1312 P:110

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of March, 2016, by, **VICTORIA S. LANG**, individually and as Trustee of the **VICTORIA S. LANG TRUST AGREEMENT** dated November 4, 2002, whose address is 242 SE St. Johns Street, Lake City, FL 32025, hereinafter called the Grantor, to **JOHN R. WHEELER and CASANDRA L. WHEELER**, husband and wife, whose address is 136 SE Beverly Place, Lake City, FL 32025, 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 corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, State of Florida, viz:

Lot 3 and W 1/2 of Lot 2, Block 1, LAKE VILLAS, a subdivision according to plat thereof recorded in Plat Book 2, Page 108, Public Records, Columbia County, Florida.

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

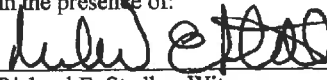
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

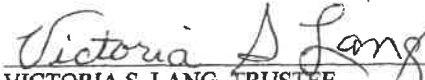
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and easements and restrictions of record.

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

Signed, sealed and delivered
in the presence of:


Richard E. Stadler, Witness


Beth Koeffler, Witness

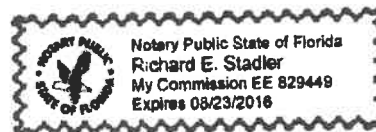

VICTORIA S. LANG, TRUSTEE

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by VICTORIA S. LANG, TRUSTEE. Such person is personally known to me or produced _____ as identification.

SEAL


Richard E. Stadler
NOTARY PUBLIC
MY COMMISSION EXPIRES:





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

AGENT AUTHORIZATION FORM

I, John Wheeler (owner name), owner of property parcel

number 00-00-00-13991-000 (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. <u>TRAVIS COVINGTON</u>	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.

John Wheeler 7-7-25
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John R. Wheeler, personally appeared before me and is known by me or has produced identification (type of I.D.) on this 9th day of July, 2025.

Melissa L. Harden
NOTARY'S SIGNATURE

(Seal/Stamp)



MELISSA L. HARDEN
Notary Public
State of Florida
Comm# HH649792
Expires 3/28/2029

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	98,531	4.9000	0	98,531	482.80
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	98,531	7.8150	0	98,531	770.02
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	108,322	0.7480	0	108,322	81.03
LOCAL	108,322	3.1430	0	108,322	340.46
CAPITAL OUTLAY	108,322	1.5000	0	108,322	162.48
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	98,531	0.2936	0	98,531	28.93
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	98,531	0.0001	0	98,531	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	1,865.73
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @311.2600	311.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	311.26
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COMBINED TAXES AND ASSESSMENTS	2,176.99	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Receipt(s) 2024-20428 on 12/09/24 for \$2,111.68 by JOHN R WHEELER

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

File Attachments for Item:

3. Minutes - September 15, 2025 Regular Session

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on September 15, 2025, beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

PLEDGE OF ALLEGIANCE

INVOCATION – Council Member James Carter

ROLL CALL

Mayor/Council Member
City Council

Noah Walker
Chevella Young
Ricky Jernigan
James Carter
Tammy Harris
Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

APPROVAL OF AGENDA

Mr. Jernigan made a motion to approve the agenda as presented. Mr. Carter seconded the motion, and the motion carried unanimously on a voice vote.

PROCLAMATIONS

1. Proclamation - In honor and memory of former Council Member Bettye Lane

Mayor Walker presented the proclamation to Ms. Lane's daughter, Micky Weston

2. Proclamation - Firefighter Appreciation Month, September 2025

Mayor Walker presented the proclamation to Fire Chief Josh Wehinger and staff.

Fire Chief Wehinger thanked members and reported the department received an ISO Insurance rating of class 2.

Mayor Walker also mentioned signing a proclamation for Constitution Week, which could be viewed hanging in the public library.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Glenel Bowden
- Sylvester Warren
- Barbara Foreman

BUDGET HEARING

At this time Mayor Walker opened a public hearing to accept input from all interested parties relative to the discussion, consideration, and approval of the City's 2025-2026 proposed millage rate and operating budget.

Finance Director Angie Moore reported the roll-back rate for the 2025-2026 Fiscal Year was 4.6835, the final millage rate is 4.9000 mils and shared the final millage rate represented a 4.62% increase over the roll-back rate. Should members adopt, the millage rate would be levied would be 4.9000 mils.

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden; Barbara Lemley

3. City Council Resolution No. 2025-129 - A resolution of the City of Lake City, Florida, adopting the Millage Rate and Final Levy of Ad Valorem Taxes for Fiscal Year 2025-2026; making certain findings of fact in support of the City adopting said millage rate and final levy of ad valorem taxes; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-129. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

Finance Director Angie Moore reported the final budget was \$86,169,734.00 in total revenues, and \$86,169,734.00 in total expenditures.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren

4. City Council Resolution No. 2025-130 - A resolution of the City of Lake City, Florida, adopting the final budget for Fiscal Year 2025-2026; making certain findings of fact in support of the City adopting said final budget; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-130. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

APPROVAL OF CONSENT AGENDA

5. Minutes - August 7, 2025, Rescheduled Regular Session
6. Minutes - August 18, 2025, Council Workshop

7. City Council Resolution No. 2025-124 - A resolution of the City of Lake City, Florida, approving that certain Subordination Agreement subordinating the City's interest in certain utilities easements to the State of Florida Department of Transportation, such easement being recorded in official records book 633, page 548 public records of Columbia County, Florida, and located along State Road 247; making certain findings of fact in support of the City approving said Subordination Agreement; recognizing the authority of the Mayor to execute and bind the City to said Subordination Agreement; directing the Mayor to execute and bind the City to said Subordination Agreement; repealing all prior resolutions in conflict; and providing an effective date.
8. City Council Resolution No. 2025-125 - A resolution of the City of Lake City, Florida, approving Change Order Number One to that certain contract between the City and Advantage Contracting Group, Inc., a Florida Corporation, said Change Order increasing the contract price to account for material costs previously omitted by a supplier; making certain findings of fact in support of the City approving said Change Order; recognizing the authority of the Mayor to execute and bind the City to said Change Order; repealing all prior resolutions in conflict; and providing an effective date.
9. City Council Resolution No. 2025-127 - A resolution of the City of Lake City, Florida, approving that certain amendment to the agreement between the City and Air Methods, LLC., a Delaware Limited Liability Corporation; making certain findings of fact in support of the City approving said amendment; recognizing the authority of the Mayor to execute and bind the City to said amendment; directing the Mayor to execute and bind the City to said amendment; repealing all prior resolutions in conflict; and providing an effective date.
10. City Council Resolution No. 2025-132 - A resolution of the City of Lake City, Florida, opting into the Settlement with Purdue Pharma, L.P., the Sackler Family, and related entities in that certain Bankruptcy Case identified by Case No. 19-23649 now pending in the United States Bankruptcy Court, in and for the Southern District of New York; authorizing and directing the Mayor to execute such documents as are necessary for the City to opt-in to the Settlement; making findings of fact in support thereof; providing for conflicts; and providing for an effective date.
11. City Council Resolution No. 2025-133 - A resolution of the City of Lake City, Florida, opting to participate in the Settlement with eight additional opioids manufacturers further named herein; authorizing and directing the Mayor to execute such documents as are necessary for the City to opt to participate in such Settlement; making findings of fact in support thereof; providing for conflicts; and providing for an effective date.
12. City Council Resolution No. 2025-134 - A resolution of the City of Lake City, Florida, amending that certain agreement between the City and Tyler Technologies, Inc., a Delaware Corporation, for enterprise permitting and licensing software components in support of the Growth Management, Customer Service, and Finance Departments; making certain findings of fact in support of the City amending said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

13. Approval of reallocation of unused funds budgeted in account numbers 511.40 and 511.55 to cover the cost associated with Council Member Tammy Harris attending the Congressional Black Caucus Foundation 54th Annual Legislative Conference.

Mr. Carter made a motion to approve the consent agenda as presented. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

Due to confusion with request for public comment on the consent agenda, Mayor Walker recessed the meeting from 6:43 PM until 6:52 PM to discuss with Attorney Martin.

City Attorney Clay Martin reported this was a matter of order, and stated the public was allowed to offer comments on a proposition before council. He stated if the public wished to comment on a specific item of the consent agenda, it should have been removed for discussion during the approval of the agenda. Attorney Martin recommended a redo of the action for the consent agenda in order to cure this.

PUBLIC COMMENT: Glenel Bowden

Mr. Jernigan made a motion to approve the consent agenda as presented. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Carter	Aye
Mayor Walker	Aye

PRESENTATIONS

14. Five Year Strategic Plan (City Manager Don Rosenthal)

Colleen Dudgeon and Hannah Knoch with Serafin & Associates provided a virtual presentation on the Five-Year Strategic Plan.

Council Member Carter spoke on the Strategic Pillars and in opposition of a Housing Community Development. He suggested empowering private enterprise to take this project on. He also reported eminent domain should not be listed as a plan of action.

Council Member Jernigan reported public safety should be the number one pillar, with housing being number four. He spoke in support of all pillars and against eminent domain.

City Manager Rosenthal reported staff was responding to members' requests and stated staff is committed to carrying out the plan or modifying it as needed.

Mayor Walker concurred with Council Member Carter and suggested a workshop be held to discuss how to move forward with the Strategic Plan.

Council Member Young concurred with the eminent domain comments, suggested members go into the Housing Authority idea with an open mind, and commended City Manager Rosenthal on great ideas.

QUASI-JUDICIAL HEARINGS

Final Reading

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title

15. City Council Ordinance No. 2025-2330 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-06, by Carol Chadwick, P.E., as agent for Mary Douglas-Carter, the property owner of said acreages, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential, Medium Density (less than or equal to 8 dwelling units per acre) to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the Corporate Limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at the intersection of NE Gurley Ave and NE Bascom Norris Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Ms. Young	No
Mr. Carter	No
Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	No

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

At this time, City Attorney Martin swore in two people, Growth Management Director Scott Thomason and property owner John Wheeler.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Director Scott Thomason asked to adopt the presentation from the September 3, 2025 meeting and moved the application into the record. It is attached as Exhibit A.

B. Presentation of application by applicant. None

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2330 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

16. City Council Ordinance No. 2025-2334 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z 25-08, by Carol Chadwick, P.E., as agent for Mary Douglas-Carter, the property owner of said acreages; providing for rezoning from Residential, Multiple Family-1 (RMF-1) and Residential, Single Family-3 (RSF-3) to Residential, Multiple Family-2 (RMF-2) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at the intersection of NE Gurley Ave and NE Bascom Norris Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was answered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

This was covered under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Director Scott Thomason asked to adopt the presentation from the September 3, 2025 meeting and moved the application into the record. It is attached as Exhibit B.

B. Presentation of application by applicant. None

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2334 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

17. City Council Ordinance No. 2025-2331 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-07, by Carol Chadwick, P.E., as

agent for Northwest Quadrant Land Trust, the property owner of said acreages, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes as amended; providing for changing the Future Land Use Classification from Commercial to Residential, High Density (less than or equal to 20 dwelling units per acre) of certain lands within the Corporate Limits of the City of Lake City, Florida, making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located on Hall of Fame Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was answered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

This was covered under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Director Scott Thomason asked to adopt the presentation from the September 3, 2025 meeting and moved the application into the record. It is attached as Exhibit C.

B. Presentation of application by applicant. None

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2331 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

18. City Council Ordinance No. 2025-2335 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or more contiguous acres of land, pursuant to an application, Z 25-09, by Carol Chadwick, P.E., as agent for Northwest Quadrant Land Trust, the property owner of said acreages; providing for rezoning from Commercial, General (CG) to Residential, Multiple Family-2 (RMF-2) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located on Hall of Fame Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was answered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

This was covered under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Director Scott Thomason asked to adopt the presentation from the September 3, 2025 meeting and moved the application into the record. It is attached as Exhibit D.

B. Presentation of application by applicant. None

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2335 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

19. City Council Ordinance No. 2025-2332 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-08, by Travis Covington, P.E., as agent for Casandra L. Wheeler and John R. Wheeler, the property owners of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from Residential Moderate (less than or equal to 4 dwelling units per acre) to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at the intersection of SW Montgomery Dr and Alamo Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was answered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

This was covered under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Director Scott Thomason asked to adopt the presentation from the September 3, 2025 meeting and moved the application into the record. It is attached as Exhibit E.

B. Presentation of application by applicant. John Wheeler asked to adopt his remarks from the September 3, 2025 meeting into the record.

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2332 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

20. City Council Ordinance No. 2025-2336 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z 25-10, by Travis Covington, P.E., as agent for Casandra L. Wheeler and John R. Wheeler, the property owners of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Commercial, General (CG) of certain lands within the Corporate Limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at the intersection of SW Montgomery Dr and Alamo Dr)

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was answered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

This was covered under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Growth Management Director Scott Thomason asked to adopt the presentation from the September 3, 2025 meeting and moved the application into the record. It is attached as Exhibit F.

B. Presentation of application by applicant. None

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2336 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

At this time, there was a short recess from 7:43 PM until 7:51 PM.

OLD BUSINESS

Other Items

21. Lake Shore Hospital/Meridian Update (City Attorney Clay Martin)

City Attorney Martin walked members through the timeline of events and provided members with an update.

NEW BUSINESS

Ordinances

22. City Council Ordinance No. 2025-2337 - (first reading) An ordinance of the City of Lake City, Florida, repealing in its entirety Ordinance No. 2025-2316 that declared for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2025-2337 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Ms. Harris	Aye
Mayor Walker	Aye

Resolutions

23. City Council Resolution No. 2025-131 - A resolution of the City of Lake City, Florida, adopting the 2025 Local Mitigation Strategy (LMS) for Columbia County, as the City's official guiding document for hazard mitigation planning; providing for severability, conflicts, and an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-131. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

Other Items

24. Discussion and Guidance from Council - CDBG Petition for Waiver of Rule for Wilson Park Amphitheater Project (Assistant City Manager Dee Johnson)

Assistant City Manager Dee Johnson provided an update on the Wilson Park Amphitheater project. He reported the bid received came back higher than the original grant amount and stated the design over the water was complex and requested guidance from members.

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden

Council Member Young reported this waiver would hold a bearing on future Community Development Block Grants.

Fred Fox Enterprises representative Melissa Fox, who is the grant administrator on the grant, reported the City would not be eligible if they closed the grant through forfeiture or completion. The City would only be eligible next application cycle.

Council Member Carter inquired as to whether it would be beneficial to not have the amphitheater over the water.

Ms. Fox reported if members wanted to construct the amphitheater only on land, a new environmental study and re-design would have to be completed by the U.S. Department of Housing and Urban Development's deadline of September 1, 2026.

Council Member Carter spoke in support of asking for the waiver.

Ms. Fox reported the waiver was recommended by the Water Commerce to ask for additional funds.

Members concurred to direct staff to ask for the waiver.

25. Discussion - Follow-up discussion from September 3, 2025 City Council meeting concerning City Clerk functions and duties (Vice-Mayor/Council Member Chevella Young)

Council Member Young reported the discussion during the September 3, 2025 meeting had been addressed and stated there was no need for further discussion.

COMMENTS BY:

City Manager Don Rosenthal – Mr. Rosenthal provided members with an update on what staff has recently reported to the City Manager's Office and let members know that a workshop will be set for the Strategic Plan.

City Attorney Clay Martin – Mr. Martin reported after a preliminary investigation, the County does not have an ordinance prohibiting citizens from selling animals and stated he could draft such an ordinance if members wished.

City Clerk Audrey Sikes – Ms. Sikes announced the free shred event is being held on Saturday, September 20, 2025 from 9:00 AM until 12:00 PM.

COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – Ms. Young provided an update on the Cedar Park Apartment fire.

Council Member Ricky Jernigan – Mr. Jernigan expressed to Mayor Walker his support and stated he was on his team.

Council Member James Carter – Mr. Carter reiterated things take time in government.

Council Member Tammy Harris – Ms. Harris commended Ms. Young for her efforts at Cedar Park, announced a Coat Give-Away on October 4, 2025 and stated children's coats were needed, sizes 6x to XXL.

Mayor Noah Walker – Mayor Walker announced National Night Out would be held October 7, 2025 from 5:00 PM until 8:00 PM, congratulated the Columbia High Tigers on their big win against Madison, and stated he was looking forward to settling the process in dealing with dilapidated houses.

ADJOURNMENT

Having no further business, Mayor Walker adjourned the meeting at 8:28 PM.

Noah Walker, Mayor/Council Member

Audrey Sikes, City Clerk

City Council Ordinance No. 2025-2330
Exhibit A



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: CARTER ACRES
2. Address of Subject Property: 769 NE GURLEY AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11174-001
4. Existing Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Proposed Future Land Use Map Designation: RESIDENTIAL-HIGH
6. Zoning Designation: RMF-1 & RSF-3
7. Acreage: 2.42
8. Existing Use of Property: VACANT & (1) MULTI-FAMILY QUADPLEX
9. Proposed use of Property: MULTI-FAMILY DEVELOPMENT

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): holder) 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@gm

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): MARY CARTER-DOUGLAS
Mailing Address: 769 NE GURLEY AVENUE
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☐ No ☒
Future Land Use Map Amendment Application No. _____
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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

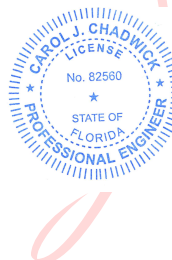
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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)

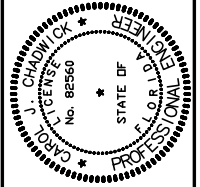
Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.18
14:45:43 -04'00'

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

[illegible]

PREPARED FOR
MARY CARTER-DOUGLAS
386.628.7152
swarren3rd@icloud.com

CARTER ACRES SITE SKETCH

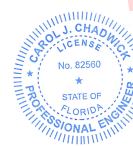
PROJECT NO. FL25168

DATE
JUNE 18, 2025

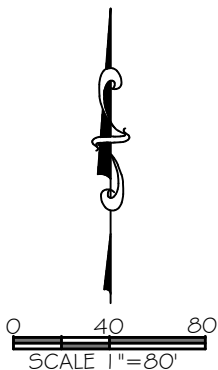
40	REVISION DATE
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NOTES

1. SITE PARCEL: 00-00-00-11174-001
2. CURRENT ZONING: RESIDENTIAL - RMF-1 & RSF-3
3. PROPOSED ZONING: RMF-2
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-HIGH
6. ACREAGE: 2.42 ACRES
7. SITE ADDRESS: 769 NE GURLEY AVENUE, LAKE CITY, FL



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.18
14:45:31 -04'00'



This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Concurrency Impact Analysis

The site contains one quadplex. The remainder of the site is vacant. The maximum density based on the requirements per dwelling unit, 2178 s.f., in RMF-2 zoning is 48. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

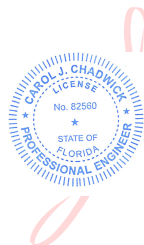
Summary of analyses:

- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 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=A01410
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cn=Carol Chadwick
Date: 2025.06.18
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Carol Chadwick, P.E.

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CC Job #FL25168

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	48.00	319.20	29.76

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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 Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	48.00	26.40

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Comprehensive Plan Consistency Analysis

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

- 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 on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- 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 subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

- 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 2026.

□

Consistency: The development may be developed by 2026.

- 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: There are no wetlands or floodplains on the main parcel of this property.

- 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: A multi-family development is ideal for this location due to its proximity to collector and arterial roads. Other properties with zoning are in the same neighborhood.

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
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.18
14:45:03 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/12/2025

Parcel: 00-00-00-11174-001 (47042)

Owner & Property Info

Result: 1 of 0

Owner	DOUGLAS-CARTER MARY ALICE		
	769 NE GURLEY AVE		
	LAKE CITY, FL 32055		
Site	769 NE GURLEY AVE, LAKE CITY		
Description	NE DIV. COMM SW COR OF NW1/4 OF SW1/4, RUN N 595 FT FOR POB, CONT N 477.85 FT TO SWLY R/W OF SR-100-A, RUN S 46 DEG E ALONG R/W 250.31 FT, W 46.56 FT, S 179 FT, E 165 FT TO W LINE OF GIBBS PARK, RUN S 125 FT, W 270 FT TO POB. (BEING PART OF SW1/4 SEC 28-3 ...more>>>		
Area	2.42 AC	S/T/R	28-3S-17
Use Code**	SFRES/ACLF HOME (0107)	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

2024 Certified Values				2025 Working Values			
Mkt Land		\$18,590		Mkt Land		\$43,038	
Ag Land		\$0		Ag Land		\$0	
Building		\$140,209		Building		\$141,272	
XFOB		\$1,802		XFOB		\$1,802	
Just		\$160,601		Just		\$186,112	
Class		\$0		Class		\$0	
Appraised		\$160,601		Appraised		\$186,112	
SOH/10% Cap		\$0		SOH/10% Cap		\$0	
Assessed		\$160,601		Assessed		\$186,112	
Exempt		\$0		Exempt		\$0	
Total Taxable	county:\$160,601 city:\$160,601 other:\$0 school:\$160,601			Total Taxable	county:\$186,112 city:\$186,112 other:\$0 school:\$186,112		

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2025	\$100	1539 / 248	LE	I	U	14
10/2/2024	\$100	1525 / 115	WD	I	U	11
12/22/2014	\$0	1286 / 2178	PB	V	U	18
12/22/2014	\$0	1286 / 2176	PB	I	U	18
12/12/2014	\$100	1286 / 2685	WD	V	U	11
5/10/2010	\$14,000	1194 / 526	WD	V	U	37
4/29/2010	\$0	1193 / 1641	PB	V	U	18
4/29/2010	\$0	1193 / 1632	PB	V	U	18
11/2/2009	\$100	1194 / 519	QC	V	U	11
8/31/2009	\$100	1194 / 517	QC	V	U	11
8/31/2009	\$100	1194 / 515	QC	V	U	11
8/30/2005	\$9,400	1059 / 478	WD	I	Q	01
1/14/2005	\$2,000	1077 / 370	WD	I	Q	04
10/19/1996	\$1,500	829 / 1727	AD	V	U	13
3/1/1986	\$1,000	587 / 285	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/ACLF (0707)	1986	6569	8851	\$141,272

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

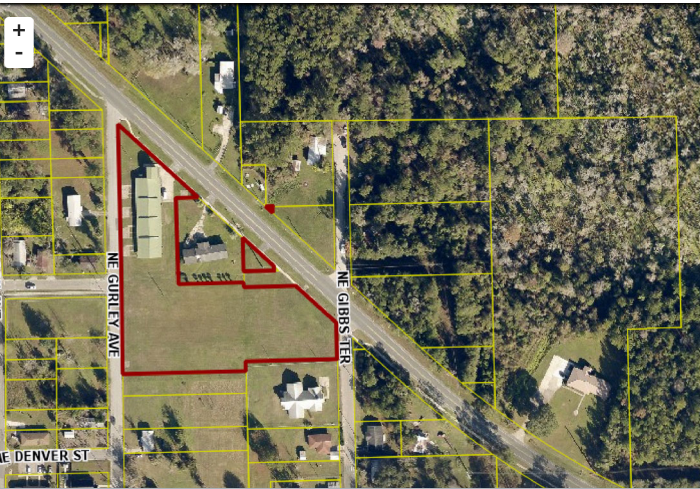
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0107	SFR/ACLF (MKT)	1.300 AC	1.0000/1.0000 1.0000/ /	\$14,300 /AC	\$18,590
0000	VAC RES (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,750
0000	VAC RES (MKT)	6,750.000 SF (0.155 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,375
0000	VAC RES (MKT)	16,291.000 SF (0.373 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,146
0000	VAC RES (MKT)	12,354.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,177

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



This Instrument Prepared by & return to:

Name: MARY A. CARTER

**Address: 769 NE GURLEY AVE
LAKE CITY, FL 32055**

Inst: 202512009715 Date: 04/30/2025 Time: 3:33PM
Page 1 of 2 B: 1539 P: 248, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: 00-00-00-11174-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 21st day of April, A.D. 2025, by MARY ALICE CARTER

A/K/A MARY ALYCE CARTER, hereinafter called the grantor, to MARY ALYCE DOUGLAS-CARTER whose post office address is, 769 NE GURLEY AVE, LAKE CITY, FL 32055, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO SYLVESTER WARREN whose post office address is 930 NE JOE CONEY TER, LAKE CITY, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

Parcel One:

SECTION 28: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 0°58'19" W ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 595.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 0°58'19" W ALONG SAID WEST LINE, 477.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 250.31 FEET, THENCE S 89°11'41" W, 46.56 FEET, THENCE S 0°58'19" E, 179.00 FEET, THENCE N 89°11'41" E, 135.00 FEET TO THE WEST LINE OF GIBBS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 0°58'19" E ALONG SAID WEST LINE, 125.00 FEET, THENCE S 89°11'41" W, 270.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET ALONG THE WEST SIDE THEREOF. EXCLUSIVE OF ERMINE STREET.

Parcel Two:

50 FEET OFF THE SOUTH END OF A TRACT OF LAND DESCRIBED AS BEGINNING 520 FEET NORTH OF THE SW CORNER OF NW 1/4 OF SW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST (COLUMBIA COUNTY, FLORIDA) AND RUN NORTH 800 FEET, EAST 270 FEET, SOUTH 800 FEET, WEST 270 FEET TO THE SAID POINT OF BEGINNING (ORIGINALLY CORA WRIGHT PROPERTY) IN THE NORTHEASTERN DIVISION OF LAKE CITY, FLORIDA. DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 702 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Three:

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 AND RUN NORTH 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 FEET; THENCE EAST 270.00 FEET TO THE WEST LINE OF GIBBS PARK; THENCE SOUTH 25 FEET; THENCE WEST 270 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET (NOW NE GURLEY AVENUE) ALONG THE WEST SIDE THEREOF. DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 370, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Four:

LOTS 2 AND 7 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Five:

LOTS 5 AND 6 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR
SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

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

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

*And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2025.*

*In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above
written.*

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Patricia Lang
Printed Name 757 W. Duval St.
Lake City, FL 32055
Morgan L. Williams
Witness Signature
Morgan L. Williams
Printed Name 757 W. Duval St.
Lake City, FL 32055

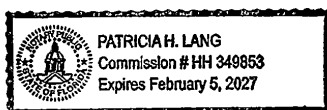
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by MARY ALYCE
DOUGLAS-CARTER, who is known to me or who has produced _____ as
identification.

physical present

Patricia Lang
Notary Public Patricia Lang
My commission expires 2-5-27





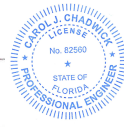
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, MARY DOUGLAS-CARTER (owner name), owner of property parcel

number 00-00-00-11174-001 (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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D4 63B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.18 14:44:41 -04'00'
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.

Mary Douglas Carter

Owner Signature (Notarized)

6-17-2025

Date

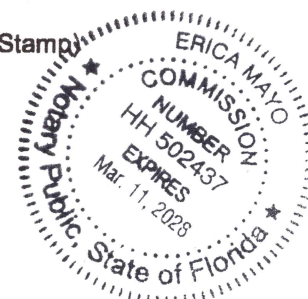
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mary Douglas - Carter, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 17th day of June, 20 25.

Erica Mayo
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R11174-001

DOUGLAS MARY

Year: 2024

Bill Number: 34269

Owner: DOUGLAS MARY

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS: DOUGLAS MARY
769 NE GURLEY AVE
LAKE CITY FL 32055

PROPERTY ADDRESS: 769 GURLEY
LAKE CITY 32055

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34269 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$755.46	\$755.46	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,204.90	\$1,204.90	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$115.33	\$115.33	\$0.00
LOCAL	3.1430	\$484.58	\$484.58	\$0.00
CAPITAL OUTLAY	1.5000	\$231.26	\$231.26	\$0.00
Subtotal	5.3910	\$831.17	\$831.17	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$45.27	\$45.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$2,836.81	\$2,836.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,634.81	\$1,634.81	\$0.00
TOTAL	\$1,634.81	\$1,634.81	\$0.00

ORDINANCE 2025-2330

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

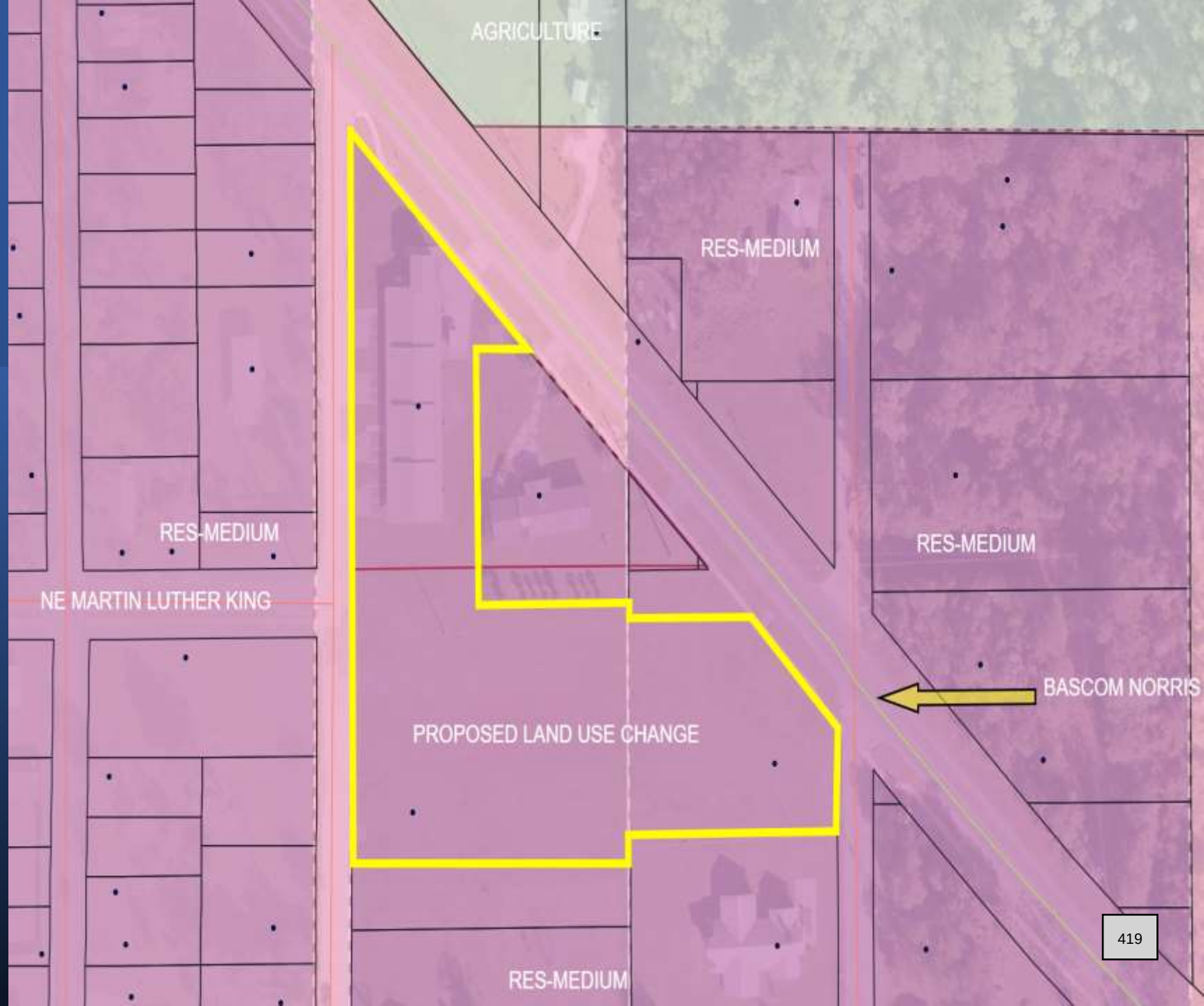
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Future Land Use designation of Residential Medium (8 units per acre);
- Petition CPA 25-06 is a request to change the Future Land Use on parcel 11174-001 from Residential Medium (8 units per acre) to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North- Agriculture
 - East- Residential Medium
 - South- Residential Medium
 - West- Residential Medium

Location



Staff Review

Document Envelope ID: 28FDB8E5-ACE7-4B8C-8C45-8FD0E8D1E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lctfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/23/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address:

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: awarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2330.

QUESTIONS?



City Council Ordinance No. 2025-2334
Exhibit B



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: CARTER ACRES
2. Address of Subject Property: 769 NE GURLEY AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 00-00-00-11174-001
4. Future Land Use Map Designation: RESIDENTIAL-MEDIUM
5. Existing Zoning Designation: RMF-1 & RSF-3
6. Proposed Zoning Designation: RMF-2
7. Acreage: 2.42
8. Existing Use of Property: VACANT & (1) MULTI-FAMILY QUADPLEX
9. Proposed use of Property: MULTI-FAMILY DEVELOPMENT

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): MARY CARTER-DOUGLAS
Mailing Address: 769 NE GURLEY AVENUE
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 628.7152 Fax: () Email: swarren3rd@icloud.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NA
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☐ No
Future Land Use Map Amendment: ☐ Yes _____ ☐ No X _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No X _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No X _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No X _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

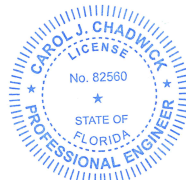
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

Digitally signed by Carol
Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D4
63B4E7500032FEE, cn=Carol
Chadwick
Date: 2025.06.18 14:47:45 -04'00'

Date

STATE OF FLORIDA
COUNTY OF _____

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

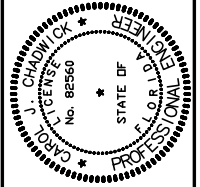
(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

[illegible]

PREPARED FOR
MARY CARTER-DOUGLAS
386.628.7152
swarren3rd@icloud.com

CARTER ACRES SITE SKETCH

PROJECT NO. FL25168

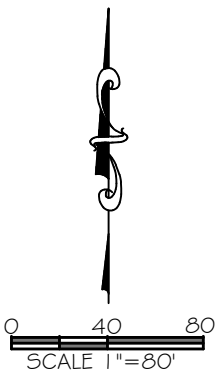
DATE
JUNE 18, 2025

428 SHEETS

NOTES

1. SITE PARCEL: 00-00-00-11174-001
2. CURRENT ZONING: RESIDENTIAL - RMF-1 & RSF-3
3. PROPOSED ZONING: RMF-2
4. EXISTING LAND USE: RESIDENTIAL - MEDIUM
5. PROPOSED FUTURE LAND USE: RESIDENTIAL-HIGH
6. ACREAGE: 2.42 ACRES
7. SITE ADDRESS: 769 NE GURLEY AVENUE, LAKE CITY, FL

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 18, 2025

re: CARTER ACRES Concurrency Impact Analysis

The site contains one quadplex. The remainder of the site is vacant. The maximum density based on the requirements per dwelling unit, 2178 s.f., in RMF-2 zoning is 48. The site will use public water and sewer systems.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.18
14:46:48 -04'00'

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	48.00	319.20	29.76

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)
---------------------------	---	-----------------------------------	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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)
---------------------------	---	-----------------------------------	-------------------------

SingleFamily Homes	300.00	48.00	14400.00
--------------------	--------	-------	----------

* 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 Bedroom*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	48.00	26.40

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 17, 2025

re: CARTER ACRES Analysis of the Requirements of Article 12 of the Land Development Regulations

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

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

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

- b) The existing land use pattern.

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace. The site will utilize Lake City's water and sewer systems.

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

Analysis: The site is suited for multi-family zoning. A portion of the property is currently zoned RMF-1. The existing building on the site is a multi-family quadplex.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

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

Analysis: The subject property will have direct access to NE Basom Norris Drive and will not negatively affect living conditions.

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

The subject property is located on NE Bascom Norris Road with access to both side streets: NE Gurley Avenue and NE Gibbs Terrace.

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

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

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

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

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

Analysis: The site will have all required buffering per the City's LDR's.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as the area is currently used for multi-family housing.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The current zoning does not allow multi-family housing for the entire site.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land

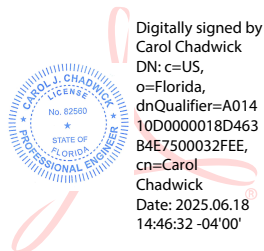
development regulations. The Planning and Zoning Board shall consider and study:

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25168

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 6/12/2025

Parcel: 00-00-00-11174-001 (47042)

Owner & Property Info

Result: 1 of 0

Owner	DOUGLAS-CARTER MARY ALICE 769 NE GURLEY AVE LAKE CITY, FL 32055		
Site	769 NE GURLEY AVE, LAKE CITY		
Description	NE DIV. COMM SW COR OF NW1/4 OF SW1/4, RUN N 595 FT FOR POB, CONT N 477.85 FT TO SWLY R/W OF SR-100-A, RUN S 46 DEG E ALONG R/W 250.31 FT, W 46.56 FT, S 179 FT, E 165 FT TO W LINE OF GIBBS PARK, RUN S 125 FT, W 270 FT TO POB. (BEING PART OF SW1/4 SEC 28-3 ...more>>>		
Area	2.42 AC	S/T/R	28-3S-17
Use Code**	SFRES/ACLF HOME (0107)	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

2024 Certified Values				2025 Working Values			
Mkt Land		\$18,590		Mkt Land		\$43,038	
Ag Land		\$0		Ag Land		\$0	
Building		\$140,209		Building		\$141,272	
XFOB		\$1,802		XFOB		\$1,802	
Just		\$160,601		Just		\$186,112	
Class		\$0		Class		\$0	
Appraised		\$160,601		Appraised		\$186,112	
SOH/10% Cap		\$0		SOH/10% Cap		\$0	
Assessed		\$160,601		Assessed		\$186,112	
Exempt		\$0		Exempt		\$0	
Total Taxable	county:\$160,601 city:\$160,601 other:\$0 school:\$160,601	Total		county:\$186,112 city:\$186,112 other:\$0 school:\$186,112	Taxable		

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/21/2025	\$100	1539 / 248	LE	I	U	14
10/2/2024	\$100	1525 / 115	WD	I	U	11
12/22/2014	\$0	1286 / 2178	PB	V	U	18
12/22/2014	\$0	1286 / 2176	PB	I	U	18
12/12/2014	\$100	1286 / 2685	WD	V	U	11
5/10/2010	\$14,000	1194 / 526	WD	V	U	37
4/29/2010	\$0	1193 / 1641	PB	V	U	18
4/29/2010	\$0	1193 / 1632	PB	V	U	18
11/2/2009	\$100	1194 / 519	QC	V	U	11
8/31/2009	\$100	1194 / 517	QC	V	U	11
8/31/2009	\$100	1194 / 515	QC	V	U	11
8/30/2005	\$9,400	1059 / 478	WD	I	Q	01
1/14/2005	\$2,000	1077 / 370	WD	I	Q	04
10/19/1996	\$1,500	829 / 1727	AD	V	U	13
3/1/1986	\$1,000	587 / 285	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SFR/ACLF (0707)	1986	6569	8851	\$141,272

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

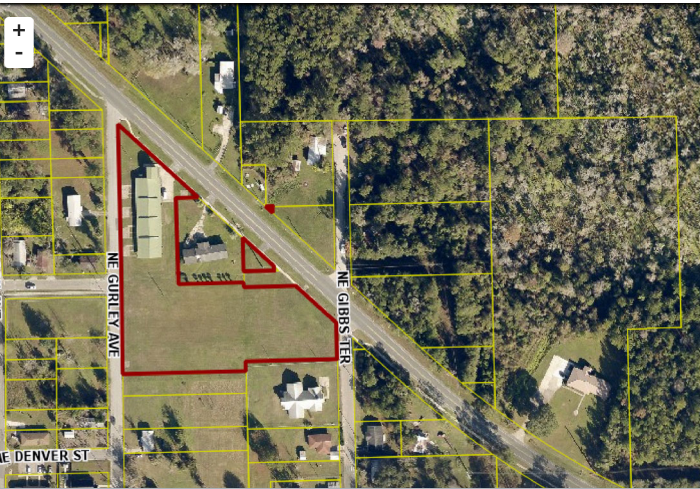
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0107	SFR/ACLF (MKT)	1.300 AC	1.0000/1.0000 1.0000/ /	\$14,300 /AC	\$18,590
0000	VAC RES (MKT)	13,500.000 SF (0.309 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,750
0000	VAC RES (MKT)	6,750.000 SF (0.155 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$3,375
0000	VAC RES (MKT)	16,291.000 SF (0.373 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$8,146
0000	VAC RES (MKT)	12,354.000 SF (0.283 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$6,177

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



This Instrument Prepared by & return to:

Name: MARY A. CARTER

**Address: 769 NE GURLEY AVE
LAKE CITY, FL 32055**

Inst: 202512009715 Date: 04/30/2025 Time: 3:33PM
Page 1 of 2 B: 1539 P: 248, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *JP*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: 00-00-00-11174-001

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 21st day of April, A.D. 2025, by MARY ALICE CARTER

A/K/A MARY ALYCE CARTER, hereinafter called the grantor, to MARY ALYCE DOUGLAS-CARTER whose post office address is, 769 NE GURLEY AVE, LAKE CITY, FL 32055, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO SYLVESTER WARREN whose post office address is 930 NE JOE CONEY TER, LAKE CITY, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

Parcel One:

SECTION 28: COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SW 1/4, SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 0°58'19" W ALONG THE WEST LINE OF SAID NW 1/4 OF SW 1/4, 595.00 FEET TO THE POINT OF BEGINNING THENCE CONTINUE N 0°58'19" W ALONG SAID WEST LINE, 477.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 100-A, THENCE S 46°49'09" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 250.31 FEET, THENCE S 89°11'41" W, 46.56 FEET, THENCE S 0°58'19" E, 179.00 FEET, THENCE N 89°11'41" E, 135.00 FEET TO THE WEST LINE OF GIBBS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 10 OF PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THENCE S 0°58'19" E ALONG SAID WEST LINE, 125.00 FEET, THENCE S 89°11'41" W, 270.00 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET ALONG THE WEST SIDE THEREOF. EXCLUSIVE OF ERMINE STREET.

Parcel Two:

50 FEET OFF THE SOUTH END OF A TRACT OF LAND DESCRIBED AS BEGINNING 520 FEET NORTH OF THE SW CORNER OF NW 1/4 OF SW 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST (COLUMBIA COUNTY, FLORIDA) AND RUN NORTH 800 FEET, EAST 270 FEET, SOUTH 800 FEET, WEST 270 FEET TO THE SAID POINT OF BEGINNING (ORIGINALLY CORA WRIGHT PROPERTY) IN THE NORTHEASTERN DIVISION OF LAKE CITY, FLORIDA. DESCRIBED IN OFFICIAL RECORDS BOOK 664, PAGE 702 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Three:

SECTION 28, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA. COMMENCE AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 AND RUN NORTH 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 25 FEET; THENCE EAST 270.00 FEET TO THE WEST LINE OF GIBBS PARK; THENCE SOUTH 25 FEET; THENCE WEST 270 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SUBJECT TO RIGHT-OF-WAY FOR ERMINE STREET (NOW NE GURLEY AVENUE) ALONG THE WEST SIDE THEREOF. DESCRIBED IN OFFICIAL RECORDS BOOK 1077, PAGE 370, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Four:

LOTS 2 AND 7 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Parcel Five:

LOTS 5 AND 6 OF GIBBS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 2, PAGE(S) 10, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY,
FLORIDA.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR
SURVEY AND MAKES NO WARRANTIES AGAINST SAME.**

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

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

*And the grantor hereby covenants with said grantee that she is lawfully seized of said land in fee simple; that
she has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land
and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31, 2025.*

*In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above
written.*

Signed, sealed and delivered in the presence of:

Patricia Lang
Witness Signature
Patricia Lang
Printed Name 757 W. Duval St.
Lake City, FL 32055
Morgan L. Williams
Witness Signature
Morgan L. Williams
Printed Name 757 W. Duval St.
Lake City, FL 32055

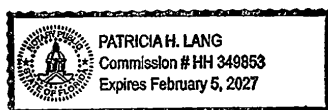
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 21st day of April, 2025, by MARY ALYCE
DOUGLAS-CARTER, who is known to me or who has produced _____ as
identification.

physical present

Patricia Lang
Notary Public Patricia Lang
My commission expires 2-5-27





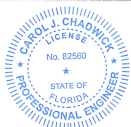
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

AGENT AUTHORIZATION FORM

I, MARY DOUGLAS-CARTER (owner name), owner of property parcel

number 00-00-00-11174-001 (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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.18 14:46:17 -04'00'
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.

Mary Douglas Carter

Owner Signature (Notarized)

6-17-2025

Date

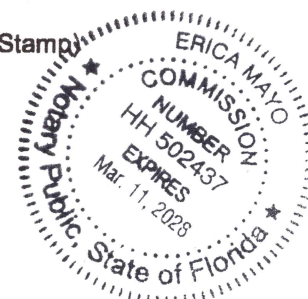
NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Mary Douglas - Carter, personally appeared before me and is known by me or has produced identification (type of I.D.) Driver's License on this 17th day of June, 20 25.

Erica Mayo
NOTARY'S SIGNATURE

(Seal/Stamp)



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R11174-001

DOUGLAS MARY

Year: 2024

Bill Number: 34269

Owner: DOUGLAS MARY

Tax District: 1

Property Type: Real Estate

MAILING ADDRESS: DOUGLAS MARY
769 NE GURLEY AVE
LAKE CITY FL 32055

PROPERTY ADDRESS: 769 GURLEY
LAKE CITY 32055

This Bill:

\$0.00

All Bills:

\$0.00

Cart Amount:

\$0.00

Bill 34269 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
CITY OF LAKE CITY	4.9000	\$755.46	\$755.46	\$0.00
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,204.90	\$1,204.90	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$115.33	\$115.33	\$0.00
LOCAL	3.1430	\$484.58	\$484.58	\$0.00
CAPITAL OUTLAY	1.5000	\$231.26	\$231.26	\$0.00
Subtotal	5.3910	\$831.17	\$831.17	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$45.27	\$45.27	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	18.3997	\$2,836.81	\$2,836.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
CITY FIRE ASSESSMENT	\$1,634.81	\$1,634.81	\$0.00
TOTAL	\$1,634.81	\$1,634.81	\$0.00

REZONING PETITION Z 25-08

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

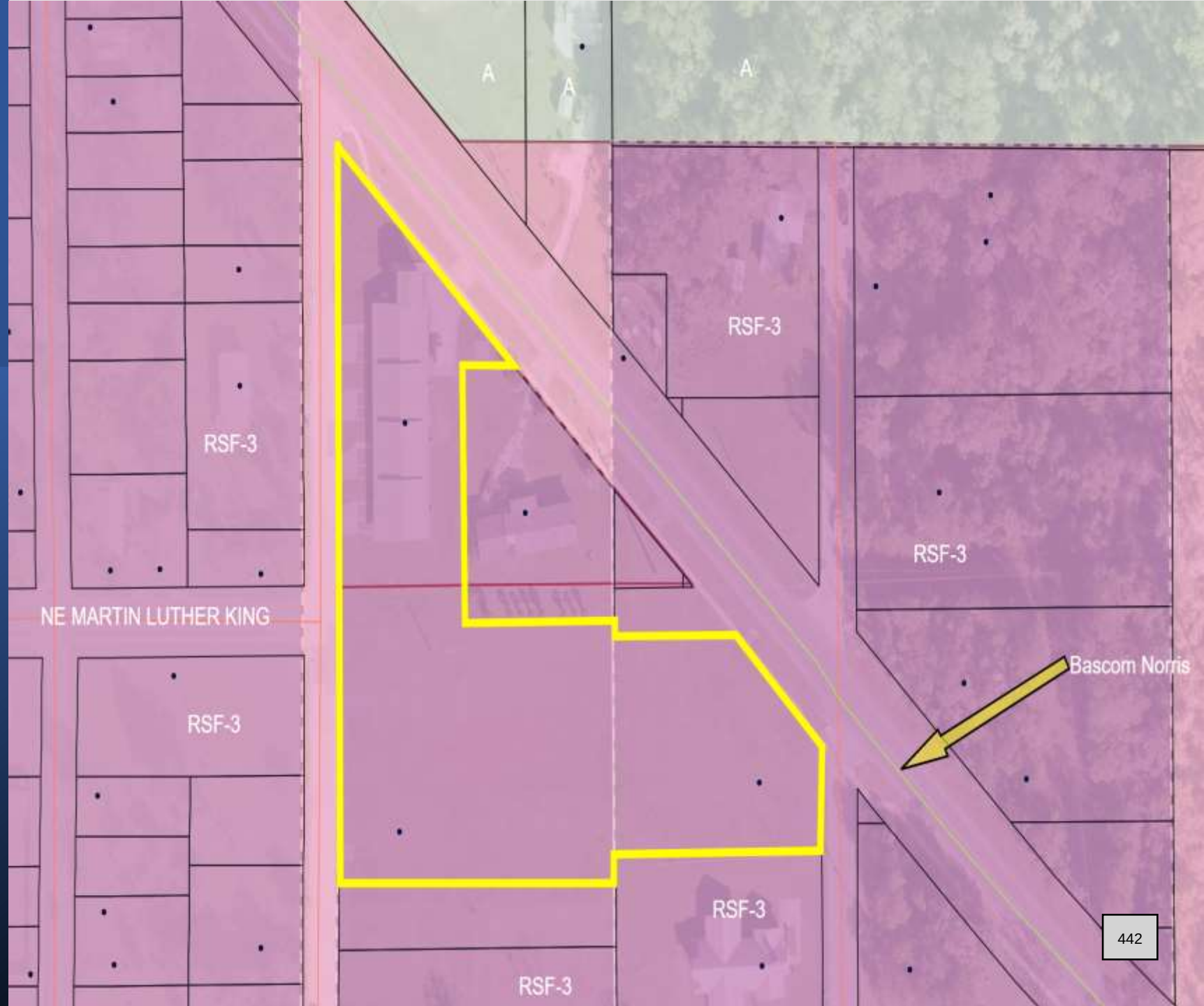
RECOMENDATION

QUESTIONS

Introduction

- Parcel 11174-001 has a current Zoning designation of Residential Single Family 3 (RSF-3) and Residential Multi-Family 1 (RMF-1);
- Petition Z 25-08 is a request to change the Zoning designation from RSF-3 and RMF-1 to RMF-2
- The parcel is surrounded by the following Future Land Use designations;
 - North- A
 - East- RSF-3
 - South- RSF-3
 - West- RSF-3

Location



Staff Review

Document Envelope ID: 28FDB8E5ACE74B8C-8C45-8FD8E8D1E3F



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lctfla.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/23/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: 11174-001

Project Name: Carter Acres Rezoning

Project Address: _____

Project Parcel Number: 11174-001

Owner Name: Mary Carter-Douglas

Owner Address: 769 NE Gurly Ave, Lake City, FL

Owner Contact Information: Telephone Number: 628-7152 Email: awarren3rd@icloud.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccpewyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** Part of the parcel is zoned RMF 1. The differences between RMF-1 and RMF-2 is the number of dwelling units. RMF-1 allows for 8 units per acres and RMF-2 allows for 20 units per acre.
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD District permit may be required for the further development of this lot. SRWMD recommends property owner schedule a pre-application meeting to discuss potential permitting requirements.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Planning and Zoning Board to approve Petition Z 25-08 by Resolution.

QUESTIONS?



City Council Ordinance No. 2025-2331
Exhibit C

**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: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Existing Future Land Use Map Designation: COMMERCIAL
5. Proposed Future Land Use Map Designation: RES HIGH DENSITY (20 DU/ACRE)
6. Zoning Designation: COMMERCIAL GENERAL (PROPOSED CHANGE TO RMF-2)
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title ☒ 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): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, Trustee)
Mailing Address: 291 NW MAIN BLVD
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 397-3002 Fax: () Email: dcrapps@danielcrapps.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

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper copies of proposed Comprehensive Plan Amendment Application and support material and a PDF copy on a CD are required at the time of submittal.

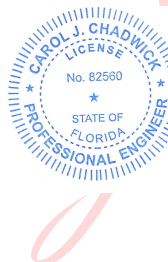
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.20
13:29:40 -04'00'

FLORIDA'S GATEWAY CENTER NORTH

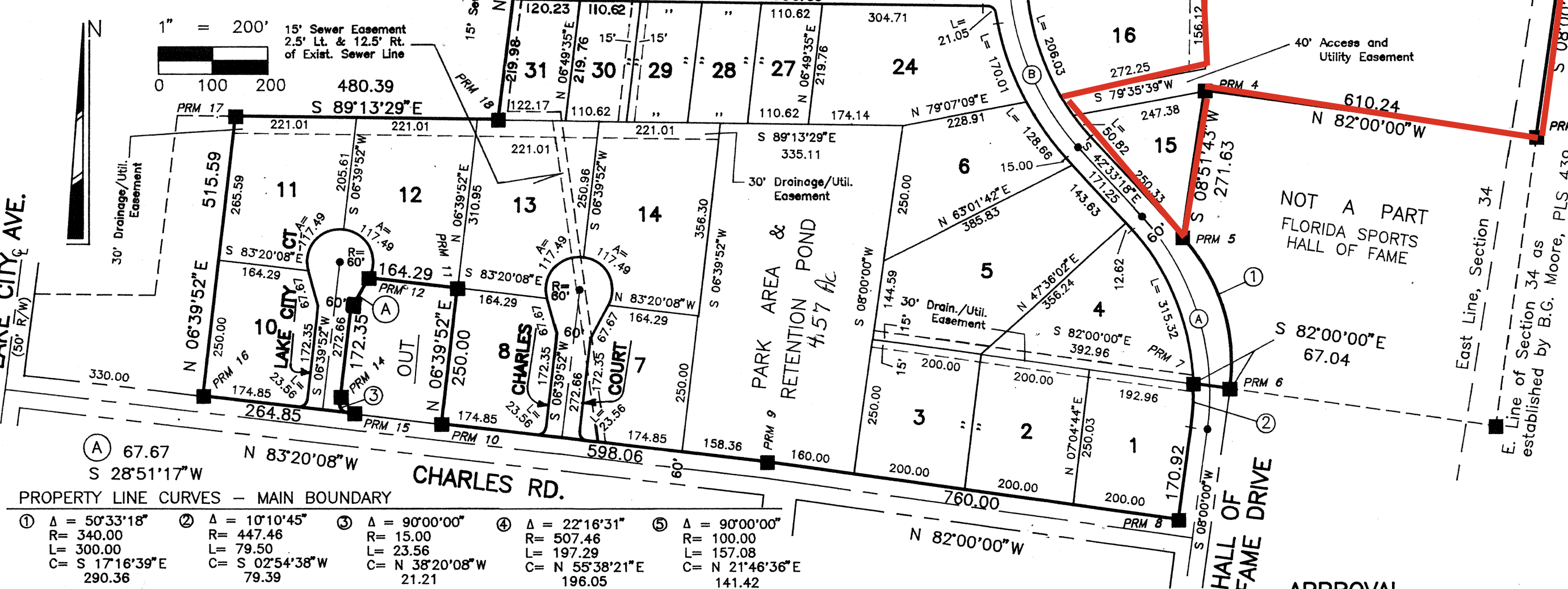
IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CITY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney
DATE: 2/14/1990

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works
DATE: 2/17/1990



DESCRIPTION
COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°30'43\"

- LEGEND/NOTES**
- 1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.
 - 2.) ☒ = Concrete Monument found in place at time of Survey.
 - 3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.
 - 4.) Field data closure precision complies with Minimum Technical Standards.
 - 5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).
 - 6.) Zoning: Lots 27-46 - Residential Multi-Family
Lots 1-26, 47 & 48 - Commercial

NOTICE: There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY this to be a true and correct Plat of the lands Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that permanent reference monuments have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 2/12/1990

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION							
1	1.13	13	1.53	25	1.52	37	0.56
2	1.15	14	1.65	26	1.40	38	0.56
3	1.16	15	0.74	27	0.56	39	0.56
4	1.38	16	1.26	28	0.56	40	0.56
5	1.95	17	1.36	29	0.56	41	0.59
6	1.24	18	1.24	30	0.56	42	0.57
7	1.07	19	1.15	31	0.61	43	0.55
8	1.07	20	1.08	32	0.60	44	0.55
9	OUT	21	1.00	33	0.56	45	0.55
10	1.07	22	1.00	34	0.56	46	0.55
11	1.30	23	1.05	35	0.56	47	0.87
12	1.42	24	1.69	36	0.56	48	0.76

- EASEMENT NOTE**
In addition to the Easements shown on the face of the Plat, other utility easements exist as follows:
- 1.) Easements 10.00 feet each side of all property lines dividing lots, and
 - 2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION
KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.

SIGNED: Daniel Crapps
Daniel Crapps, Trustee
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane
SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION
SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

ACKNOWLEDGEMENT 1 - OWNER
STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 2 - FIRST MORTGAGEE
STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Charles A. and Harvey D. Devane, as first mortgagees, with their seals affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 3 - SECOND MORTGAGEE
STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

APPROVAL
ZONING BOARD, CITY OF LAKE CITY
SIGNED: _____

Chairman: _____
ATTEST: _____
DATE: 2/12/1990

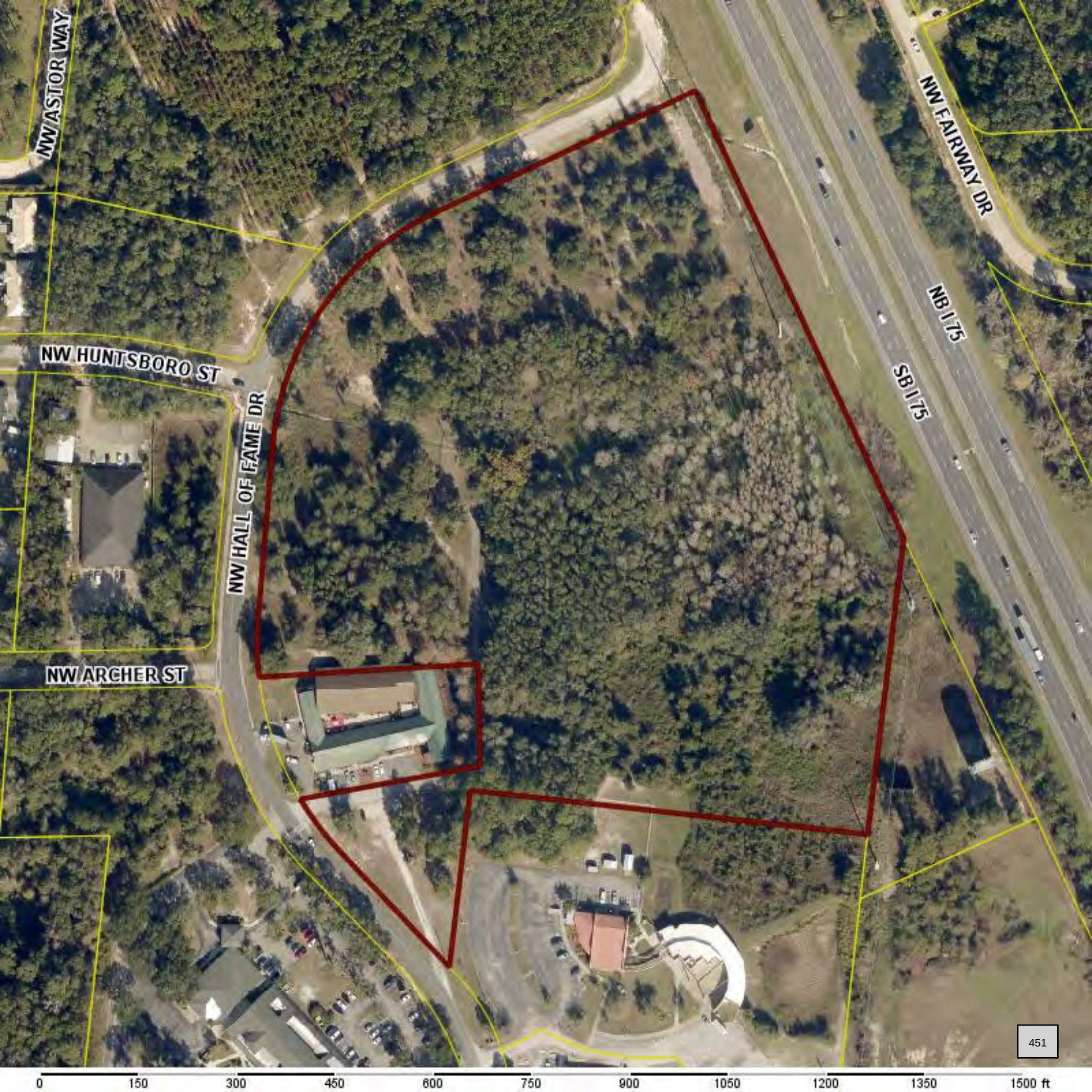
APPROVAL
CITY COUNCIL, CITY OF LAKE CITY
SIGNED: _____

T. Gerald Witt, Mayor
ATTEST: _____
DATE: 2/12/1990

COUNTY CLERK'S CERTIFICATE
THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this _____ day of _____, 19____ in Plat Book No. _____, Page No. _____.

SIGNED: Don F. Lee
Clerk of Circuit Court,
Columbia County, Florida

90-04552
6 25



NW ASTOR WAY

NW HUNTSBORO ST

NW ARCHER ST

NW HALL OF FAME DR

NW FAIRWAY DR

NB I 75

SB I 75

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20 13:29:25 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	154.00	1024.10	95.48

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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 Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Comprehensive Plan Consistency Analysis

The NORTHWEST QUADRANT LAND TRUST proposed comprehensive plan amendment is consistent with Lake City's Comprehensive Plan.

Future Land Use Element

GOAL I - 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 I.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 proposed zoning change is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- Policy I.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 on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy I.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 subject property is located on NW Hall of Fame Drive that connects to W US Highway 90.

- Policy I.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 2026.

Consistency: The development may be developed by 2026.

- 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: There are wetlands and a floodplain on the parcel of this property. As part of the future site development plan, all permitting will incorporate applicable regulations with regard to floodplain and wetlands.

- 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: A multi-family development is ideal for this location due to its proximity to collector and arterial roads. Other properties with similar zonings are in the neighborhood.

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
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20
13:29:12 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

Parcel 34-3S-16-02463-115

Owners

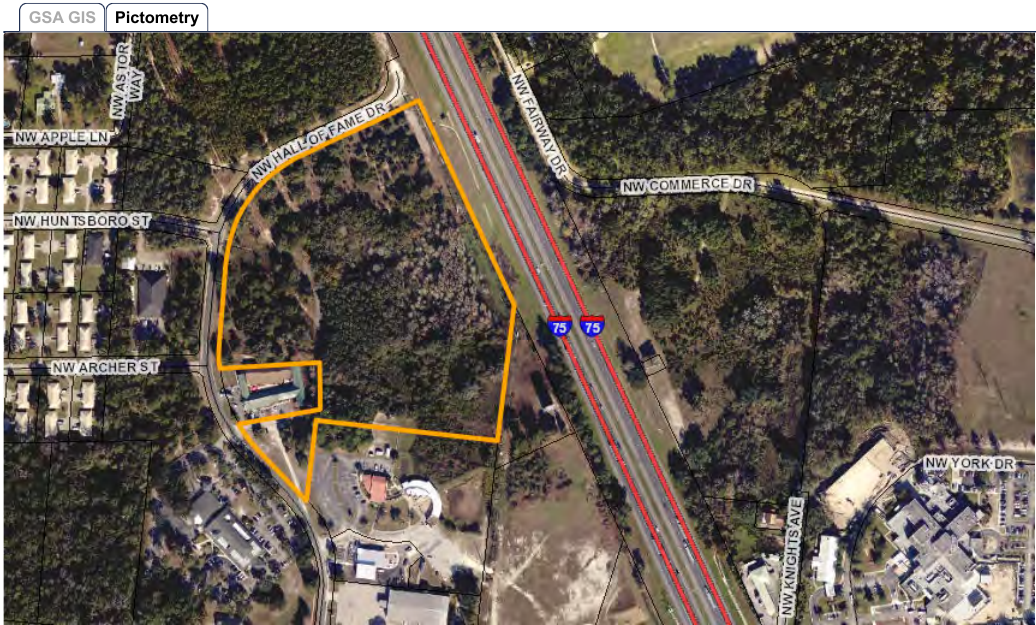
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description

LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.



30° 11' 16" N 82° 41' 21" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$468,750
Total Ag Land	\$0
Total Market	\$468,750
Total Assessed	\$468,750
Total Exempt	\$0
Total Taxable	\$468,750
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Assessed	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	\$50,000.00/AC	18.75	0.50	\$468,750

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

SAP:dhb
3-86-1780
12/2/86

✓ NTK

Rev. 37.00
See Sta. 13 2384.00

WARRANTY DEED

BK 0609 PG 0074
OFFICIAL RECORDS

THIS WARRANTY DEED made this 8th day of December, 1986, CHARLES A. DevANE and HARVEY D. DevANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate streets, highways or alleys, and to vacate any subdivision or

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC
RECORDS, COLUMBIA COUNTY, FLORIDA
DEC - 8 PM 3:48
Mary B. Childs
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

BK 0609 PG0075
OFFICIAL RECORDS

part thereof, and to resubdivide the property as often as desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986.

BK 0609 PG0077
OFFICIAL RECORDS

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

Signed, sealed and delivered in the presence of:

Jan 2 2mm

Charles A. DeVane (SEAL)
CHARLES A. DeVANE

[Signature]
Witnesses

[Signature] (SEAL)
HARVEY D. DeVANE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

(NOTARIAL
SEAL)

Manfred H. Morris
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

BK 0609 Pg 0078
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

BK 0609 PG 0079
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40609 PG0080
OFFICIAL RECORDS

arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

for file

Section 34: COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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OFFICIAL RECORDS

Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

BK 0609 PG0082
OFFICIAL RECORDS

Daniel Crapps, Trustee of NW Quadrant Land Trust

I, _____ (owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463 B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.20 13:28:50 -04'00'
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.

Daniel Crapps 5/20/2025
Owner Signature (Notarized) Date

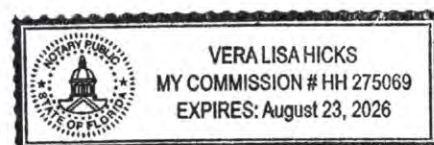
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is DANIEL CRAPPS,
personally appeared before me and is known by me or has produced identification
(type of I.D.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	8,624.87
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	61.26
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COMBINED TAXES AND ASSESSMENTS	8,686.13	See reverse side for important information
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Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
--------------	-------------------	--------------------------------	--------------	----------------------	--------------------

Receipt(s) 2024-25810 on 12/31/24 for \$8,425.55 by NW QUADRANT LAND TRUST DANIEL CRAPPS, TRUSTEE

ORDINANCE 2025-2331

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town, likely in the South, featuring a large, light-colored building with a red roof, possibly a church or school, situated near a body of water. The town is surrounded by trees and other buildings.

INTRODUCTION

LOCATION

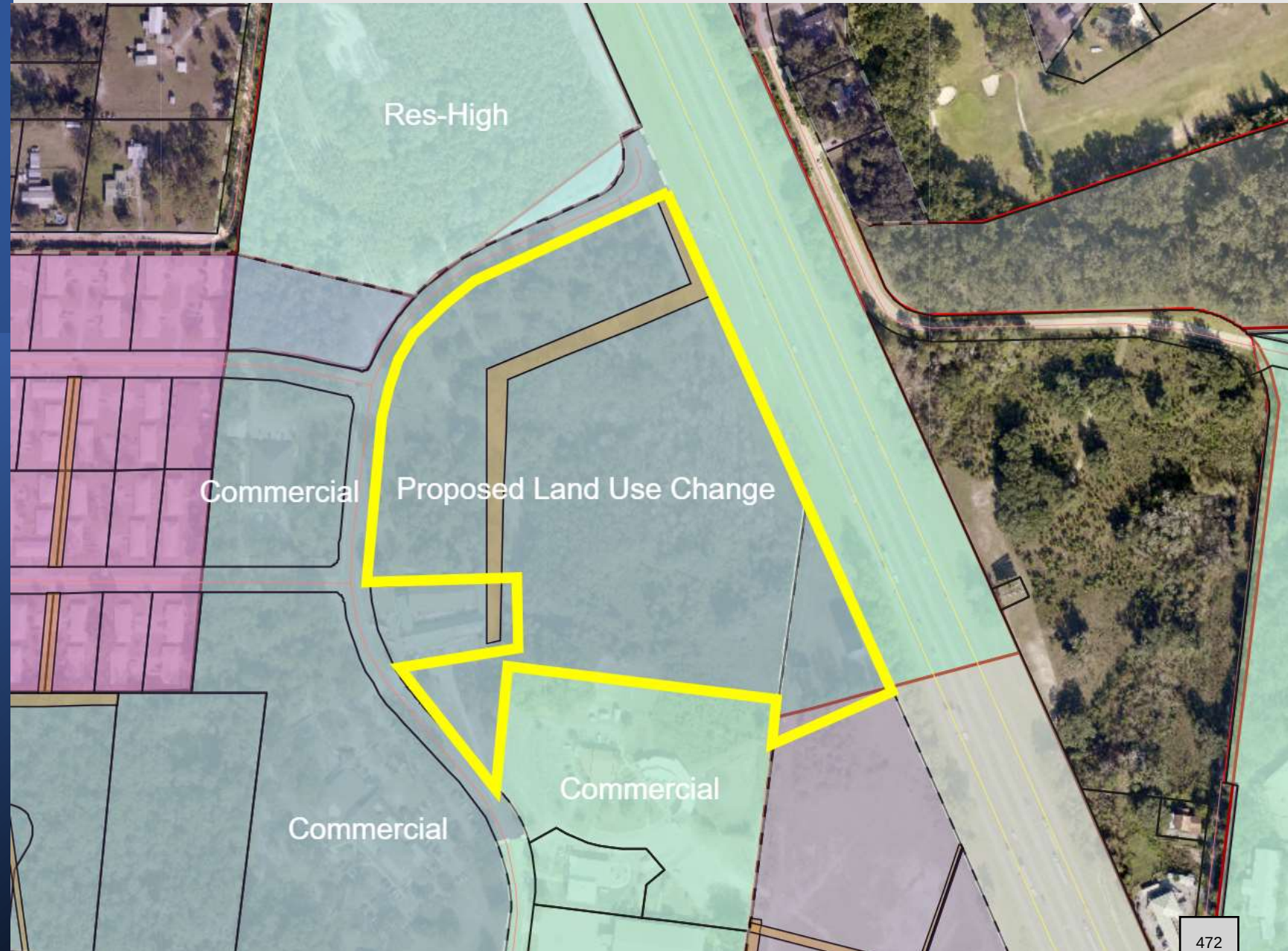
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 has a current Future Land Use designation of Commercial;
- Petition CPA 25-07 is a request to change the Future Land Use on parcel 02463-115 from Commercial to Residential High (20 units per acre);
- The parcel is surrounded by the following Future Land Use designations;
 - North-Res-High
 - East- Highway Interchange County
 - South- Commercial City
 - West- Res-High and Commercial City

Location



Staff Review

Dossage Envelope ID: 4545F5A2-FC3E-447A-A9B1-351FBAED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfca.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/24/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danawscrapps.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccperwyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2331.

QUESTIONS?



City Council Ordinance No. 2025-2335
Exhibit D



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

Greater Than 10 Acres: \$1,000.00 or actual cost

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: NORTHWEST QUADRANT LAND TRUST
2. Address of Subject Property: NW HALL OF FAME DRIVE, LAKE CITY FL 32055
3. Parcel ID Number(s): 34-3S-16-02463-115
4. Future Land Use Map Designation: COMMERCIAL
5. Existing Zoning Designation: COMMERCIAL GENERAL
6. Proposed Zoning Designation: RMF-2
7. Acreage: 18.75 ACRES
8. Existing Use of Property: COMMERCIAL
9. Proposed use of Property: RES HIGH DENSITY (20 DU/ACRE)

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): NORTHWEST QUADRANT LAND TRUST (Daniel Crapps, Trustee)
Mailing Address: 291 NW MAIN BLVD
City: LAKE CITY State: FL Zip: 32055
Telephone: () 386-397-3002 Fax: () Email: dcrapps@danielcrapps.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☐ No
Future Land Use Map Amendment: ☐ Yes _____ ☐ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes _____ ☐ No _____
Variance Application No. _____
Special Exception: ☐ Yes _____ ☐ No _____
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

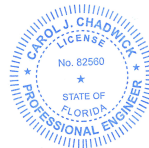
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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 (2) copies of proposed Site Specific Amendment to the Official Zoning Atlas Application and support material, and a PDF copy on a CD, are required at the time of submittal.

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

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

Applicant/Agent Name (Type or Print)



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D463
B4E7500032FEE, cn=Carol Chadwick
Date: 2025.06.20 13:28:13 -04'00'

Applicant/Agent Signature

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

FLORIDA'S GATEWAY CENTER NORTH

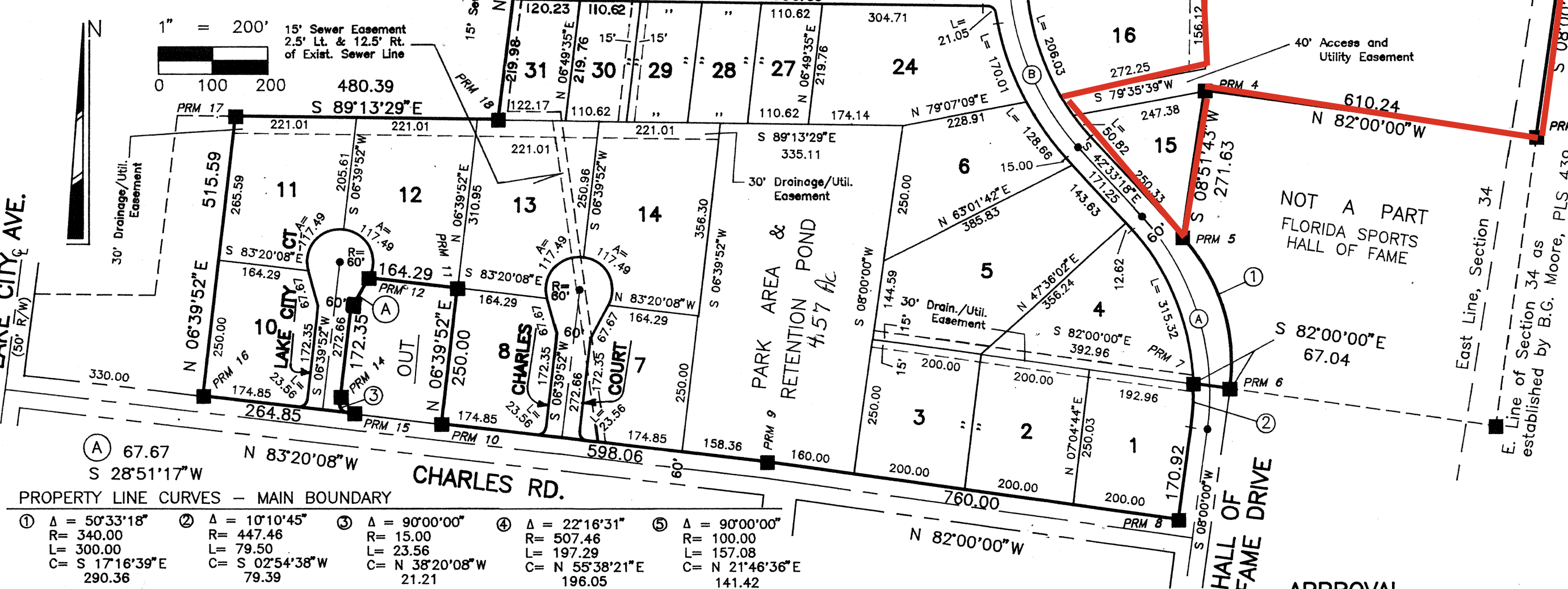
IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

CITY ATTORNEY'S CERTIFICATE
I HEREBY CERTIFY that I have examined the foregoing Plat and that it complies with the City of Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Herbert F. Darby
Herbert Darby, City Attorney
DATE: 2/14/1990

ACCEPTANCE FOR MAINTENANCE
I HEREBY CERTIFY that the improvements have been constructed in an acceptable manner and in accordance with City specifications or that a performance bond or instrument in the amount of \$ _____ has been posted to assure completion of all required improvements and maintenance in case of default.

SIGNED: W. Terry Crews
W. Terry Crews
Director of Public Works
DATE: 2/17/1990



PROPERTY LINE CURVES - MAIN BOUNDARY

Curve	Angle	Radius	Length	Chord	Bearing
1	50°33'18"	340.00	15.00	300.00	S 17°16'39"E
2	10°10'45"	447.46	79.50	515.59	S 06°39'52"E
3	90°00'00"	15.00	23.56	172.35	S 02°54'38"W
4	22°16'31"	507.46	197.29	172.35	S 06°39'52"E
5	90°00'00"	100.00	157.08	172.35	S 02°54'38"W

DESCRIPTION
COMMENCE at the Northeast corner of Section 34, Township 3 South, Range 16 East, Columbia County, Florida and run N.89°30'43"W. along the North line of Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75; thence S.23°13'24"E. along said Westerly Right-of-Way line 1150.12 feet to the POINT OF BEGINNING; thence continue S.23°13'40"E. still along said Westerly Right-of-Way line 912.10 feet to a point on the East line of Section 34 as established by B.G. Moore, P.L.S. # 439; thence S.08°00'45"W. along said East line 452.39 feet; thence N.82°00'00"W. 610.24 feet; thence S.08°51'43"W. 271.63 feet to a point on the arc of a curve concave to the Southwest having a radius of 340.00 feet, said curve also having a Chord bearing of S.17°16'39"E.; thence Southerly along the arc of said curve 300.00 feet; thence N.82°00'00"W. 67.04 feet to a point on the Westerly Right-of-Way line of Hall of Fame Drive, said point being on the arc of a curve concave to the West having a radius of 447.46 feet, said curve also having a Chord bearing of S.02°54'38"W.; thence Southerly along the arc of said curve being also said Westerly Right-of-Way line 79.50 feet to the point of tangency of said curve; thence S.08°00'00"W. still along said Westerly Right-of-Way line 170.92 feet to its intersection with the Northerly Right-of-Way line of Charles Road; thence N.82°00'00"W. along said Northerly Right-of-Way line 760.00 feet; thence N.83°20'08"W. still along said Northerly Right-of-Way line 598.06 feet; thence S.08°39'52"E. 250.00 feet; thence N.83°20'08"W. 164.29 feet; thence S.28°51'17"W. 67.67 feet; thence S.06°39'52"W. 172.35 feet to the point of curve of a curve concave to the Northeast having a radius of 15.00 feet said curve also having a Chord bearing of S.38°20'08"E.; thence Southeasterly along the arc of said curve 23.56 feet to a point on the Northerly Right-of-Way line of Charles Road; thence N.83°20'08"W. along said Northerly Right-of-Way line 264.85 feet; thence N.06°39'52"E. 515.59 feet to a point on the South line of GATORWOOD a subdivision as recorded in Plat Book 5, page 14 of the Public Records of Columbia County, Florida; thence S.89°13'29"E. along said South line 480.40 feet; thence N.07°19'39"E. along the East line of said GATORWOOD 1000.77 feet to a point on the Southerly Right-of-Way line of Hill Circle; thence S.89°12'49"E. along said Southerly Right-of-Way line 555.82 feet; thence S.75°16'59"E. 409.97 feet to a point on the arc of a curve concave to the Southeast having a radius of 507.46 feet, said curve also having a Chord bearing of N.55°38'21"E.; thence Northeasterly along the arc of said curve 197.29 feet to the point of tangency of said curve; thence N.66°46'36"E. 273.47 feet to the point of curve of a curve concave to the West having a radius of 100.00 feet, said curve also having a Chord bearing of N.21°46'36"E.; thence Northerly along the arc of said curve 157.08 feet; thence N.66°46'36"E. 60.00 feet to the POINT OF BEGINNING.

LEGEND/NOTES

- 1.) ☒ = Permanent Reference Monument set, brass cap stamped PLS 3628 with monument number and date set.
- 2.) ☐ = Concrete Monument found in place at time of Survey.
- 3.) Boundary and Bearings based on prior Survey by Donald F. Lee and Associates.
- 4.) Field data closure precision complies with Minimum Technical Standards.
- 5.) The described property does not lie within a Flood Zone "A" area, per F.I.A. Flood Hazard Boundary Maps (Community Panel No. 120070 0175 B).
- 6.) Zoning: Lots 27-46 - Residential Multi-Family
Lots 1-26, 47 & 48 - Commercial

NOTICE: There may be additional restrictions not recorded on this Plat that may be found in the Public Records of this County.

NOTICE: All Utility Easements shown on this Plat shall constitute easements for the construction, installation, maintenance and operation of electricity, telephone, CATV and public utilities which may serve the lands encompassed by this Plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY this to be a true and correct Plat of the lands Surveyed and shown hereon, that the Survey was made under my responsible supervision, direction and control, that permanent reference monuments have been set as shown and that the Survey data complies with the Lake City Subdivision Ordinance and Chapter 177 of the Florida Statutes.

SIGNED: Donald F. Lee
Donald F. Lee, P.L.S.
Florida Reg. Cert. No. 3628
DATE: 2/12/1990

ROAD CENTERLINE CURVES			
(A)	R= 477.48 L= 341.84	(D)	R= 477.46 L= 95.47
(B)	R= 477.46 L= 318.82	(E)	R= 477.46 L= 403.81
(C)	R= 477.46 L= 92.83	(F)	R= 862.30 L= 209.82

LOT ACREAGE TABULATION											
1	1.13	13	1.53	25	1.52	37	0.56	49	0.56	61	0.56
2	1.15	14	1.65	26	1.40	38	0.56	50	0.56	62	0.56
3	1.16	15	0.74	27	0.56	39	0.56	51	0.56	63	0.56
4	1.38	16	1.26	28	0.56	40	0.56	52	0.56	64	0.56
5	1.95	17	1.36	29	0.56	41	0.59	53	0.56	65	0.56
6	1.24	18	1.24	30	0.56	42	0.57	54	0.56	66	0.56
7	1.07	19	1.15	31	0.61	43	0.55	55	0.56	67	0.56
8	1.07	20	1.08	32	0.60	44	0.55	56	0.56	68	0.56
9	OUT	21	1.00	33	0.56	45	0.55	57	0.56	69	0.56
10	1.07	22	1.00	34	0.56	46	0.55	58	0.56	70	0.56
11	1.30	23	1.05	35	0.56	47	0.87	59	0.56	71	0.56
12	1.42	24	1.69	36	0.56	48	0.76	60	0.56	72	0.56

EASEMENT NOTE

In addition to the Easements shown on the face of the Plat, other utility easements exist as follows:

- 1.) Easements 10.00 feet each side of all property lines dividing lots, and
- 2.) Easements 15.00 feet in width, adjacent to all Road Rights-of-Way.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Northwest Quadrant Land Trust, as owner, Charles A. and Harvey D. Devane, as first mortgagee and Mid-State Federal Savings and Loan Association, as second mortgagee, have caused the lands hereon shown to be Surveyed, subdivided and platted, to be known as FLORIDA'S GATEWAY CENTER NORTH, and that all Road Rights-of-Way and Easements, Retention Pond and Park Area are hereby dedicated to the perpetual use of the public for uses shown or noted hereon.

SIGNED: Daniel Crapps
Daniel Crapps, Trustee
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

FIRST MORTGAGEE

SIGNED: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION

SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President
Witness: Charles A. Devane
Charles A. Devane
Witness: Harvey D. Devane
Harvey D. Devane

ACKNOWLEDGEMENT 1 - OWNER

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 2 - FIRST MORTGAGEE

STATE OF FLORIDA, COUNTY OF Columbia
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Charles A. and Harvey D. Devane, as first mortgagees, with their seals affixed hereto.

SIGNED: Don F. Lee
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

ACKNOWLEDGEMENT 3 - SECOND MORTGAGEE

STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Feb, 1990, by Thomas F. Dewey, Vice-President of Mid-State Federal Savings and Loan Association, as second mortgagee, with his seal affixed hereto.

SIGNED: Sharon E. Walker
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/92

APPROVAL

ZONING BOARD, CITY OF LAKE CITY
SIGNED: _____

Chairman

ATTEST

DATE: 2/12/1990

APPROVAL

CITY COUNCIL, CITY OF LAKE CITY
SIGNED: T. Gerald Witt
T. Gerald Witt, Mayor

ATTEST

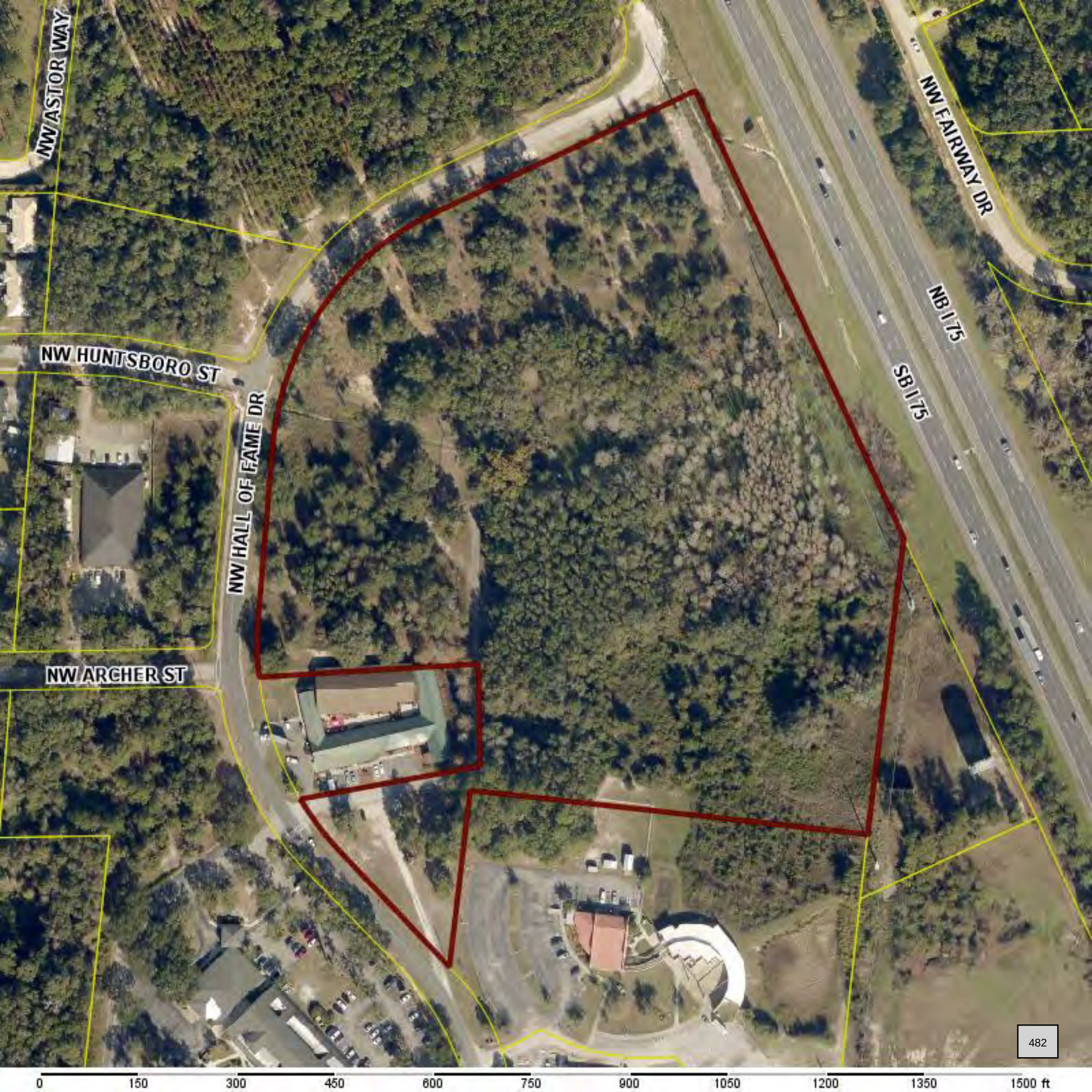
DATE: 2/12/1990

COUNTY CLERK'S CERTIFICATE

THIS PLAT having been approved by the City Council of the City of Lake City, Florida is accepted for files this _____ day of _____, 19____ in Plat Book No. _____, Page No. _____.

SIGNED: P. Donithan
Clerk of Circuit Court,
Columbia County, Florida

90-04552
6 25



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Concurrency Impact Analysis

The site is vacant. The maximum density based on the require are per dwelling unit, 2178 s.f., in RMF-2 zoning is 154. The area outside the floodplain is approximately 7.7 acres. The site will use public water and sewer systems. These number reflect the most dense site regarding dwelling units.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 220
- 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
- Tampa Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 1024 ADT & 95 Peak PM trips
- Potable Water: 46200 gallons per day
- Potable Water: 46200 gallons per day
- Solid Waste: 84.70 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
0D0000018D463B4
E7500032FEE,
cn=Carol Chadwick
Date: 2025.06.20
13:27:58 -04'00'



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

**REVISED CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
220	Apartment	6.65	0.62	154.00	1024.10	95.48

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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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)
------------------------------	---	---	-------------------------

SingleFamily Homes	300.00	154.00	46200.00
--------------------	--------	--------	----------

* 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 Household*	Households	Total (Tons Per Year)
SingleFamily Homes	0.55	154.00	84.70

*3 lbs/day x 365 days/year = 195 lbs/year = 0.55 tons per year

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

June 20, 2025

re: NORTHWEST QUADRANT LAND TRUST Analysis of the Requirements of Article 12 of the Land Development Regulations

The NORTHWEST QUADRANT LAND TRUST proposed zoning change is consistent with the City of Lake City's requirements of Article 12 of the Land Development Regulations.

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

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

- b) The existing land use pattern.

Analysis: There is currently similar zoning in the area.

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

Analysis: There is currently similar zoning in the area.

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

Analysis: The subject property is located on NW Hall of Fame Drive that connects to W US Highway 90. Additional students may utilize the public school system. The site will utilize available Lake City utilities.

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

Analysis: There is an urgent need for housing in the community so changing the zoning will create the opportunity for new housing.

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

Analysis: The change will allow for the multi-family housing. Additional housing is needed in the community.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway 90 and will not negatively affect living conditions.

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

Analysis: The subject property has direct access to NW Hall of Fame Drive that connects to W US Highway.

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

Analysis: No drainage problems will be created with the zoning change. All applicable permits for stormwater management will be obtained during the site plan process for future development.

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

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

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

Analysis: The site will have all required buffering per the City's LDR's.

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

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties as there are other similar zonings in the area.

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

Analysis: The proposed change will not grant special privileges to the owner.

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

Analysis: The current zoning does not allow multi-family housing.

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

Analysis: The change will allow for multi-family housing. Additional housing is needed in the community.

- p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:

- 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.

Analysis: The logical use is multi-family bringing additional housing to the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25281

Parcel 34-3S-16-02463-115

Owners

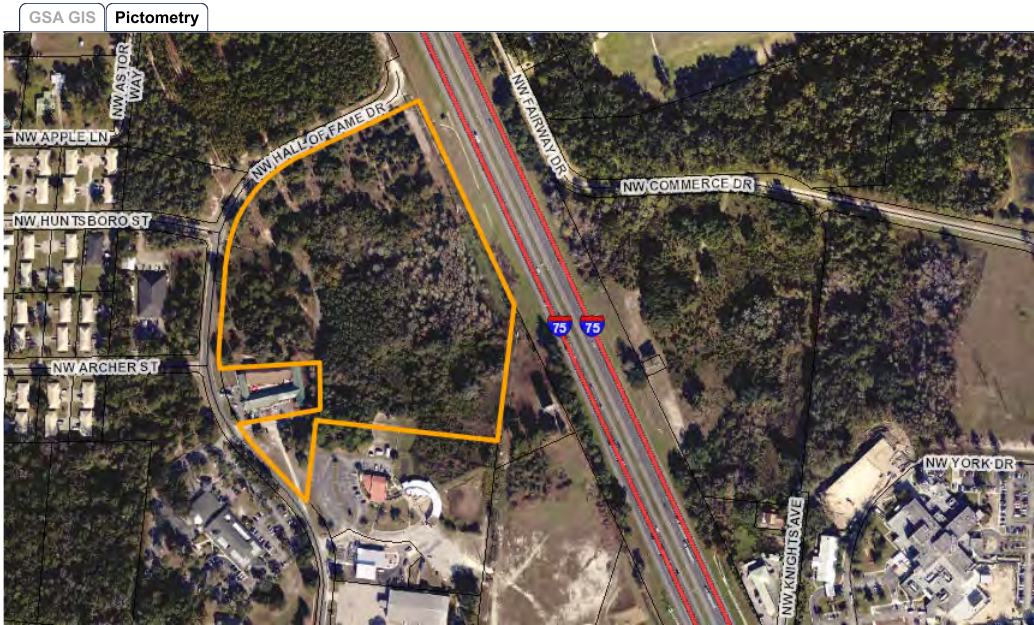
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

Parcel Summary

Location	577 NW HALL OF FAME DR
Use Code	1000: VACANT COMMERCIAL
Tax District	1: CITY OF LAKE CITY
Acreage	18.7500
Section	34
Township	3S
Range	16
Subdivision	FL GATEWAY

Legal Description

LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.



30° 11' 16" N 82° 41' 21" W

Working Values

	2025
Total Building	\$0
Total Extra Features	\$0
Total Market Land	\$468,750
Total Ag Land	\$0
Total Market	\$468,750
Total Assessed	\$468,750
Total Exempt	\$0
Total Taxable	\$468,750
SOH Diff	\$0

Value History

	2024	2023	2022	2021	2020	2019
Total Building	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features	\$0	\$0	\$0	\$0	\$0	\$0
Total Market Land	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Assessed	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$468,750	\$468,750	\$468,750	\$435,000	\$434,531	\$434,531
SOH Diff	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

None

Buildings

None

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
1000	VACANT COMMERCIAL	CI	.00	.00	18.75	\$50,000.00/AC	18.75	0.50	\$468,750

Personal Property

None

Permits

None

TRIM Notices

2024
2023
2022

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of June 20, 2025.

SAP:dhb
3-86-1780
12/2/86

✓ NTK

Rev. 37.00
See Sta. 13 2384.00

BK 0609 PG 0074
OFFICIAL RECORDS

WARRANTY DEED

THIS WARRANTY DEED made this 8th day of December, 1986, CHARLES A. DevANE and HARVEY D. DevANE, both of whom are married persons not residing on the property hereafter described (herein "Grantor"), to DANIEL CRAPPS, as Trustee, under Trust Agreement dated November 25, 1986, and known as "Northwest Quadrant Land Trust" whose post office address is Route 13, Box 1166, Lake City, Florida 32055 (herein "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Columbia County, Florida, viz:

(See Schedule A attached hereto and by reference made a part hereof)

(herein "the property")

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

TO HAVE AND TO HOLD, the same in fee simple upon the trust and for the uses and purposes herein, and in said trust agreement set forth.

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and full power and authority granted by this deed to Grantee, and his successors as trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part of it, and in addition thereto (and not in limitation thereof) Grantee, as Trustee, is hereby granted full power and authority to subdivide, manage and dispose of the property or any part thereof; to dedicate streets, highways or alleys, and to vacate any subdivision or

DOCUMENTARY STAMP 2384.00
INTANGIBLE TAX
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.

FILED AND RECORDED IN PUBLIC
RECORDS, COLUMBIA COUNTY, FLORIDA
DEC - 8 PM 3:48
Mary B. Childs
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

BK 0609 PG0075
OFFICIAL RECORDS

part thereof, and to resubdivide the property as often as desired; to contract to sell, grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property and any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in Grantee as trustee; to donate, dedicate, mortgage, pledge or otherwise encumber the property or any part thereof; to lease the property or any part thereof from time to time, and upon terms and for periods of time as Trustee may determine and to renew and extend such leases upon any terms and for any such periods of time, and amend, change or modify the same; to partition or exchange the property or any part thereof for other real or personal property; to submit the property or any part thereof to condominium and execute such declarations of condominium or other documents necessary to do so; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in and to the said easements appurtenant to the property or any part thereof, and to deal with the property and every part thereof in all of the ways, and for such other purposes and considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time and from time to time hereafter.

In no case shall any party dealing with Grantee in relation to the property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Grantee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, mortgage, lease or other instrument executed by Grantee in relation to the real estate shall be conclusive evidence in favor of

every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of its delivery, the trust created by this deed and by the Trust Agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this deed and the Trust Agreement and is binding upon all beneficiaries under those instruments; (c) that Grantee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by Grantee in connection with the above described real property may be entered into in his name, as trustee of an express trust, and not individually, and Grantee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only as far as the trust property and funds in the actual possession of Grantee shall be applicable for its payment and discharge, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereafter made on the part of Grantee while in form purporting to be representations, warranties, covenants and undertakings and agreements of Grantee are nevertheless made and intended not as personal representations, warranties, covenants and undertakings and agreements, or for the purpose or with the intention of binding Grantee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against Grantee, individually or personally, on account of any instrument executed by or account of

any representation, warranty, covenant, undertaking or agreement of Grantee as trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever shall be charged with notice of these conditions from the date of the filing for record of this deed; provided, however, that Grantee acknowledges by the acceptance of this deed, that Grantee has simultaneously herewith executed and delivered to Grantor a promissory note and purchase money mortgage securing the same, which by the terms thereof impose upon Grantee personal liability in accordance with the respective terms and tenor thereof, and no part, provision or portion of this paragraph shall be construed to in any way relieve Grantee from such personal liability as may be otherwise imposed under the terms of said note and purchase money mortgage.

The interest of each beneficiary under this deed and under the Trust Agreement referred to herein, and of all persons claiming under them, or any of them, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings, avails and proceeds therefrom.

AND Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986.

BK 0609 PG0077
OFFICIAL RECORDS

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

Signed, sealed and delivered in the presence of:

Jan 2 2mm

Charles A. DeVane (SEAL)
CHARLES A. DeVANE

[Signature]
Witnesses

[Signature] (SEAL)
HARVEY D. DeVANE

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of December, 1986, by CHARLES A. DeVANE and HARVEY D. DeVANE, both of whom are married persons not residing on the property described herein.

(NOTARIAL
SEAL)

Manfred H. Morris
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires August 12, 1990
Bonded thru Huckleberry, Sibley &
Harvey Insurance and Bonds, Inc.

BK 0609 Pg 0078
OFFICIAL RECORDS

SCHEDULE A

Columbia County, Florida

PARCEL 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the Northeast corner of said Section 34 and run N89°30'43"W along the North line of said Section 34 a distance of 1074.95 feet to a point on the Westerly Right-of-Way line of Interstate Highway No. 75 (a Limited Access Highway) and the POINT OF BEGINNING; thence S23°13'24"E along said Westerly Right-of-Way line 2062.22 feet to a point on the East line of said Section 34 as established by B.G. Moore, PLS No. 439; thence S08°00'45"W along said East line 986.55 feet; thence N82°00'00"W 550.22 feet to a point on the Westerly Right-of-Way line of DeVane Drive; thence S08°00'00"W along said Westerly Right-of-Way line 250.00 feet; thence N82°00'00"W 760.00 feet; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue; thence N07°19'27"E along said Easterly Right-of-Way line 150.00 feet to the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida, said point lying on the South line of the NE 1/4 of said Section 34; thence S89°14'13"E along the South line of said GATORWOOD 219.95 feet to the Southeast corner of Lot No. 19, Block A of said GATORWOOD; thence N07°19'27"E along the East line of said GATORWOOD 332.11 feet to the Northeast corner of Lot No. 17, Block A of said GATORWOOD; thence S89°13'29"E along the South line of said GATORWOOD 586.62 feet to the Southeast corner of said GATORWOOD; thence N07°19'39"E along the East line of said GATORWOOD 1000.77 feet to the Northeast corner of said GATORWOOD, said point being on the South line of the N 1/2 of the NE 1/4 of said Section 34, being also the Southerly Right-of-Way line of Hill Circle; thence S89°12'49"E along said South line of the N 1/2 of the NE 1/4 a distance of 555.82 feet to the Southeast corner of WEST LAKE CITY HILLS, a Subdivision as recorded in Plat Book No. 3, Page No. 89 of the public records of Columbia County, Florida; thence N08°10'10"E along the Easterly Right-of-Way line of said Hill Circle 1341.68 feet to a point on the North line of said Section 34; thence S89°30'43"E along said North line 272.81 feet to the POINT OF BEGINNING. Containing 95.36 acres, more or less.

ALSO

PARCEL 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the

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40609 PG0080
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arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive and the POINT OF BEGINNING; thence N08°00'00"E along said Easterly Right-of-Way line 449.87 feet; thence S82°00'00"E 10.00 feet; thence S08°00'00"W parallel with the Easterly Right-of-Way line of said DeVane Drive 449.60 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 00°10'40", said curve also having a Chord Bearing of N83°32'30"W and a Chord Distance of 10.00 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.00 feet to the POINT OF BEGINNING.

ALSO

PARCEL 3

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1090.07 feet; thence N82°00'00"W 760.00 feet; thence S08°00'00"W 956.27 feet to the POINT OF BEGINNING; thence S82°00'00"E 10.00 feet; thence S08°00'00"W 76.46 feet to a point on the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 7589.44 feet and a central angle of 00°04'35", said curve also having a Chord Bearing of N73°41'23"W and a Chord Distance of 10.11 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line 10.11 feet; thence N08°00'15"E 75.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 4, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 4 described as follows:

PARCEL 4

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34:

An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G.

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Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a chord bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 60.00 feet to a point on the Westerly Right-of-Way line of said DeVane Drive and the POINT OF BEGINNING of said line; thence continue N82°00'00"W 760.00 feet; thence S08°00'00"W 1082.26 feet to a point on the Northerly Right-of-Way line of said U.S. Highway No. 90 (State Road No. 10) and the TERMINAL POINT of said line.

ALSO TOGETHER WITH a non-exclusive, perpetual Easement 60.00 feet in width for the purposes of ingress and egress for all kinds of vehicular traffic and pedestrian traffic over, across and upon the lands hereinafter described as Parcel 5, and a perpetual, non-exclusive Easement 60.00 feet in width for underground transmission or service utility lines for gas, water, sewer, telephone, electricity or other lawful purposes in, over, across, upon and under said Parcel 5 described as follows:

PARCEL 5

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Section 34: An Easement 60.00 feet in width lying 60 feet to the left of the following described line:

COMMENCE at the point of intersection of the East line of said Section 34 as established by B.G. Moore, PLS No. 439, and the Northerly Right-of-Way line of U.S. Highway No. 90 (State Road No. 10), said point being on the arc of a curve concave to the North having a radius of 3224.04 feet and a central angle of 08°45'41", said curve also having a Chord Bearing of N87°50'01"W and a Chord Distance of 492.53 feet; thence Westerly along the arc of said curve, being also said Northerly Right-of-Way line of U.S. Highway No. 90 a distance of 493.01 feet to its intersection with the Easterly Right-of-Way line of DeVane Drive; thence N08°00'00"E along said Easterly Right-of-Way line 1150.05 feet; thence N82°00'00"W 820.00 feet to the POINT OF BEGINNING of said line; thence N83°20'08"W 1367.75 feet to a point on the Easterly Right-of-Way line of Lake City Avenue and the TERMINAL POINT of said line, said point lying S07°19'27"W 150.00 feet from the Southwest corner of GATORWOOD, a Subdivision as recorded in Plat Book No. 5, Page No. 14 of the Public Records of Columbia County, Florida.

SUBJECT TO:

- (a) Easement dated November 9, 1926, recorded in Deed Book 18, page 374 wherein C. C. Parker and Ida J. Parker granted an Easement to Florida Power & Light Company.
- (b) Easement dated November 9, 1926, recorded in Deed Book 18, page 386, wherein N. W. Parker and Nina A. Parker granted an Easement to Florida Power & Light Company.
- (c) Agreement dated November 19, 1926, recorded in Deed Book 18, page 389, wherein Anna F. Caldwell and Herbert Caldwell granted an Easement to Florida Power & Light Company.
- (d) Easement dated March 17, 1976, recorded in Official Records Book 361, pages 503-505, wherein Florida Interstate Developers, Inc., Charles A. DeVane and Harvey D. DeVane granted an Easement to Florida Power & Light Company.
- (e) Existing road rights-of-way.
- (f) Easements shown by the plat of said property prepared by

Donald F. Lee & Associates, Inc. dated October 24, 1986 and identified under Work Order 86-431 and File No. B-1-35.

BK 0609 PG0082
OFFICIAL RECORDS

Daniel Crapps, Trustee of NW Quadrant Land Trust

I, _____ (owner name), owner of property parcel

number 03-4S-16-02732-000 (parcel number), do certify that

the below referenced person(s) listed on this form is 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.  Digitally signed by Carol Chadwick DN: c=US, o=Florida, dnQualifier=A01410D0000018D463 B4E7500032FEE, cn=Carol Chadwick Date: 2025.06.20 13:27:12 -04'00'
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.

Daniel Crapps 5/20/2025
Owner Signature (Notarized) Date

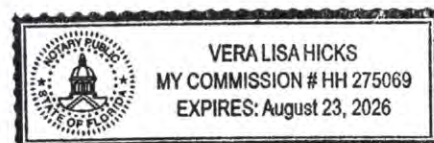
NOTARY INFORMATION:

STATE OF: FLORIDA COUNTY OF: COLUMBIA

The above person, whose name is DANIEL CRAPPS,
personally appeared before me and is known by me or has produced identification
(type of I.D.) PERSONALLY KNOWN on this 20th day of May, 20 25.

Vera Lisa Hicks
NOTARY'S SIGNATURE

(Seal/Stamp)



PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

135 NE Hernando Ave, Suite 125,Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	468,750	4.9000	0	468,750	2,296.88
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	468,750	7.8150	0	468,750	3,663.28
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	468,750	0.7480	0	468,750	350.62
LOCAL	468,750	3.1430	0	468,750	1,473.28
CAPITAL OUTLAY	468,750	1.5000	0	468,750	703.13
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	468,750	0.2936	0	468,750	137.63
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	468,750	0.0001	0	468,750	0.05

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	8,624.87
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	0.00 Unit @311.2600	61.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	61.26
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COMBINED TAXES AND ASSESSMENTS	8,686.13	See reverse side for important information
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Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
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PARCEL NUMBER	ESCROW CD	Millage Code
R02463-115		1

CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY FL 32055

THIS BILL IS FULLY PAID

577 NW HALL OF FAME DR LAKE CITY 32055
LOTS 15,17 THRU 23 FLORIDA
GATEWAY CENTER NORTH S/D.

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes 8,686.13	Discount / Interest -260.58	Fees 0.00	Payments 8,425.55	Amount Due 0.00
--------------	-------------------	--------------------------------	--------------	----------------------	--------------------

Receipt(s) 2024-25810 on 12/31/24 for \$8,425.55 by NW QUADRANT LAND TRUST DANIEL CRAPPS, TRUSTEE

ORDINANCE 2025-2335

PRESENTED BY
ROBERT ANGELO



AGENDA

An aerial photograph of a town featuring a large, light-colored building with a dark roof, possibly a school or government building, situated near a body of water. The surrounding area includes residential houses, trees, and a paved road.

INTRODUCTION

LOCATION

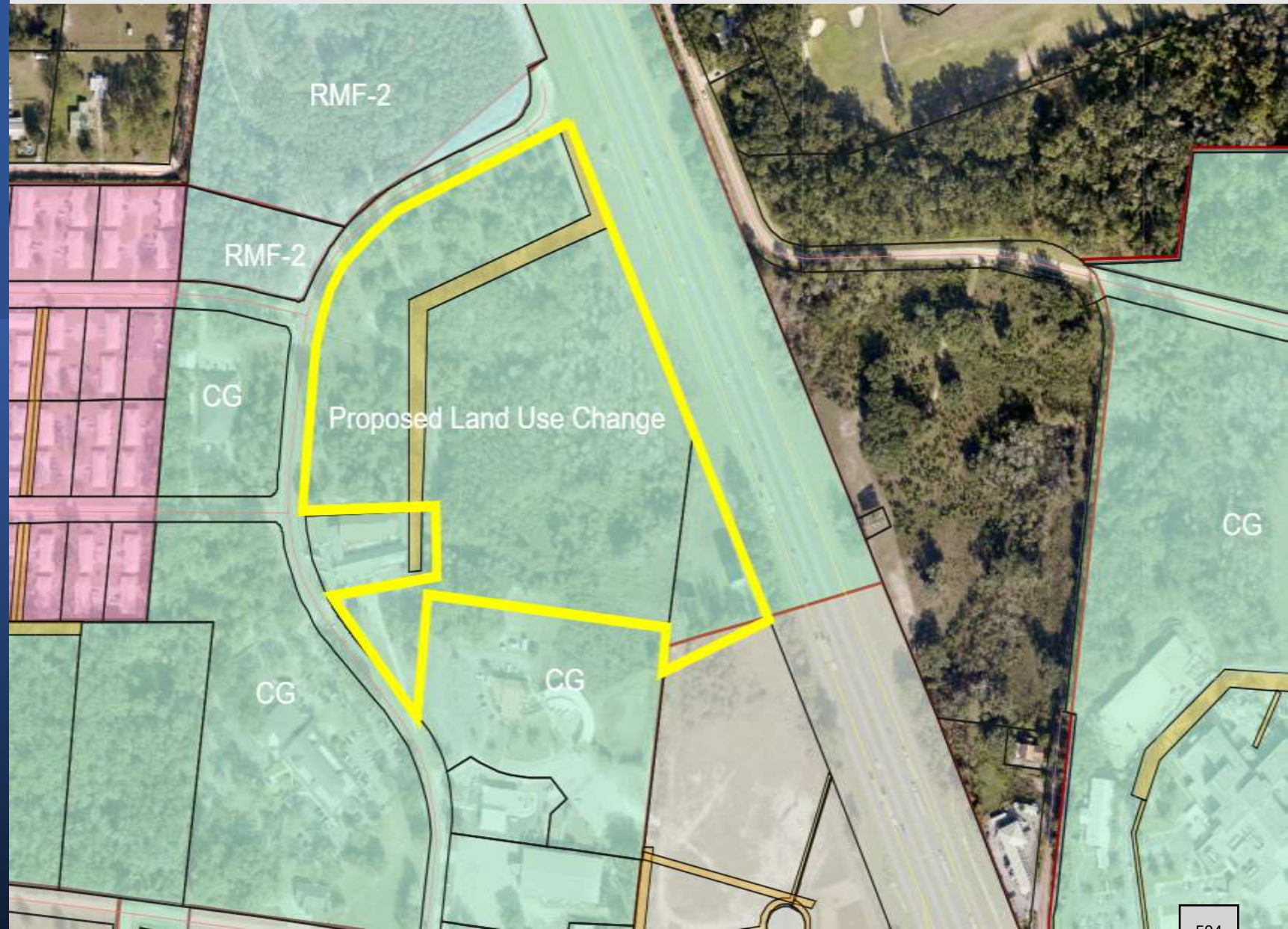
RECOMENDATION

QUESTIONS

Introduction

- Parcel 02463-115 is currently zoned Commercial General;
- Petition Z 25-09 is a request to change the Zoning on parcel 02463-115 from Commercial General to Residential Multi-Family-2 allowing twenty (20) dwelling units per acre;
- The parcel is surrounded by the following Zoning designations;
 - North- RMF-2
 - East- CHI County
 - South- CG
 - West- CG and RMF-2

Location



Staff Review

Dossage Envelope ID: 4545F5A2-FE3E-447A-A981-351FBAED5E1C



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfca.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 06/24/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: TBD

Project Name: Northwest Quadrant Land Trust Rezoning

Project Address: TBD

Project Parcel Number: 02463-115

Owner Name: Northwest Quadrant Land Trust (Daniel Crapps, Trustee)

Owner Address: 291 NW Main Blvd, Lake City, FL

Owner Contact Information: Telephone Number: 386-397-3002 Email: dcrapps@danawscrapps.com

Owner Agent Name: Carol Chadwick, PE

Owner Agent Address: 1208 SW Fairfax Glen, Lake City, FL

Owner Agent Contact Information: Telephone: 307-680-1772 Email: ccperwyo@gmail.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following.

- **Planning-** The property is contiguous to a RMF-2 zoning district.
- **Water Distribution/Collection-** We need to look into this a little more on sewer side, will need all water and sewer gpd usage. I am not sure lift station will hold with out upgrades.
- **Police Department-** My only concern would be that many residences will create possible traffic issues at Hall of Fame and 90. Currently it that intersection is only regulated by a stop sign for those coming off hall of fame. Will this necessitate a traffic signal, or has that been addressed through DOT?
- **FDOT-** No response at this time.
- **Suwannee River Water Management-** SRWMD permit will be required, we have not received an environmental resource permit to date. There appear to be no ongoing violations or compliance concerns on this property.
- **School Board-** The only reservation with the school district is the impact that 300 dwelling units will have on traffic patterns and density in the area of CR 252B/Hwy 90 West interchange (which is within 2 miles of Westside Elementary School).

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2335.

QUESTIONS?



City Council Ordinance No. 2025-2332
Exhibit E



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, less than or equal to fifty (50) acres; \$1,750

Large Scale, more than fifty (50) acres; \$4,900

All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.

A. PROJECT INFORMATION

1. Project Name: Wheeler Comp Plan Amendment
2. Address of Subject Property: 273 SW Montgomery Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13991-000
4. Existing Future Land Use Map Designation: Residential Moderate
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: RSF
7. Acreage: 0.365
8. Existing Use of Property: Single Family
9. Proposed use of Property: Office

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner ☒ Agent
2. Name of Applicant(s): Travis Covington Title: P.E.
Company name (if applicable): Covington Engineering Services
Mailing Address: 272 NW Country Lake Dr
City: Lake City State: FL Zip: 32055
Telephone: (813) 770-9470 Fax: () Email: travis@covingtoneng.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): John & Cassandra Wheeler
Mailing Address: 136 SE Beverly Pl
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-8660 Fax: () Email: john@thewheeleragency.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? ☒ Yes ☐ No
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. _____
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. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.

10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal. The Growth Management Department shall supply the name and addresses of the property Owners, the notification letters and the envelopes to the proponent.

NOTICE TO APPLICANT

All ten (10) 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 two (2) paper 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.

TRAVIS COVINGTON, P.E.

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

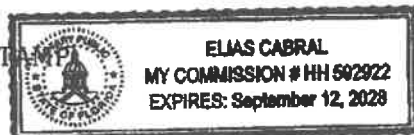
7/9/25

Date

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 14 day of July, 2025, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



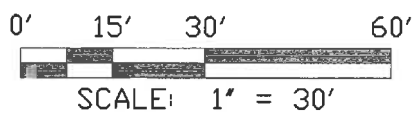
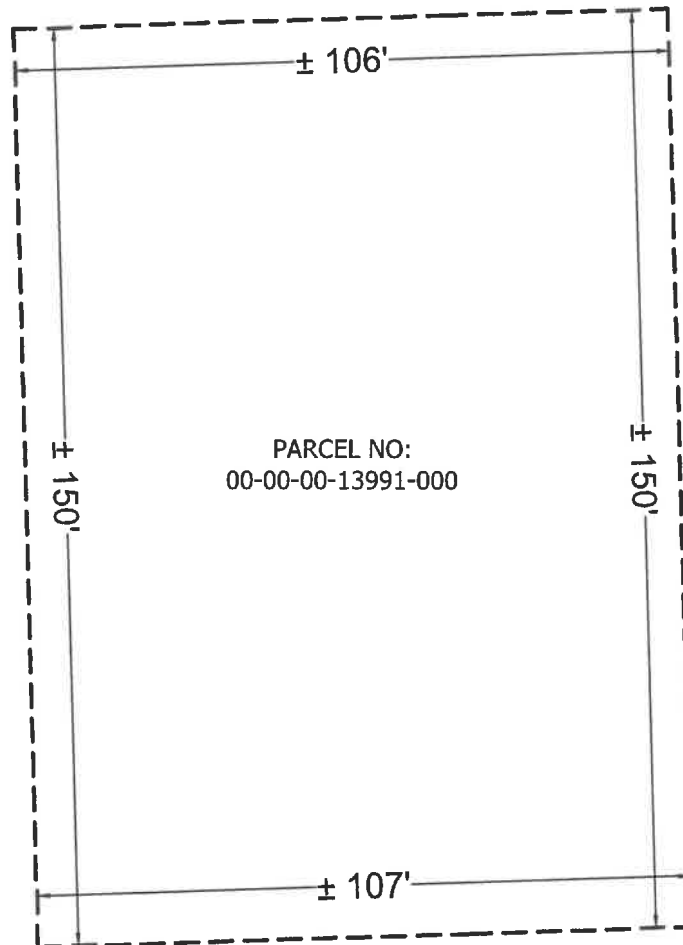
[Signature]
Signature of Notary

Elias Cabral
Printed Name of Notary

Personally, Known _____ OR Produced Identification X
Type of Identification Produced - Driver's License

City of Lake City - Growth Management Department
205 North Marion Ave, Lake City, FL 32055

WHEELER REZONING & COMP. PLAN AMENDMENT PROPERTY SKETCH





COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Concurrency Impact Analysis
Project: Wheeler Rezoning

The subject property for the rezoning application consists of one property with a total area of approx. 0.37 acres, with an existing 1826 SF single-family home. The existing home will be converted into office space. The following concurrency analysis is based on general office use.

Summary of analysis:

- Trip Generation – 20 trips/day
- Potable Water – 273.90 gallons/day
- Sanitary Sewer – 273.90 gallons/day
- Solid Waste – 18.26 lbs/day

See attached concurrency worksheet. Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Gross Floor Area	Total ADT	Total PM Peak
710	General Office	11.03	1.49	1.83	20	3

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

* 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)
Office Building	15.00	18.26	273.90

* 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.

Solid Waste Analysis

Use	Pounds Per 100 Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office	1.00	18.26	18.26

*Per 100 sq ft (1826 sq ft/100)

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Comprehensive Plan Consistency Analysis
Project: Wheeler Comprehensive Plan Amendment

The proposed activity is consistent with the City of Lake City's Comprehensive Plan. Please see the following analysis in support of this application.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I – IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DISCOURAGING URBAN SPRAWL, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

Objective I.1 The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City and discourage urban sprawl.

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.

Consistency: The subject property is located adjacent to SW Main Blvd, with utilities already in place to support the proposed use of the property.

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:

Consistency: Floor area ratio(s) are maintained per the land development regulations.

Policy I.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).

Consistency: Public facilities are available at the subject property for the proposed use.

Policy I.1.4 The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can reasonable be expected to develop by the year 2025.

Consistency: The subject property is already developed.

Objective I.2 The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.

Policy I.2.1 The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sires at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.
2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.
3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

Consistency: The subject property is not located in area with adverse conditions and was developed in adherence with design standards.

Objective I.3 The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

Policy I.3.1 The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

Consistency: The levels of service will not change as result of the proposed Comp Plan Amendment.

Objective I.4 The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

Consistency: Does not apply.

Objective I.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.

Consistency: The subject property is already connected to public facilities. No extensions are required to serve the proposed use.

Objective I.6 The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based on such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

Consistency: The proposed use on the subject property will not be a deterrent to the development of adjacent lands. The proposed use will be consistent with contiguous properties.

Objective I.7 The City shall identify and designate blighted area which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimerberg Center for Affordable Housing.

Consistency: Subject property is not located in a blighted area. Does not

apply.

Objective I.8 The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

Consistency: The subject property and proposed use will be consistent with surrounding land uses.

Objective I.9 The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

Consistency: Subject property is not located in the historical preservation area. Does not apply.

Objective I.10 The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetland generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Consistency: Subject property is not located within a environmentally sensitive area. Does not apply.

Objective I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

Consistency: The application will be reviewed in accordance with the City of Lake City's Growth Management review process.

Objective I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

Consistency: Proposed use of property is not a platted subdivision. Does not apply.

Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

LEGAL DESCRIPTION

PARCEL NO. 00-00-00-13991-000

**S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.796-1755, 838-2100, WD 1078-1181,
DC 1078-1176,WD 1083-2474, WD 1312-110**

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RICHARD E. STADLER, ESQUIRE
183 SW Bascom Norris Drive
Suite 111
Lake City, FL 32025
(386) 438-5949

PROPERTY APPRAISERS PARCEL NO:
00-00-00-13991-000

Inst:201612005166 Date:3/29/2016 Time:11:00 AM

Doc Stamp-Deed:560.00

DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1312 P:110

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of March, 2016, by, **VICTORIA S. LANG**, individually and as Trustee of the **VICTORIA S. LANG TRUST AGREEMENT** dated November 4, 2002, whose address is 242 SE St. Johns Street, Lake City, FL 32025, hereinafter called the Grantor, to **JOHN R. WHEELER and CASANDRA L. WHEELER**, husband and wife, whose address is 136 SE Beverly Place, Lake City, FL 32025, 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 corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, State of Florida, viz:

Lot 3 and W 1/2 of Lot 2, Block 1, LAKE VILLAS, a subdivision according to plat thereof recorded in Plat Book 2, Page 108, Public Records, Columbia County, Florida.

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

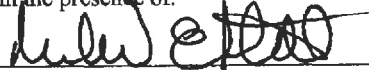
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

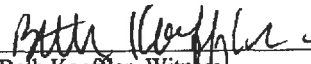
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and easements and restrictions of record.

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

Signed, sealed and delivered
in the presence of:


Richard E. Stadler, Witness


Beth Koeffler, Witness

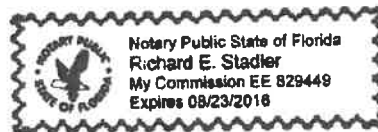

VICTORIA S. LANG, TRUSTEE

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by VICTORIA S. LANG, TRUSTEE. Such person is personally known to me or produced _____ as identification.

SEAL


Richard E. Stadler
NOTARY PUBLIC
MY COMMISSION EXPIRES:





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

AGENT AUTHORIZATION FORM

I, John Wheeler (owner name), owner of property parcel

number 00-00-00-13991-000 (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. <u>TRAVIS COVINGTON</u>	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.

John Wheeler Owner Signature (Notarized) 7-8-25 Date

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John R. Wheeler, personally appeared before me and is known by me or has produced identification (type of I.D.) _____ on this 9th day of July, 2025.

Melissa L. Harden
NOTARY'S SIGNATURE

(Seal/Stamp)



MELISSA L. HARDEN
Notary Public
State of Florida
Comm# HH649792
Expires 3/28/2029

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	98,531	4.9000	0	98,531	482.80
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	98,531	7.8150	0	98,531	770.02
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	108,322	0.7480	0	108,322	81.03
LOCAL	108,322	3.1430	0	108,322	340.46
CAPITAL OUTLAY	108,322	1.5000	0	108,322	162.48
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	98,531	0.2936	0	98,531	28.93
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	98,531	0.0001	0	98,531	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	1,865.73
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @311.2600	311.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	311.26
----------------------------	--------

COMBINED TAXES AND ASSESSMENTS	2,176.99	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Receipt(s) 2024-20428 on 12/09/24 for \$2,111.68 by JOHN R WHEELER

ORDINANCE 2025-2332

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

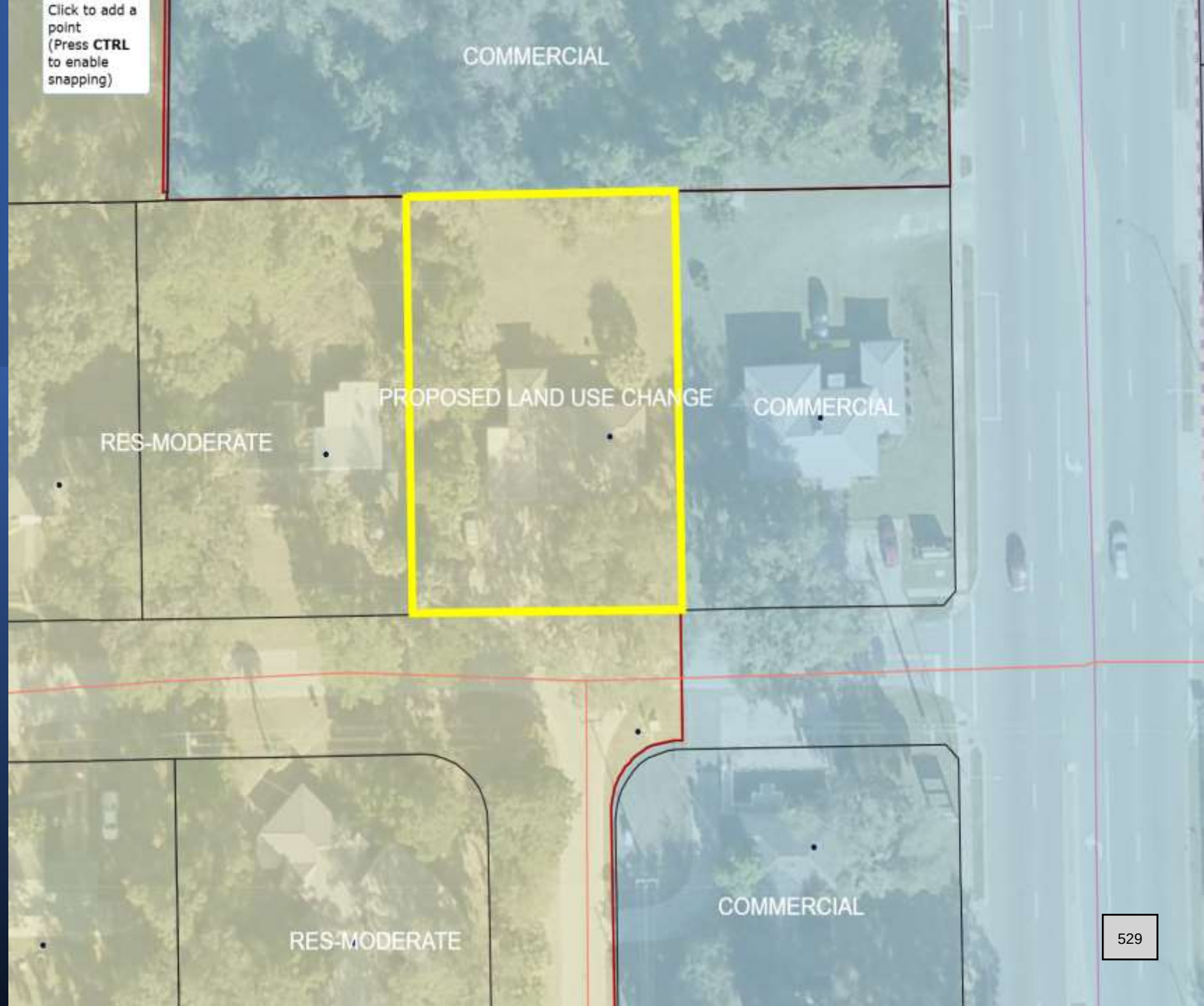
RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 has a current Future Land Use designation of Residential Moderate, allowing four (4) dwelling units per acre;
- Petition CPA 25-08 is a request to change the Future Land Use on parcel 13991-000 from Residential Moderate (4 dwelling units per acre) to Commercial;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial
 - East- Commercial
 - South- Residential Moderate
 - West- Residential Moderate

Location



Staff Review

Document Envelope ID: 375CB002-1725-46BC-B535-CF8FEBCE00F3



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
PLAN AMENDMENTS/ ZONING AND CERTIFICATE OF APPROPRIATENESS

Date: 07/15/2025

Request Type: Site Plan Review (SPR) ☐ Special Exception (SE) ☐ Variances (V) ☐

Comprehensive Plan Amendment/Zoning (CPA/Z) ☒ Certificate of Appropriateness (COA) ☐

Project Number: CPA 25-08 and Z 25-10

Project Name: Wheeler Rezoning

Project Address: 273 SW Montgomery Dr, Lake City, FL

Project Parcel Number: 13991-000

Owner Name: John and Cassandra Wheeler

Owner Address: 136 SE Beverly Pl, Lake City, FL

Owner Contact Information: Telephone Number: 386-752-8660 Email: john@thewheeleragency.com

Owner Agent Name: Travis Covington, PE

Owner Agent Address: 272 NW Country Lake Dr, Lake City, FL

Owner Agent Contact Information: Telephone: 813-770-9470 Email: travis@covingtoneng.com

The City of Lake City staff has reviewed the application and documents provided for the above request and have determined the following:

- **Building-** Any alterations will require a permit. Applicant should understand that there will be ADA and FBC, Accessibility requirements when the property actually see commercial use.
- **Planning-** This property is contiguous to a commercial general zoning district.
- **Water Department-** If rezoning is approved, any water service on property will have to have a backflow device installed according to Lake City's Cross-Connection Control Program.
- **Customer Service-** If rezoning is approved, the utility impact fees and deposits must be reassessed, and additional impact fees and deposits may be required. Per State Law F.A.C. 62-555.360, a commercial property must have an RP backflow preventer. The utility account holder must establish a commercial account with Waste Pro directly.
- **Suwannee River Water Management-** As a single-family property, it is outside the jurisdiction of SRWMD. However, if the zoning changes to commercial, it will be within SRWMD jurisdiction and subject to 62-330, F.A.C. If property is commercial, it will require a stormwater management system if it exceeds 9,000 sf of total impervious area. Of this 9,000 sf total, no more than 4,000 sf can be subject to vehicular traffic without a stormwater management system.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2332.

QUESTIONS?



City Council Ordinance No. 2025-2336
Exhibit F



GROWTH MANAGEMENT
205 North Marion Ave
Lake City, Florida 32055
Telephone (386) 719-5754
growthmanagement@lcfla.com

FOR PLANNING USE ONLY

Application # Z
Application Fee \$ 1850
Receipt No. _____
Filing Date _____
Completeness Date _____

Less Than or Equal to 10 Acres: \$1,850
Greater Than 50 Acres: \$4,800 or actual cost

***All applications may incur professional fees for consulting and other professional services required by the Land Development Administrator. Any professional fees required by the Land Development Administrator will be invoiced and charged to the applicant and must be paid in full before application can be scheduled for any meetings.**

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application

A. PROJECT INFORMATION

1. Project Name: Wheeler Rezoning
2. Address of Subject Property: 273 SW Montgomery Dr, Lake City, FL 32025
3. Parcel ID Number(s): 00-00-00-13991-000
4. Future Land Use Map Designation: Residential Moderate
5. Existing Zoning Designation: RSF-2
6. Proposed Zoning Designation: Commercial General
7. Acreage: 0.365
8. Existing Use of Property: Single Family
9. Proposed use of Property: Office

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Travis Covington Title: P.E.
Company name (if applicable): Covington Engineering Services
Mailing Address: 272 NW Country Lake Dr
City: Lake City State: FL Zip: 32055
Telephone: (813) 770-9470 Fax: () Email: travis@covingtoneng.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): John & Cassandra Wheeler
Mailing Address: 136 SE Beverly Pl
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-8660 Fax: () Email: john@thewheeleragency.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: n/a
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property: ☐ Yes ☒ No
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA
Site-Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. _____
Variance: ☐ Yes ☒ No
Variance Application No. _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential Zoning Designations, an analysis of the impacts to Public Schools is required.
4. An Analysis of the Requirements of Article 12 of the Land Development Regulations:
 - a. Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
 - b. The existing land use pattern.
 - c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
 - d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
 - e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
 - f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
 - g. Whether the proposed change will adversely influence living conditions in the neighborhood.
 - h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
 - i. Whether the proposed change will create a drainage problem.
 - j. Whether the proposed change will seriously reduce light and air to adjacent areas.

- k. Whether the proposed change will adversely affect property values in the adjacent area.
 - l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
 - n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
 - o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
 - p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 6. Proof of Ownership (i.e. deed).
 7. Agent Authorization Form (signed and notarized).
 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 9. Fee. No application shall be accepted or processed until the required application fees have been paid in full. Any professional fees required by the Land Development Administrator shall be paid before any meetings will be scheduled.
 10. All property owners within three hundred (300) feet be notified by certified mail by the proponent and proof of the receipt of these notices be submitted as part of the application package submittal.
The Growth Management Department shall supply the name and addresses of the property owners, the notification letters and the envelopes to the proponent.

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 (2) 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.

TRAVIS COVINGTON, P.E.

Applicant/Agent Name (Type or Print)

[Signature]

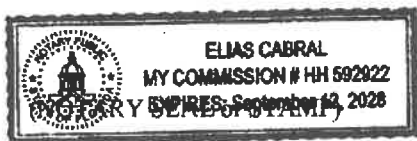
Applicant/Agent Signature

7/9/25

Date

STATE OF FLORIDA
COUNTY OF Columbia

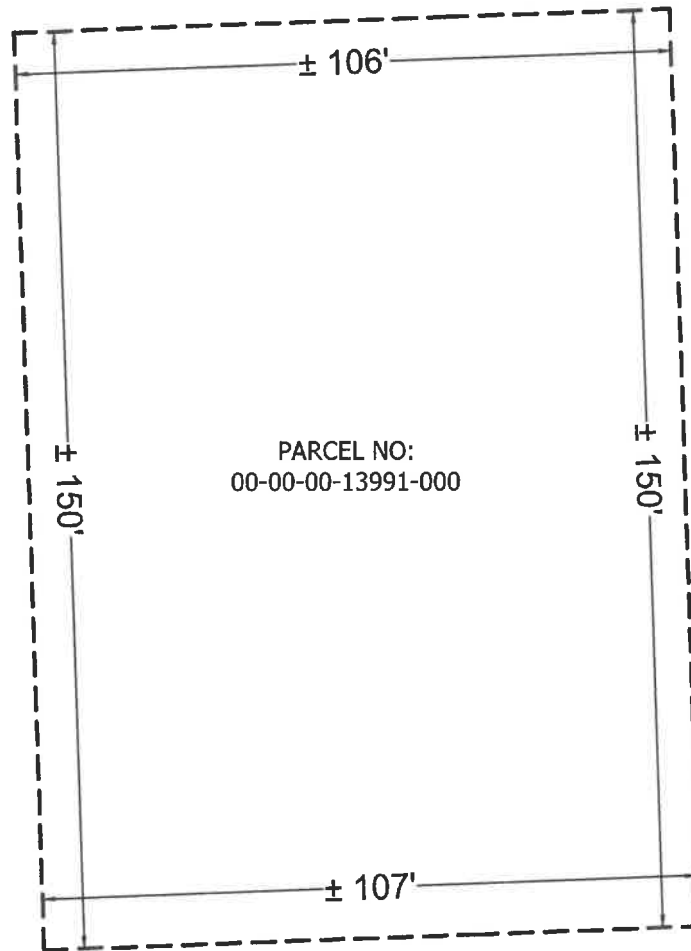
The foregoing instrument was acknowledged before me this 9th day of July, 2025, by (name of person acknowledging):



[Signature]
Signature of Notary
Elias Cabral
Printed Name of Notary

Personally Known OR Produced Identification X
Type of Identification Produced - Driver's License

WHEELER REZONING & COMP. PLAN AMENDMENT
PROPERTY SKETCH



0' 15' 30' 60'

SCALE: 1" = 30'



COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Concurrency Impact Analysis
Project: Wheeler Rezoning

The subject property for the rezoning application consists of one property with a total area of approx. 0.37 acres, with an existing 1826 SF single-family home. The existing home will be converted into office space. The following concurrency analysis is based on general office use.

Summary of analysis:

- Trip Generation – 20 trips/day
- Potable Water – 273.90 gallons/day
- Sanitary Sewer – 273.90 gallons/day
- Solid Waste – 18.26 lbs/day

See attached concurrency worksheet. Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Gross Floor Area	Total ADT	Total PM Peak
710	General Office	11.03	1.49	1.83	20	3

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	18.26	273.90

* 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)
Office Building	15.00	18.26	273.90

* 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.

Solid Waste Analysis

Use	Pounds Per 100 Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Office	1.00	18.26	18.26

*Per 100 sq ft (1826 sq ft/100)

COVINGTON ENGINEERING SERVICES

272 NW COUNTRY LAKE DR
LAKE CITY, FL 32055
813.770.9470
TRAVIS@COVINGTONENG.COM

July 9th, 2025

RE: Analysis of the Requirements of Article 12 of the Land Development Regulations
Project: Wheeler Rezoning

Analysis of the Requirements of Article 12 of the Land Development Regulations:

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

Analysis: The subject property has a Residential Moderate Future Land Use Map (FLUM) designation. Contiguous properties have Commercial General and Residential zoning designations, as well as Commercial and Residential Moderate FLUM designations. A companion comprehensive plan amendment shall be provided to amend the current Residential Moderate FLUM designations to Commercial. The proposed Commercial General zoning designation is consistent with the proposed FLUM designation and existing land use pattern.

- b) Whether the proposed use is compatible with the existing land use pattern.

Analysis: The proposed use is compatible with the existing land use pattern. Surrounding contiguous properties are commercial and the single owner properties have direct access to SW Main Blvd.

- c) Whether the proposed use would create an isolated district unrelated to adjacent nearby districts.

Analysis: The proposed use would not create an isolated district, as the surrounding properties are commercial.

- d) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.

Analysis: The proposed use will be a minimal increase of the existing

density pattern and would not increase the load on public facilities. Concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.

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

Analysis: Existing district boundaries are not drawn illogically; however this rezoning will not create illogical zoning boundaries, nor create zoning inconsistencies surrounding the property.

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

Analysis: The proposed amendment is necessary to ensure contiguous single-owner properties with similar proposed & existing uses have the same zoning designations.

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

Analysis: The proposed change will not adversely affect living conditions in the neighborhood. The adjacent parcel, zoned commercial, under the same ownership, currently operates as an office space. The subject property will have the same use and it is anticipated there will be no impacts to the neighborhood.

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

Analysis: The proposed use will have negligible impacts on traffic and will not affect public safety. As previously mentioned, concurrency analysis shows minimal impacts which will not degrade the Level of Service for existing utilities and streets.

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

Analysis: The proposed use will not create a drainage problem. No site improvements are expected at this time, and no additional structures or impervious surfaces will be added to the site. Drainage patterns will remain the same as that at the time of this application.

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

Analysis: The proposed change will not reduce light and air to adjacent areas. As mentioned previously, there will be no changes to the existing structures on the subject property.

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

Analysis: The proposed change will not affect property values of adjacent areas.

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

Analysis: The proposed change will not be a deterrent for future development of adjacent properties. Properties with similar use are contiguous to the subject property.

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

Analysis: The proposed change will not 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.

Analysis: The existing zoning and FLUM designations do not allow for commercial uses. The proposed rezoning would allow for uses consistent with Commercial General zoning.

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

Analysis: The proposed change is not out of scale with the needs of the neighborhood or the City. The subject property is contiguous to commercial property with the same owner and will have the same use.

- p) Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitted 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 designated to implement the City's comprehensive plan.

Analysis: Although other sites could exist throughout the City that would allow for the proposed use, the subject parcel was identified because of its location and shared boundaries with existing office space under ownership of the same individual. The proposed change would create contiguous zoning across property under the same ownership. This proposed change would not have any impacts on the City's planning.

Please let us know if any additional information is needed.

Regards,

Covington Engineering Services

Travis Covington, P.E.

LEGAL DESCRIPTION

PARCEL NO. 00-00-00-13991-000

**S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.796-1755, 838-2100, WD 1078-1181,
DC 1078-1176,WD 1083-2474, WD 1312-110**

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
RICHARD E. STADLER, ESQUIRE
183 SW Bascom Norris Drive
Suite 111
Lake City, FL 32025
(386) 438-5949

PROPERTY APPRAISERS PARCEL NO:
00-00-00-13991-000

Inst:201612005166 Date:3/29/2016 Time:11:00 AM
Doc Stamp-Deed:560.00
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1312 P:110

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of March, 2016, by, **VICTORIA S. LANG**, individually and as Trustee of the **VICTORIA S. LANG TRUST AGREEMENT** dated November 4, 2002, whose address is 242 SE St. Johns Street, Lake City, FL 32025, hereinafter called the Grantor, to **JOHN R. WHEELER and CASANDRA L. WHEELER**, husband and wife, whose address is 136 SE Beverly Place, Lake City, FL 32025, 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 corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, State of Florida, viz:

Lot 3 and W 1/2 of Lot 2, Block 1, LAKE VILLAS, a subdivision according to plat thereof recorded in Plat Book 2, Page 108, Public Records, Columbia County, Florida.

"Neither the Trustee(s) named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property."

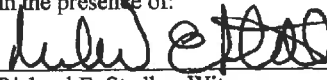
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

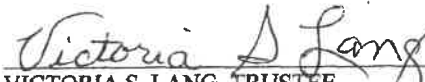
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015, and easements and restrictions of record.

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

Signed, sealed and delivered
in the presence of:


Richard E. Stadler, Witness


Beth Koeffler, Witness

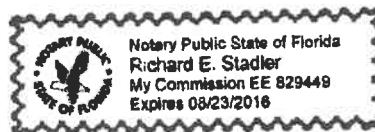

VICTORIA S. LANG, TRUSTEE

STATE OF FLORIDA)
COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me this 22 day of March, 2016, by VICTORIA S. LANG, TRUSTEE. Such person is personally known to me or produced _____ as identification.

SEAL


Richard E. Stadler
NOTARY PUBLIC
MY COMMISSION EXPIRES:





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

AGENT AUTHORIZATION FORM

I, John Wheeler (owner name), owner of property parcel

number 00-00-00-13991-000 (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. <u>TRAVIS COVINGTON</u>	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.

Date 7-7-25
Owner Signature (Notarized)

NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is John R. Wheeler,
personally appeared before me and is known by me or has produced identification
(type of I.D.) _____ on this 9th day of July, 2025.

NOTARY'S SIGNATURE

(Seal/Stamp)



MELISSA L. HARDEN
Notary Public
State of Florida
Comm# HH649792
Expires 3/28/2029

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	98,531	4.9000	0	98,531	482.80
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	98,531	7.8150	0	98,531	770.02
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	108,322	0.7480	0	108,322	81.03
LOCAL	108,322	3.1430	0	108,322	340.46
CAPITAL OUTLAY	108,322	1.5000	0	108,322	162.48
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	98,531	0.2936	0	98,531	28.93
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	98,531	0.0001	0	98,531	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	1,865.73
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	1.00 Unit @311.2600	311.26

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	311.26
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COMBINED TAXES AND ASSESSMENTS	2,176.99	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

36867.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R13991-000		1

THIS BILL IS FULLY PAID

273 SW MONTGOMERY DR LAKE CITY 32025
S DIV: W1/2 LOT 2 & LOT 3 BLK 1 LAKE VILLAS S/D.

WHEELER JOHN R
WHEELER CASSANDRA L
136 SE BEVERLY PL
LAKE CITY FL 32025

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	2,176.99	-65.31	0.00	2,111.68	0.00

Receipt(s) 2024-20428 on 12/09/24 for \$2,111.68 by JOHN R WHEELER

ORDINANCE 2025-2336

PRESENTED BY
ROBERT ANGELO



AGENDA



INTRODUCTION

LOCATION

RECOMENDATION

QUESTIONS

Introduction

- Parcel 13991-000 is currently zoned Residential Single Family 2;
- Petition Z 25-10 is a request to change the Zoning on parcel 13991-000 from Residential Single Family 2 to Commercial General;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Commercial General
 - East- Commercial General
 - South- Residential Single Family 2
 - West- Residential Single Family 2

Location



Staff Review

Design Envelope ID: 375C8592-1725-468C-B535-CF#F68C6D0F3



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfia.com

REVIEW REPORT TO PLANNING AND ZONING, BOARD OF
ADJUSTMENT AND HISTORICAL COMMITTEES' BY STAFF
FOR SITE PLAN REVIEW, SPECIAL EXCEPTIONS, VARIANCES, COMPREHENSIVE
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Owner Agent Name: Travis Covington, PE

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- **Building-** Any alterations will require a permit. Applicant should understand that there will be ADA and FBC, Accessibility requirements when the property actually see commercial use.
- **Planning-** This property is contiguous to a commercial general zoning district.
- **Water Department-** If rezoning is approved, any water service on property will have to have a backflow device installed according to Lake City's Cross-Connection Control Program.
- **Customer Service-** If rezoning is approved, the utility impact fees and deposits must be reassessed, and additional impact fees and deposits may be required. Per State Law F.A.C. 62-555.360, a commercial property must have an RP backflow preventer. The utility account holder must establish a commercial account with Waste Pro directly.
- **Suwannee River Water Management-** As a single-family property, it is outside the jurisdiction of SRWMD. However, if the zoning changes to commercial, it will be within SRWMD jurisdiction and subject to 62-330, F.A.C. If property is commercial, it will require a stormwater management system if it exceeds 9,000 sf of total impervious area. Of this 9,000 sf total, no more than 4,000 sf can be subject to vehicular traffic without a stormwater management system.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2025-2336.

QUESTIONS?



File Attachments for Item:

4. Mixed Use Density and Zoning - Planning Technician Robert Angelo

MIXED USE ZONING

PRESENTED BY
ROBERT ANGELO



AGENDA



DEFINITION

BENEFITS

KEY TAKEAWAYS

QUESTIONS

WHAT IS MIXED USE ZONING

- Mixed-use zoning is an alternative to single-use zoning. This varies from Euclidian zoning, where land uses are separated in districts.
- A mixed-use development places multiple uses within a development site.
- A mixed-use development is usually a vertical mixed use or a horizontal mixed use.



Image credit: Tioga Realty, 2022.

VERTICAL ZONING

- Vertical Mixed-Use Zoning consist of one use on the street level with a different use above.
- A vertical mixed-use development would allow for different uses within the same building.
- Street level retail or office space with residential units above would be an example of Vertical Mixed Use.



HORIZONTAL ZONING

- Horizontal Mixed-Use Zoning combines different uses within in a single area but located in different buildings.
- This type of site may consist of a mix of uses such as residential, commercial, office and industrial.
- A residential subdivision with a retail use at the front of the subdivision is an example of a Horizontal Mixed-Use zoning.



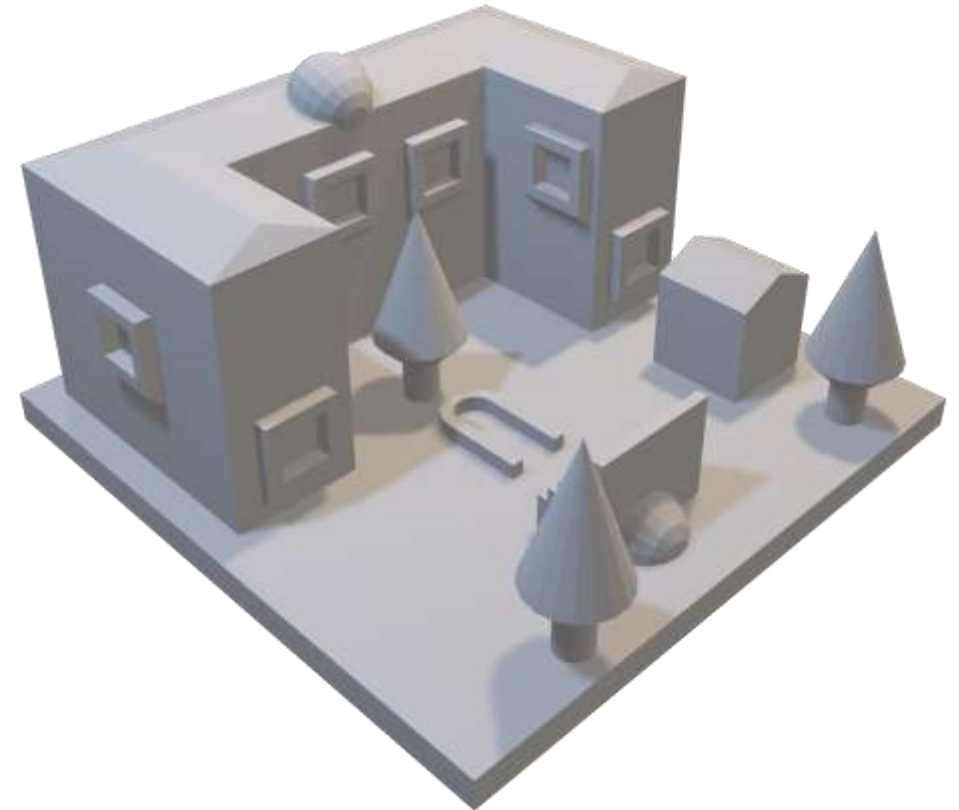
COMMUNITY BENEFITS



BENEFITS OF MIXED-USE ZONING

INFRASTRUCTURE SAVINGS

- Mixed-use developments require less miles of roadway, pipe, fewer square feet of public facilities, and fewer first responders per person to provide the same level of service when compared to single use zoning according to the American Planning Association.
- Mixed-use developments do not encourage urban sprawl and help to reduce the miles of travel for autos.
- Mixed-use developments tend to be more walkable and bikeable making them safer than single use developments.



BENEFITS OF MIXED-USE ZONING

ECONOMIC GROWTH

- Mixed use developments like the Blanche here in Lake City help support local business owners in the area by providing a base of clients for their businesses. This helps businesses become more sustainable than what a single use zoning that is auto oriented.
- Mixed use developments allow for a more mobile development and tend to make jobs accessible.

SAFETY

- Studies have shown a relationship between mixed use developments and traffic safety.
- Studies have shown these types of developments tend to have fewer accidents per capita compared to low density single use developments per the American Planning Association.

BENEFITS OF MIXED-USE ZONING

COMMUNITY SPACES

- Mixed-use developments with a community open space tend to create a social benefit for the community by allowing people to gather and enjoy spending time together.
- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

BENEFITS OF MIXED-USE ZONING

PROPERTY VALUES

- Mixed-use developments can attract a wider range of tenants increasing the demand for the space.
- The combination of uses in a development help create a desirable and convenient living environment potentially boosting property values.
- Higher density developments can bring up property values by bringing businesses to the area.

LAND UTILIZATION

- Horizontal mixed-use developments help create a community within a community.
- Vertical mixed-use developments tend to take up less land by allowing residential dwellings to be above commercial developments.

TRANSPORTATION and DESIGN

Transportation in mixed-use developments should focus on moving people not just automobiles. They should have a mix of different types of transportation.



E-BIKES

MICRO-TRANSIT



GOLF CARTS

SHARED PATHS



TRANSPORTATION and DESIGN

**Mixed-use
designs should
consider curb less
streets in key areas
to help promote
gathering
places.**



EXAMPLES OF MIXED-USE ZONING



EXAMPLES OF MIXED-USE ZONING

Mixed-Use Development



KEY TAKEAWAYS

- There are two types of mixed-use, horizontal mixed-use and vertical mixed-use.
- Mixed-use developments do not encourage urban sprawl.
- Mixed-use development typically require less infrastructure than Euclidean Zoning.
- Mixed-use developments create an economic benefit by allowing residential uses within the same area as commercial or industrial areas.
- Transportation in a mixed-use development should consider moving people not just vehicles.
- Mixed-use developments create communities within communities.
- Mixed-use developments are typically more walkable.



QUESTIONS

File Attachments for Item:

6. City Council Resolution No. 2025-138 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 019-2025 for the maintenance and repair of traffic signals and signage within the City; awarding said bid to B & B Contractors of Florida, Inc., a Florida Corporation, at a cost not to exceed \$150,000; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

MEETING DATE
10//2025

CITY OF LAKE CITY
Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: ITB-019-2025 Traffic Signal and Signage Maintenance and Repair

DEPT / OFFICE: Procurement

Originator: Angel Bryant		
City Manager Don Rosenthal	Department Director Brenda Karr	Date 9/18/2025
Recommended Action: Request approval to accept lowest bid from ITB-019-2025 with B & B Contractors of Florida, Inc for Traffic Signal and Signage Maintenance and Repair.		
Summary Explanation & Background: This is for Traffic Signal and Signage Maintenance and Repair. ITB-019-2025 was posted 7/30/2025-8/29/2025 and received two proposals. The proposal from Kent Bros Inc. was deemed unresponsive and therefore was disqualified. B&B Contractors had the lowest responsive bid. These funds are reimbursed by the FDOT on an annual basis.		
Alternatives: Not accept bid.		
Source of Funds: Reimbursed by FDOT.		
Financial Impact:		
Exhibits Attached: Service Agreement & B&B Contractors Inc. Proposal.		

RESOLUTION NO 2025-138

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA ADOPTING THE EVALUATION AND TABULATION OF RESPONSES TO THAT CERTAIN INVITATION TO BID NUMBER 019-2025 FOR THE MAINTENANCE AND REPAIR OF TRAFFIC SIGNALS AND SIGNAGE WITHIN THE CITY; AWARDING SAID BID TO B & B CONTRACTORS OF FLORIDA, INC., A FLORIDA CORPORATION, AT A COST NOT TO EXCEED \$150,000; APPROVING THE AGREEMENT WITH SAID VENDOR; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT THEREOF; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to City Council Resolution Number 2015-030, the City of Lake City (the "City") is responsible for the maintenance of traffic signals and signage within its boundaries, with annual reimbursement provided by the Florida Department of Transportation; and

WHEREAS, Section 2-178(d) of the Code of Ordinances of the City requires the procurement of supplies and contractual services based on a competitive bid process; and

WHEREAS, in accordance with said provision of the City's Code of Ordinances, the City solicited bids pursuant to Invitation to Bid Number 019-2025 (the "ITB") for the maintenance and repair of traffic signals and signage within the City (the "Services"); and

WHEREAS, B & B Contractors of Florida, Inc., a Florida corporation (the "Vendor") was the lowest bidder responding to the ITB with a cost not to exceed \$150,000; and

WHEREAS, the City desires to and does accept the Vendor's bid; and

WHEREAS, pursuant to the ITB the Vendor and the City desire to enter into that certain contract for Vendor to provide the Services by adopting the terms of the proposed contract with Vendor in the form of the Exhibit attached hereto (the "Agreement"); and

WHEREAS, acquiring a provider of the Services by engaging the Vendor pursuant to the Agreement is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Accepting the Vendor's bid pursuant to the evaluation and tabulation results arising from the ITB, and engaging the Vendor to provide the Services in the Agreement is in the public or community interest and for public welfare; and
2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is approved by the City Council of the City of Lake City; and
3. The Mayor of the City of Lake City is the officer of the City duly designated by the City's Code of Ordinances to enforce such rules and regulations as are adopted by the City Council of the City of Lake City; and
4. The Mayor of the City of Lake City is directed to execute on behalf of and bind the City to the terms of the Agreement; and
5. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
6. This resolution shall become effective and enforceable upon final adoption by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of October, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement") is made as of this ____ day of _____, 2025 ("Effective Date"), by and between the City of Lake City, a Florida municipal corporation ("City"), and B & B Contractors of Florida, Inc("Contractor") (individually, each a "Party," and collectively, the "Parties").

WITNESSETH:

WHEREAS, the City requested proposals pursuant to ITB-019-2025 (the "Procurement Document") for Traffic Signal and Signage Maintenance and Repair; and

WHEREAS, based upon the City's assessment of the Contractor's proposal, the City selected the Contractor to provide the Services defined herein; and

WHEREAS, Contractor represents it has the experience and expertise to perform the Services set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants, agreements, terms and conditions herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the Parties agree as follows:

1. Definitions.

- a. "Agreement" means this Agreement, including all Exhibits, which are expressly incorporated herein by reference, and any amendments thereto.
- b. "City Confidential Information" means any City information deemed confidential and/or exempt from Section 119.07, Florida Statutes, and Section 24(a), Article 1 of the Florida Constitution, or other applicable law, and any other information designated in writing by the City as City Confidential Information.
- c. "Contractor Confidential Information" means any Contractor information designated as confidential and/or exempt by Florida's public records law, including information constituting a trade secret pursuant to Chapter 688, Florida Statutes, and is designated in this Agreement or in writing as a trade secret by Contractor (unless otherwise determined to be a public record by applicable Florida law). Notwithstanding the foregoing, Contractor Confidential Information does not include information: (1) becoming public other than as a result of a disclosure by the City in breach of the Agreement; (2) becoming available to the City on a non-confidential basis from a source other than Contractor, which is not prohibited from disclosing such information by obligation to Contractor; (3) known by the City prior to its receipt from Contractor without any obligation or confidentiality with respect thereto; or (4) is developed by the City independently of any disclosures made by Contractor.
- d. "Contractor Personnel" means all employees of Contractor, and all employees of subcontractors of Contractor, including, but not limited to temporary and/or leased employees, who are providing the Services at any time during the project term.
- e. "Services" means the work, duties and obligations to be carried out and performed safely by Contractor under this Agreement, as described throughout this Agreement and as specifically described in Exhibit A ("Statement of Work") attached hereto and incorporated herein by reference. As used in this Agreement, Services shall include any component task, subtask,

service, or function inherent, necessary, or a customary part of the Services, but not specifically described in this Agreement, and shall include the provision of all standard day-to-day administrative, overhead, and internal expenses, including costs of bonds and insurance as required herein, labor, materials, equipment, safety equipment, products, office supplies, consumables, tools, postage, computer hardware/software, telephone charges, copier usage, fax charges, travel, lodging, and per diem and all other costs required to perform Services except as otherwise specifically provided in this Agreement.

2. **Conditions Precedent.** This Agreement, and the Parties' rights and obligations herein, are contingent upon and subject to the Contractor securing and/or providing the performance security, if required in Section 3, and the insurance coverage(s) required in Section 13, within ten (10) days of the Effective Date. No Services shall be performed by the Contractor and the City shall not incur any obligations of any type until Contractor satisfies these conditions. Unless waived in writing by the City, in the event the Contractor fails to satisfy the conditions precedent within the time required herein, the Agreement shall be deemed not to have been entered into and shall be null and void.

3. **Services.**

- a. **Services.** The City retains Contractor, and Contractor agrees to provide the Services. All Services shall be performed to the satisfaction of the City, and shall be subject to the provisions and terms contained herein and the Exhibits attached hereto.
- b. **Services Requiring Prior Approval.** Contractor shall not commence work on any Services requiring prior written authorization in the Statement of Work without approval from Steve Brown, Executive Director of Utilities
- c. **Additional Services.** From the Effective Date and for the duration of the project, the City may elect to have Contractor perform Services not specifically described in the Statement of Work attached hereto but are inextricably related to and inherently necessary for Contractor's complete provision of the Services ("Additional Services"), in which event Contractor shall perform such Additional Services for the compensation specified in the Statement of Work attached hereto. Contractor shall commence performing the applicable Additional Services promptly upon receipt of written approval as provided herein.
- d. **De-scoping of Services.** The City reserves the right, in its sole discretion, to de-scope Services upon written notification to the Contractor by the City. Upon issuance and receipt of the notification, the Contractor and the City shall enter into a written amendment reducing the appropriate Services Fee for the impacted Services by a sum equal to the amount associated with the de-scoped Services as defined in the payment schedule in this Agreement, if applicable, or as determined by mutual written consent of both Parties based upon the scope of work performed prior to issuance of notification.
- e. **Independent Contractor Status and Compliance with the Immigration Reform and Control Act.** Contractor is and shall remain an independent contractor and is neither agent, employee, partner, nor joint-venturer of City. Contractor acknowledges it is responsible for complying with the provisions of the Immigration Reform and Control Act of 1986 located at 8 U.S.C. 1324, et seq, and regulations relating thereto, as either may be amended from time to time. Failure to comply with the above provisions shall be considered a material breach of the Agreement.

- f. **Non-Exclusive Services.** This is a non-exclusive Agreement. During the term of this Agreement, and any extensions thereof, the City reserves the right to contract with another provider for similar services as it determines necessary in its sole discretion.
- g. **Project Monitoring.** During the term of the Agreement, Contractor shall cooperate with the City, either directly or through its representatives, in monitoring Contractor's progress and performance of this Agreement.

4. Term of Agreement.

- a. **Initial Term.** The term of this Agreement shall commence on (select appropriate box):
 - ☒ the Effective Date;
 - or
 - ☐ the date of _____, 202__.
 and shall remain in full force and effect for _____ ☐ years / ☐ months / ☐ days, or until termination of the Agreement, whichever occurs first.
- b. **Term Extension.** (Select appropriate box.)
 - ☐ The term of this Agreement may not be extended. All Services shall be completed by the expiration of the initial term as defined in 4.a.
 - or
 - ☒ The Parties may extend the term of this Agreement for two (2) additional one (1) year period(s) pursuant to the same terms, conditions, and pricing set forth in the Agreement by mutually executing an amendment to this Agreement, as provided herein.

5. Compensation and Method of Payment.

- a. **Services Fee.** As total compensation for the Services, the City shall pay the Contractor the sums as, provided in this Section 5 ("Services Fee"), pursuant to the terms and conditions as provided in this Agreement. It is acknowledged and agreed by Contractor this compensation constitutes a limitation upon City's obligation to compensate Contractor for such Services required by this Agreement, but does not constitute a limitation upon Contractor's obligation to perform all of the Services required by this Agreement. In no event will the Services Fee paid exceed the not-to-exceed sums set out in subsections 5.b. and 5.c., unless the Parties agree to increase this sum by written amendment as authorized in Section 21 of the Agreement.
- b. **Payment Details.** The City agrees to pay the Contractor ~~the not-to-exceed sum of \$ _____, for Services completed and accepted as provided in Section 15 herein if applicable, payable—~~

[INSERT APPROPRIATE OPTIONS AND DELETE THE REMAINING OPTIONS]

- i. ☐ ~~in equal monthly payments of \$ _____ beginning on the first day of the month commencing on _____, 202__, upon submittal of an invoice as required herein.~~

_____ OR

- ii. ☐ ~~on a fixed fee basis as set out in Exhibit C for the deliverables, such fee payable upon submittal of an invoice as required herein.~~

~~OR~~

- iii. ☐ at the following hourly rates (select appropriate box):

☐ the hourly rate of \$ _____;

or

☒ the hourly rates set out in Exhibit attached hereto, upon submittal of an invoice as required herein.

~~OR~~

- iv. ~~(DESCRIBE PAYMENT TERMS)~~

- c. **Travel Expenses.** (Select appropriate box.)

☒ The Services Fee includes all travel, lodging and per diem expenses incurred by Contractor in performing the Services.

or

☐ The City shall reimburse the Contractor the sum of not-to-exceed \$ _____ for the travel expenses incurred in accordance with Section 112.061, Florida Statutes, and/or City Travel Policy, and as approved in writing in advance by _____.

- d. **Taxes.** Contractor acknowledges the City is not subject to any state or federal sales, use, transportation and certain excise taxes.

- e. **Payments.** Contractor shall submit invoices for payments due as provided herein and authorized reimbursable expenses incurred with such documentation as required by City. Invoices shall be submitted to (select appropriate box):

☒ the designated person as set out in Section 18 herein;

☐ as provided in Exhibit D attached hereto.

For time and materials Services, all Contractor Personnel shall maintain logs of time worked, and each invoice shall state the date and number of hours worked for Services authorized to be billed on a time and materials basis. All payments shall be made in accordance with the requirements of Section 218.70 et seq., Florida Statutes, "The Local Government Prompt Payment Act." The City may dispute any payments invoiced by Contractor in accordance with Section 218.76, Florida Statutes.

6. Personnel.

- a. **Qualified Personnel.** Contractor agrees each person performing Services in connection with this Agreement shall have the qualifications and shall fulfill the requirements set forth in this Agreement.
- b. **Approval and Replacement of Personnel.** The City shall have the right to approve all Contractor Personnel assigned to provide the Services, which approval shall not be unreasonably withheld. Prior to commencing the Services, the Contractor shall provide at least ten (10) days written notice of the names and qualifications of the Contractor Personnel assigned to perform Services pursuant to the Agreement. Thereafter, during the term of this Agreement, the Contractor shall promptly and as required by the City provide written notice of the names and qualifications of any additional Contractor Personnel assigned to perform Services. The City, on a reasonable basis, shall have the right to require the removal and replacement of any of the Contractor Personnel performing Services, at any time during the term of the Agreement. The City will notify Contractor in writing in the event the City requires such action. Contractor shall accomplish any such removal within forty-eight (48) hours after receipt of notice from the City and shall promptly replace such person with another person, acceptable to the City, with sufficient knowledge and expertise to perform the Services assigned to such individual in accordance with this Agreement. In situations where individual Contractor Personnel are prohibited by applicable law from providing Services, removal and replacement of such Contractor Personnel shall be immediate and not subject to such forty-eight (48) hour replacement timeframe and the provisions of Section 7.a.i shall apply if minimum required staffing is not maintained.

7. Termination.

- a. **Contractor Default -- Provisions and Remedies of City.**
 - i. **Events of Default.** Any of the following shall constitute a "Contractor Event of Default" hereunder: (1) Contractor fails to maintain the staffing necessary to perform the Services as required in the Agreement, fails to perform the Services as specified in the Agreement, or fails to complete the Services within the completion dates as specified in the Agreement; (2) Contractor breaches Section 9 (Confidential Information); (3) Contractor fails to gain acceptance of a deliverable per Section 15, if applicable, for two (2) consecutive iterations; or (4) Contractor fails to perform or observe any of the other material provisions of this Agreement.
 - ii. **Cure Provisions.** Upon the occurrence of a Contractor Event of Default as set out above, the City shall provide written notice of such Contractor Event of Default to Contractor ("Notice to Cure"), and Contractor shall have thirty (30) calendar days after the date of a Notice to Cure to correct, cure, and/or remedy the Contractor Event of Default described in the written notice.
 - iii. **Termination for Cause by the City.** In the event Contractor fails to cure a Contractor Event of Default as authorized herein, or upon the occurrence of a Contractor Event of Default as specified in Section 7.a.i.(3), the City may terminate this Agreement in whole or in part, effective upon receipt by Contractor of written notice of termination pursuant to this provision, and may pursue such remedies at law or in equity as may be available to the City.

- b. **City Default -- Provisions and Remedies of Contractor.**
- i. **Events of Default.** Any of the following shall constitute a "City Event of Default" hereunder: (1) the City fails to make timely undisputed payments as described in this Agreement; (2) the City breaches Section 9 (Confidential Information); or (3) the City fails to perform any of the other material provisions of this Agreement.
 - ii. **Cure Provisions.** Upon the occurrence of a City Event of Default as set out above, Contractor shall provide written notice of such City Event of Default to the City ("Notice to Cure"), and the City shall have thirty (30) calendar days after the date of a Notice to Cure to correct, cure, and/or remedy the City Event of Default described in the written notice.
 - iii. **Termination for Cause by Contractor.** In the event the City fails to cure a City Event of Default as authorized herein, Contractor may terminate this Agreement in whole or in part effective on receipt by the City of written notice of termination pursuant to this provision, and may pursue such remedies at law or in equity as may be available to the Contractor.
- c. **Termination for Convenience.** Notwithstanding any other provision herein, the City may terminate this Agreement, without cause, by giving thirty (30) days advance written notice to the Contractor of its election to terminate this Agreement pursuant to this provision.
8. **Time is of the Essence.** Time is of the essence with respect to all provisions of this Agreement specifying a time for performance, including the Services as described in Exhibits attached hereto; provided, however, the foregoing shall not be construed to limit a Party's cure period allowed in the Agreement.
9. **Confidential Information and Public Records.**
- a. **City Confidential Information.** Contractor shall not disclose to any third party any City Confidential Information Contractor, through its Contractor Personnel, has access to or has received from the City pursuant to its performance of Services pursuant to the Agreement, unless approved in writing by the City Contract Manager. All such City Confidential Information will be held in trust and confidence from the date of disclosure by the City, and discussions involving such City Confidential Information shall be limited to Contractor Personnel as is necessary to complete the Services.
 - b. **Contractor Confidential Information.** All Contractor Confidential Information received by the City from Contractor will be held in trust and confidence from the date of disclosure by Contractor and discussions involving such Contractor Confidential Information shall be limited to the members of the City's staff and the City's subcontractors who require such information in the performance of this Agreement. The City acknowledges and agrees to respect the copyrights, registrations, trade secrets and other proprietary rights of Contractor in the Contractor Confidential Information during and after the term of the Agreement and shall at all times maintain the confidentiality of the Contractor Confidential Information provided to the City, subject to federal law and the laws of the State of Florida related to public records disclosure. Contractor shall be solely responsible for taking any and all action it deems necessary to protect its Contractor Confidential Information except as provided herein. Contractor acknowledges the City is subject to public records legislation, including but not limited to Chapter 119, Florida Statutes, and the Florida Rules of Judicial Administration, and any of the

City's obligations under this Section may be superseded by its obligations under any requirements of said laws.

- c. **Public Records.** Contractor shall generally comply with Florida's public records laws, and specifically Contractor shall:
- i. Keep and maintain public records required by the City to perform and/or provide the service or services contracted for herein.
 - ii. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
 - iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if Contractor does not transfer the records to the City.
 - iv. Upon completion of this Agreement, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

If the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contact the City's custodian of Public records at:

Audrey E. Sikes, City Clerk,

City of Lake City custodian of public records

at 386-719-5756 or SikesA@lcfla.com

Mailing Address

205 North Marion Avenue,

Lake City, Florida 32055.

10. **Audit.** Contractor shall retain all records relating to this Agreement for a period of at least three (3)

years after final payment is made. All records shall be kept in such a way as will permit their inspection pursuant to Chapter 119, Florida Statutes. In addition, City reserves the right to examine and/or audit such records.

11. **Compliance with Laws.** Contractor shall comply with all applicable federal, state, City and local laws, ordinances, rules and regulations in the performance of its obligations under this Agreement, including the procurement of permits and certificates where required, and including but not limited to laws related to Workers Compensation, Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973, Minority Business Enterprise (MBE), occupational safety and health and the environment, equal employment opportunity, privacy of medical records and information, as applicable. Failure to comply with any of the above provisions shall be considered a material breach of the Agreement.
12. **Public Entities Crimes.** Contractor is directed to the Florida Public Entities Crime Act, Section 287.133, Florida Statutes, as well as Florida Statute 287.135 regarding Scrutinized Companies, and represents to City that Contractor is qualified to transact business with public entities in Florida, and to enter into and fully perform this Agreement subject to the provisions state therein. Failure to comply with any of the above provisions shall be considered a material breach of the Agreement.
13. **Liability and Insurance.**
 - a. **Insurance.** Contractor shall comply with the insurance requirements set out in Exhibit B, attached hereto and incorporated herein by reference.
 - b. **Indemnification.** Contractor agrees to indemnify, pay the cost of defense, including attorney's fees, and hold harmless the City, its officers, employees and agents from all damages, suits, actions or claims, including reasonable attorney's fees incurred by the City, of any character brought on account of any injuries or damages received or sustained by any person, persons, or property, or in any way relating to or arising from the Agreement; or on account of any act or omission, neglect or misconduct of Contractor; or by, or on account of, any claim or amounts recovered under the Workers' Compensation Law or of any other laws, regulations, ordinance, order or decree; or arising from or by reason of any actual or claimed trademark, patent or copyright infringement or litigation based thereon; except only such injury or damage as shall have been occasioned by the sole negligence of the City.
 - c. **Liability.** Neither the City nor Contractor shall make any express or implied agreements, guaranties or representations, or incur any debt, in the name of or on behalf of the other Party. Neither the City nor Contractor shall be obligated by or have any liability under any agreements or representations made by the other not expressly authorized hereunder. The City shall have no liability or obligation for any damages to any person or property directly or indirectly arising out of the operation by Contractor of its business, whether caused by Contractor's negligence or willful action or failure to act.
 - d. **Contractor's Taxes.** The City will have no liability for any sales, service, value added, use, excise, gross receipts, property, workers' compensation, unemployment compensation, withholding or other taxes, whether levied upon Contractor or Contractor's assets, or upon the City in connection with Services performed or business conducted by Contractor. Payment of all such taxes and liabilities shall be the responsibility of Contractor.

14. **City's Funding.** The Agreement is not a general obligation of the City. It is understood neither this Agreement nor any representation by any City employee or officer creates any obligation to appropriate or make monies available for the purpose of the Agreement beyond the fiscal year in which this Agreement is executed. No liability shall be incurred by the City, or any department, beyond the monies budgeted and available for this purpose. If funds are not appropriated by the City for any or all of this Agreement, the City shall not be obligated to pay any sums provided pursuant to this Agreement beyond the portion for which funds are appropriated. The City agrees to promptly notify Contractor in writing of such failure of appropriation, and upon receipt of such notice, this Agreement, and all rights and obligations contained herein, shall terminate without liability or penalty to the City.
15. **Acceptance of Services.** For all Services deliverables requiring City acceptance as provided in the Statement of Work, the City, through the City Commission or its designee, will have ten (10) calendar days to review the deliverable(s) after receipt or completion of same by Contractor, and either accept or reject the deliverable(s) by written notice to Contractor. If a deliverable is rejected, the written notice from the City will specify any required changes, deficiencies, and/or additions necessary. Contractor shall then have seven (7) calendar days to revise the deliverable(s) to resubmit and/or complete the deliverable(s) for review and approval by the City, who will then have seven (7) calendar days to review and approve, or reject the deliverable(s); provided however, Contractor shall not be responsible for any delays in the overall project schedule resulting from the City's failure to timely approve or reject deliverable(s) as provided herein. Upon final acceptance of the deliverable(s), the City will accept the deliverable(s) in writing.
16. **Subcontracting/Assignment.**
- a. **Subcontracting.** Contractor is fully responsible for completion of the Services required by this Agreement and for completion of all subcontractor work, if authorized as provided herein. Contractor shall not subcontract any work under this Agreement to any subcontractor other than the subcontractors specified in the proposal and previously approved by the City, without the prior written consent of the City, which shall be determined by the City in its sole discretion.
- b. **Assignment.** (Select appropriate box.)
- ☐ This Agreement, and any rights or obligations hereunder, shall not be assigned, transferred or delegated to any other person or entity. Any purported assignment in violation of this section shall be null and void.
- or
- ☒ This Agreement, and all rights or obligations hereunder, shall not be assigned, transferred, or delegated in whole or in part, including by acquisition of assets, merger, consolidation, dissolution, operation of law, change in effective control of the Contractor, or any other assignment, transfer, or delegation of rights or obligations, without the prior written consent of the City. The Contractor shall provide written notice to the City within fifteen (15) calendar days of any action or occurrence assigning the Agreement or any rights or obligations hereunder as described in this section. In the event the City does not consent to the assignment, as determined in its sole discretion, the purported assignment in violation of this section shall be null and void, and the City may elect to terminate this Agreement by providing written notice of its election to terminate pursuant to this

provision upon fifteen (15) days' notice to Contractor.

17. **Survival.** The following provisions shall survive the expiration or termination of the Term of this Agreement: 7, 9, 10, 13 20, 23, and any other which by their nature would survive termination.
18. **Notices.** All notices, authorizations, and requests in connection with this Agreement shall be deemed given on the day they are: (1) deposited in the U.S. mail, postage prepaid, certified or registered, return receipt requested; or (2) sent by air express courier (e.g., Federal Express, Airborne, etc.), charges prepaid, return receipt requested; or (3) sent via email and addressed as set forth below, which designated person(s) may be amended by either Party by giving written notice to the other Party:

To the Contractor: B & B Contractors of Florida, Inc
425 SW Billowing Glen
Lake City, FL 32024

To the City: City of Lake City
Attn: City Manager
205 North Marion Avenue
Lake City, FL 32055

19. **Conflict of Interest.**

- a. The Contractor represents it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of the Services required hereunder, and no person having any such interest shall be employed by Contractor during the agreement term and any extensions.
- b. The Contractor shall promptly notify the City in writing of any business association, interest, or other circumstance which constitutes a conflict of interest as provided herein. If the Contractor is in doubt as to whether a prospective business association, interest, or other circumstance constitutes a conflict of interest, the Contractor may identify the prospective business association, interest or circumstance, the nature of work the Contractor may undertake and request an opinion as to whether the business association, interest or circumstance constitutes a conflict of interest if entered into by the Contractor. The City agrees to notify the Contractor of its opinion within (10) calendar days of receipt of notification by the Contractor, which shall be binding on the Contractor.

20. **Right to Ownership.** All work created, originated and/or prepared by Contractor in performing Services pursuant to the Agreement, including plans, reports, maps and testing, and other documentation or improvements related thereto, to the extent such work, products, documentation, materials or information are described in or required by the Services (collectively, the "Work Product") shall be City's property when completed and accepted, if acceptance is required in this Agreement, and the City has made payment of the sums due therefore. The ideas, concepts, know-how or techniques developed during the course of this Agreement by the Contractor or jointly by Contractor and the City may be used by the City without obligation of notice or accounting to the Contractor. Any data, information or other materials furnished by the City for use by Contractor under this Agreement shall remain the sole property of the City.

21. **E-Verify.** As a condition precedent to entering into this Agreement, and in compliance with Section 448.095, Fla. Stat., Contractor and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.
- a. Contractor shall require each of its subcontractors to provide Contractor with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Agreement.
 - b. The City, Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.
 - c. The City, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Contractor otherwise complied, shall promptly notify Contractor and Contractor shall immediately terminate the contract with the subcontractor.
 - d. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Contractor acknowledges that upon termination of this Agreement by the City for a violation of this section by Contractor, Contractor may not be awarded a public contract for at least one (1) year. Contractor further acknowledges that Contractor is liable for any additional costs incurred by the City as a result of termination of any contract for a violation of this section.
 - e. Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.
22. **Amendment.** This Agreement may be amended by mutual written agreement of the Parties hereto.
23. **Severability.** The terms and conditions of this Agreement shall be deemed to be severable. Consequently, if any clause, term, or condition hereof shall be held to be illegal or void, such determination shall not affect the validity or legality of the remaining terms and conditions, and notwithstanding any such determination, this Agreement shall continue in full force and effect unless the particular clause, term, or condition held to be illegal or void renders the balance of the Agreement impossible to perform.
24. **Applicable Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida (without regard to principles of conflicts of laws). The Parties agree all actions or proceedings arising in connection with this Agreement shall be tried and litigated exclusively in the state or federal (if permitted by law and a Party elects to file an action in federal court) courts located in or for Bradford County, Florida. This choice of venue is intended by the Parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the Parties with respect to, or arising out of, this Agreement in any jurisdiction other than the jurisdiction specified in this section. Each Party waives any right it may have to assert the doctrine of forum non conveniens or similar doctrine or to object to venue with respect to any proceeding brought in accordance with this section.

25. **Costs of Legal Actions and Attorneys' Fees.** Except as otherwise set forth in this Agreement, including in any exhibits or addenda hereto, in any legal action between the parties hereto arising from this Agreement, an award for costs of litigation, including, but not limited to court costs and reasonable attorney fees, shall be made against the non-prevailing party to the prevailing party in such legal action, and such award shall including those fees incurred as a result of an appeal.
26. **Waiver.** No waiver by either Party of any breach or violation of any covenant, term, condition, or provision of this Agreement or of the provisions of any ordinance or law, shall be construed to waive any other term, covenant, condition, provisions, ordinance or law, or of any subsequent breach or violation of the same.
27. **Due Authority.** Each Party to this Agreement represents and warrants: (1) it has the full right and authority and has obtained all necessary approvals to enter into this Agreement; (2) each person executing this Agreement on behalf of the Party is authorized to do so; (3) this Agreement constitutes a valid and legally binding obligation of the Party, enforceable in accordance with its terms.
28. **No Third Party Beneficiary.** The Parties hereto acknowledge and agree there are no third party beneficiaries to this Agreement. Persons or entities not a party to this Agreement may not claim any benefit from this Agreement or as third party beneficiaries hereto.
29. **Entire Agreement.** This Agreement constitutes the entire Agreement between the Parties and supersedes all prior negotiations, representations or agreements either oral or written.

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(Signature Page Follows)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first written.

B & B CONTRACTORS OF FLORIDA INC.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

By _____, its _____

Noah Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COMMISSION
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

EXHIBIT A
STATEMENT OF WORK

General Scope of Work

The contractor will be required to maintain and repair all traffic signals, interconnected and monitored traffic signals, traffic signal systems (defined as central computer, cameras, message signs, communication devices, interconnect/network, vehicle, bicycle & pedestrian detection devices, traffic signal hardware and software, preemption devices, and uninterruptible power supplies, control devices (defined as intersection control beacons, traffic warning beacons, illuminated street name signs, pedestrian flashing beacons(i.e. school zone flashing beacons, pedestrian crossing beacons, and Rectangular Rapid Flashing Beacons), blank-out signs, travel time detectors, emergency/fire department signals, speed activated warning displays, and other types of traffic signals and devices identified explicitly in Exhibit A of that certain Traffic Signal Maintenance and Compensation Agreement between the City of Lake City and the Florida Department of Transportation dated June 23, 2015, and all amendments thereto.

EXHIBIT B
INSURANCE REQUIREMENTS

Certificate must state City of Lake City as Certificate Holder

- Commercial General Liability insurance to provide coverage of not less than \$1,000,000.00 combined single limit per occurrence and annual aggregates where generally applicable and must include premises operations, independent contractors, products/completed operations, broad form property damage, blanket contractual and personal injury endorsements.
- Business Vehicle/Umbrella Liability insurance with a minimum limit of \$200,000 per occurrence, and \$300,000 for all claims arising out of the same incident or occurrence, for property damage and personal injury. Notice, these limits may change according to Florida law and the protections afforded to the City pursuant to sovereign immunity for liability.
- Statutory Workers Compensation insurance as required by the State of Florida.

EXHIBIT C
PAYMENT SCHEDULE

SELECTED VENDOR TOTALS

Vendor	Total
B & B Contractors of Florida, Inc	\$154,100.00

Traffic Signal Maintenance and Repair					B & B Contractors of Florida, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	1	Bi- Annual Traffic Signal Maintenance, per intersection	1	per intersection	\$1,300.00	\$1,300.00
X	2	Annual Traffic Signal Maintenance, per intersection	1	per intersection	\$2,400.00	\$2,400.00
X	3	Bucket truck	1	Hourly rate	\$75.00	\$75.00
X	4	Parts mark up percentage	1	14%	\$14.00	14.00
Unscheduled Hourly Repairs						
X	5	Technician	1	hourly rate	\$80.00	\$80.00
X	6	Laborer	1	hourly rate	\$50.00	\$50.00
Emergency Repairs (between 5pm-7am)						
X	7	Technician- after hours	1	hourly rate	\$120.00	\$120.00
X	8	Laborer- After hours	1	hourly rate	\$75.00	\$75.00
Total						\$4,114.00

Total Cost Preventative Maintenance and Repairs					B & B Contractors of Florida, Inc	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
X	1	Preventative Maintenance and Scheduled Repairs	1	Lump Sum	\$150,000.00	\$150,000.00
Total						\$150,000.00

EXHIBIT D
PAYMENT/INVOICES

PAYMENT/INVOICES:

Contractor shall submit invoices for payment due as provided herein with such documentation as required by City of Lake City and all payments shall be made in accordance with the requirements of Section 218.70 et. seq, Florida Statutes, "The Local Government Prompt Payment Act." Invoices shall be submitted to the address below unless instructed otherwise on the purchase order, or if no purchase order, by the ordering department:

Finance Department
Attn: Accounts Payable
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

Each invoice shall include, at a minimum, the Contractor's name, contact information and the standard purchase order number. In order to expedite payment, it is recommended the Contractor also include the information shown in below. The City may dispute any payments invoiced by Contractor in accordance with Section 218.76, Florida Statutes and the provisions of this Agreement.

INVOICE INFORMATION:

Contractor Information Company name, mailing address, phone number, contact name and email address as provided on the PO

Remit To Billing address to which you are requesting payment be sent

Invoice Date Creation date of the invoice

Invoice Number Company tracking number

Shipping Address Address where goods and/or services were delivered

Ordering Department Name of ordering department, including name and phone number of contact person

PO Number Standard purchase order number

Ship Date Date the goods/services were sent/provided

Quantity Quantity of goods or services billed

Description Description of services or goods delivered

Unit Price Unit price for the quantity of goods/services delivered

Line Total Amount due by line item

Invoice Total Sum of all of the line totals for the invoice

EXHIBIT E
DISPUTE RESOLUTION IN MATTERS OF INVOICE PAYMENTS

Payment of invoices for work performed for City of Lake City (CITY) is made, by standard, in arrears in accordance with Section 218.70, et. seq., Florida Statutes (the Local Government Prompt Payment Act).

If a dispute should arise as a result of non-payment of a payment request or invoice the following Dispute Resolution process shall apply:

- A. City of Lake City shall notify a vendor in writing, within ten (10) days after receipt of an improper invoice, that the invoice is improper. The notice should indicate what steps the vendor should undertake to correct the invoice and resubmit a proper invoice to the City, which steps shall include initially contacting the requesting department to validate Contractor's invoice conforms with the terms and conditions of the agreement. Once the requesting department determines Contractor's invoice conforms with the terms and conditions of the agreement, the vendor should resubmit the invoice as a "Corrected Invoice" to the requesting department which will initiate the payment timeline.
 - 1) Requesting department for this purpose is defined as the City department for whom the work is performed.
 - 2) Proper invoice for this purpose is defined as an invoice submitted for work performed where such work meets the terms and conditions of the agreement to the satisfaction of the City of Lake City.
- B. Should a dispute result between the vendor and the City about payment of a payment request or an invoice then the vendor should submit their dissatisfaction in writing to the Requesting Department. Each Requesting Department shall assign a representative who shall act as a "Dispute Manager" to resolve the issue at departmental level.
- C. The Dispute Manager shall first initiate procedures to investigate the dispute and document the steps taken to resolve the issue in accordance with section 218.76 Florida Statutes. Such procedures shall be commenced no later than forty-five (45) days after the date on which the payment request or invoice was received by City of Lake City, and shall not extend beyond sixty (60) days after the date on which the payment request or invoice was received by City of Lake City.
- D. The Dispute Manager should investigate and ascertain whether the work, for which the payment request or invoice has been submitted, was performed to City of Lake City's satisfaction and duly accepted by the Proper Authority. Proper Authority for this purpose is defined as the City of Lake City representative who is designated as the approving authority for the work performed in the contractual document. The Dispute Manager shall perform the required investigation and arrive at a solution before or at the sixty (60) days' timeframe for resolution of the dispute, per section 218.76, Florida Statutes. The City Manager or his or her designee shall be the final arbiter in resolving the issue before it becomes a legal matter. The City Manager or his or her designee will issue their decision in writing.
- E. City of Lake City Dispute Resolution Procedures shall not be subject to Chapter 120 of the Florida Statutes. The procedures shall also, per section 218.76, Florida Statutes, not be intended as an administrative proceeding which would prohibit a court from ruling again on any action resulting from the dispute.
- F. Should the dispute be resolved in the City's favor interest charges begin to accrue fifteen (15) days after the final decision made by the City. Should the dispute be resolved in the vendor's favor the City shall pay interest as of the original date the payment was due.
- G. For any legal action to recover any fees due because of the application of Sections 218.70 et. seq., Florida Statutes, an award shall be made to the prevailing party to cover court costs and reasonable attorney fees, including those fees incurred as a result of an appeal if the reason for the dispute is because the non-prevailing party held back any payment without having a reasonable basis to dispute the prevailing party's claim to those amounts.

EXHIBIT F
PERFORMANCE BOND

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(Document to be Provided Prior to Agreement Execution if Required by Bid/Proposal Request)

File Attachments for Item:

7. City Council Resolution No. 2025-143 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and In Depth, Inc., a Florida Corporation, for water tank cleaning, assessments, and repair at the City's Water Treatment Plant; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

MEETING DATE

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Water Tank Cleaning, Assessment, and Repair (Piggyback - Pasco County)

DEPT / OFFICE: Water Treatment Plant

Originator: Brenda Karr		
City Manager Don Rosenthal	Department Director Mike Osborn	Date 10/01/2025
Recommended Action: Approve a piggyback contract for as needed water tank cleaning, assessment, and repair for a project at Water Treatment Plant.		
Summary Explanation & Background: Pasco County awarded a general services term contract for water tank cleaning, assessment, and repair on an as needed basis. Pasco county received one (1) response to their Invitation For Bid (IFB-CA-25-066) in which In Depth, LLC was the sole responsive bidder. The contract was awarded to In Depth on July 15, 2025. The term of this contract is in effect until 9/30/2028, with option for up to two (2) additional one (1) year renewals. The Water Treatment Plant will use this Piggyback contract to clean the tanks, put in new mixers, and take out curtains.		
Alternatives: Decline to piggyback on the Pasco County awarded contract (IFB-CA-25-066) and seek separate procurement.		
Source of Funds: 410.72.536-060.64		
Financial Impact: \$36,574.00		
Exhibits Attached: Piggyback Contract (in Depth, LLC), Proposal		

RESOLUTION NO 2025 - 143

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA APPROVING THAT CERTAIN AGREEMENT BETWEEN THE CITY AND IN DEPTH, INC., A FLORIDA CORPORATION, FOR WATER TANK CLEANING, ASSESSMENTS, AND REPAIR AT THE CITY'S WATER TREATMENT PLANT; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY APPROVING SAID AGREEMENT; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Procurement Policies & Procedures Manual (the "City Purchasing Policies") of the City of Lake City (the "City") provides certain items may be purchased based upon competitively solicited contracts awarded by other governmental entities; and

WHEREAS, the City has a need for professional services for water tank cleaning, assessment, and repair on an as needed basis at its water treatment plant (the "Services"); and

WHEREAS; the County of Pasco in Florida negotiated a contract with In Depth, Inc., a Florida corporation (the "Vendor") to supply the Services to the County of Pasco in Florida pursuant to its IFB-CA-25-066 (the "Pasco IFB"); and

WHEREAS, the City Manager has determined for purposes of economy in procurement, to conserve resources, and pursuant to the City Purchasing Policies, the City will rely on the competitively solicited contract awarded for the Products by the County of Pasco in Florida; and

WHEREAS, the Vendor desires to enter into a contract with the City to provide to the City the Services on such terms and conditions as the Vendor has contracted with the County of Pasco in Florida; and

WHEREAS, the City similarly desires to enter into such a contract with the Vendor in the form of the Exhibit attached hereto (the "Agreement"); and

WHEREAS, engaging the Vendor's services is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Engaging the Vendor to provide the products in the Agreement is in the public or community interest and for public welfare; and

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2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is approved by the City Council of the City of Lake City; and
 3. The Mayor of the City of Lake City is the officer of the City duly designated by the City's Code of Ordinances to enforce such rules and regulations as are adopted by the City Council of the City of Lake City; and
 4. The Mayor of the City of Lake City is authorized and directed to execute on behalf of and bind the City to the terms of the Agreement; and
 5. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
 6. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of October, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

GENERAL PIGGYBACK PURCHASING AGREEMENT

This General Piggyback Purchasing Agreement (the “Agreement”) is entered into by and between the City of Lake City, Florida, a Florida municipal corporation, with its address at 205 N Marion Avenue, Lake City, FL 32055, and:

**In Depth, Inc
1473 Old Haw Creek Road
Bunnell, FL 32110**

(the “Vendor”).

WITNESSETH:

WHEREAS, on **July 15, 2025, Pasco County**(the “Original Procuring Government”) awarded **IFB-CA-25-066 As Needed Water Tank Cleaning, Assessment, and Repair Services** to Vendor for the performance of services and/or the sale and purchase of goods as described therein, a copy of which is attached hereto and incorporated herein as Composite Exhibit ‘A’ (the “Original Procurement Bid and Contract”); and

WHEREAS, the City is in need of a similar performance of services and/or is in need to purchase a similar set of goods as described in the Original Procurement Bid and Contract; and

WHEREAS, the Vendor is willing to provide “piggyback” services and/or goods to the City on the same terms and conditions as those offered to the Original Procuring Government, as outlined in the Original Procurement Bid and Contract documents;

WHEREAS, the City of Lake City desires to avail itself of the benefits of a piggyback contract and intends to utilize said contract pursuant to this project D-0739, together with any other projects for which the goods and services procured thereunder may be applicable, all at the sole discretion of the City;

NOW THEREFORE, in exchange for the mutual promises contained herein, the sufficiency of which is acknowledged, the City and Vendor agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals, deemed by the parties to be true and correct, are incorporated herein by reference.
2. **General.**
 - a. **Terms of Agreement.** This is a piggyback purchasing *Agreement*. The terms and conditions of this *Agreement* shall be the same as those specified in Composite Exhibit ‘A’, specifically including:
 - i. All instructions to bidders and general information in the Original Procurement Bid and Contract Documents;
 - ii. All special conditions of the Original Procurement Bid and Contract Documents;

- iii. All definitions of terms contained in the Original Procurement Bid and Contract Documents;
- iv. All specifications, scopes of services, and/or descriptions of goods to be sold contained in the Original Procurement Bid and Contract Documents;
- v. All addenda to the Original Procurement Bid and Contract Documents;
- vi. All insurance requirements are outlined in the original procurement bid and contract documents.
- vii. All safety requirements outlined in the Original Procurement Bid and Contract Documents; and
- viii. All responses of the Vendor in the Original Procurement Bid and Contract Documents, including all affidavits and statements of the Vendor required by law, which the Vendor: (A) affirms to continue to be accurate and correct as of the date of this *Agreement*; or (B) has updated with supplemental information and provided the same to the City in advance of this *Agreement*, in a form which the City finds acceptable;

Unless such terms are expressly modified herein to conform to City-specific standards and requirements, all references in Composite Exhibit 'A' to the Original Procuring Government, the Original Procuring Government's governing body, specific departments of the Original Procuring Government and the like or equivalent shall be replaced with the "City of Lake City, Florida," the "City Council of the City of Lake City, Florida," specific City Departments, and the like or equivalent.

- b. **Purchasing Authority.** The City is authorized to enter into this purchasing *Agreement* as a matter of home rule under Section 2(b) of Article VIII of the Florida Constitution and Chapter 166 of the Florida Statutes. This purchasing *Agreement* is subject to all budgeting and legal requirements of the *Code of Ordinances of the City of Lake City, Florida, the Charter of the City of Lake City, Florida, and the Florida Statutes. The City* ratifies the bidding process performed by the Original Procuring Government as being full, fair, and representative of the quantity and quality of bids that would be received by the City if written quotations were obtained or an advertisement for bids were published.
- c. **Resolution of Conflicting Terms.** To the extent there is any conflict between this *Agreement* and the Original Procurement Bid and Contract, (1) the text of this *Agreement* shall control and (2) the text of the solicitation issued by the Original Procuring Government shall control over the Original Procuring Government's contract

with the vendor excepting any express items where the original procurement documents should control or where the City believes the other government's contract should control over the bid documents.

3. **Period of Performance; Renewal Periods.** The period of performance of this *Agreement* is from the date of execution by both parties through the end of the initial term of the Original Procurement Bid and Contract, **September 30, 2028**. The Original Procurement Bid and Contract provides for two **(2) renewals of one (1) year** extensions of the initial term. This *Agreement* may be renewed as provided for in the Original Procurement Bid and Contract at the option of the City.
4. **Invoices.** Invoices for services shall be sent to: City of Lake City Finance Department, Attn: Accounts Payable, 205 N Marion Avenue, Lake City, Florida 32055, or emailed to accountspayable@lcfla.com. Payments shall be made to the Vendor in accordance with the *Florida Local Government Prompt Payment Act*, §§ 218.70, *et seq.*, Florida Statutes.
5. **Price for Services.** If different from the Original Procurement Bid and Contract, the price for the Vendor's performance of the scope of services or the City's purchase of goods shall be as follows:

As needed at the City's request for repairs.

The City reserves the right to modify prices after this *Agreement* has been in effect for the initial period, when it is in the best interest of the City of Lake City. Price adjustments may be determined using an appropriate price index, if such an index is standard in the Vendor's industry dealings and/or in government transactions within the City of Lake City, Columbia County, or the State of Florida. The Vendor agrees to notify the City if the original procuring government adjusts prices for work performed or goods sold under the original procurement bid and contract, along with the reasons for any such increase or decrease.

6. **Sovereign Immunity; Limitation of Liability.** The city is a sovereign Florida municipal government. Nothing contained in this *Agreement*, nor any City indemnification made herein, if any such indemnification exists, is intended or shall be construed to waive the City's sovereign immunity. With respect to the matter of compensation for work performed or the price of goods sold, the parties agree that the total liability of the City to the Vendor shall not exceed the agreed-upon price established in each order issued hereunder. For all other matters, the parties agree that the total liability of the City to the Vendor shall not exceed the City's limits of liability as set forth in § 768.28(5) of the Florida Statutes in effect as of the date of this *Agreement*, regardless of whether any such obligations are based in tort, contract, statute, strict liability, or negligence, product liability or otherwise.

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7. **Public Records.** Contractor shall generally comply with Florida's public records laws, and specifically, Contractor shall:
- a. Keep and maintain public records required by the City to perform and/or provide the service or services contracted for herein.
 - b. Upon request from the City's custodian of public records, provide the City with a copy of the requested records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
 - c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the Contractor does not transfer the records to the City.
 - d. Upon completion of this Agreement, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Agreement the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**Audrey E. Sikes, City Clerk,
City of Lake City, Custodian of Public Records
At 386-719-5756 or SikesA@lcfla.com
Mailing Address
205 North Marion Avenue,
Lake City, FL 32055.**

8. Liability and Insurance.

- a. **Insurance.** Contractor shall comply with the insurance requirements set out in Exhibit B, attached hereto and incorporated herein by reference.
- b. **Indemnification.** Contractor agrees to indemnify, pay the cost of defense, including attorney's fees, and hold harmless the City, its officers, employees and agents from all damages, suits, actions or claims, including reasonable attorney's fees incurred by the City, of any character brought on account of any injuries or damages received or sustained by any person, persons, or property, or in any way relating to or arising from the Agreement; or on account of any act or omission, neglect or misconduct of Contractor; or by, or on account of, any claim or amounts recovered under the Workers' Compensation Law or of any other laws, regulations, ordinance, order or decree; or arising from or by reason of any actual or claimed trademark, patent or copyright infringement or litigation based thereon; except only such injury or damage as shall have been occasioned by the sole negligence of the City.
- c. **Liability.** Neither the City nor the Contractor shall make any express or implied agreements, guarantees, or representations, nor incur any debt in the name of or on behalf of the other Party. Neither the City nor the Contractor shall be bound by or held liable for any agreements or representations made by the other that are not expressly authorized hereunder. The City shall have no liability or responsibility for any damage to any person or property directly or indirectly resulting from the Contractor's operation of its business, whether caused by Contractor's negligence, willful actions, or failure to act.
- d. **Contractor's Taxes.** The City will have no liability for any sales, service, value added, use, excise, gross receipts, property, workers' compensation, unemployment compensation, withholding or other taxes, whether levied upon Contractor or Contractor's assets, or upon the City in connection with Services performed or business conducted by Contractor. Payment of all such taxes and liabilities shall be the responsibility of the Contractor.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have set their hands hereto on the date indicated:

IN DEPTH LLC

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

By _____, its

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

COMPOSITE EXHIBIT "A"
ORIGINAL PROCUREMENT BID AND CONTRACT

OFFEROR INFORMATION/CERTIFICATION FORM

This form **MUST BE:**

- **INCLUDED DOWNLOADED, COMPLETED AND UPLOADED INTO BONFIRE WITH OFFEROR'S SUBMISSION**
- **FULLY executed with original authorized signature and TWO witness signatures**

1. "We offer to sell/provide Pasco County, Florida, the above item(s) and/or service(s) at the price(s) stated, in accordance with the terms and conditions contained herein. In addition, the item(s) and/or service(s) offered above meet all specifications contained herein or attached, unless otherwise stipulated by exception. This offer to sell/provide is firm for ninety (90) days."

MUST BE SIGNED BY THE PRESIDENT OF THE CORPORATION, OR A MEMBER OF A MEMBER-MANAGED LIMITED LIABILITY COMPANY, OR THE MANAGER OF A MANAGER-MANAGED LIMITED LIABILITY COMPANY; OR INCLUDE WRITTEN PROOF THAT THE INDIVIDUAL SIGNING HAS THE AUTHORITY TO OBLIGATE THE FIRM.

OFFEROR MUST BE REGISTERED ON SUNBIZ (<http://www.sunbiz.org/index.html>), FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS.

2. Legal Name of Offeror. Indicate if the Offeror is a Corporation, Joint Venture, Partnership, etc.:

In Depth Inc

(This name must match the name on your current W9 Form. The W9 will be requested at the time of award.)

3. Name/title of contact person for the Offeror: Zachary Rogers/ President

4. Business and mailing address: 1473 Old Haw Creek Road, Bunnell, FL 32110 (If claiming Local Vendor Preference, a valid Local Business Tax Receipt must be provided at the time the response is submitted in order to qualify for such consideration)

5. Primary business and mailing address (if different): N/A

6. Telephone number: () 386-202-2771 Fax: () _____

Email Address: zach@indepthservicesinc.com

The above-named Offeror affirms and declares:

- A. That the Offeror understands all requirements of this request and states that as a serious Offeror they will comply with all the stipulations included in this request.

- B. That the Offeror is of lawful age and that no other person, firm or corporation has any interest in this Proposal or in the contract proposed to be entered into except as expressly stated below:
- C. That this proposal is made without any understanding, agreement, or connection with any other person, firm or corporation making a proposal for the same purpose, and is in all respects fair and without collusion or fraud except as expressly stated below:
- D. That the Offeror is not in arrears to the Pasco County Board of County Commissioners upon debt or contract and is not a defaulter, as surety or otherwise, upon any obligation to the Pasco County Board of County Commissioners except as expressly stated below:
- E. That the Offeror is in compliance with Section 448.095(2), Florida Statutes, requiring Contractor and its Subcontractors to register with and utilize the U.S. Department of Homeland Security's E-Verify program to verify the work authorization status of all newly hired employees and acknowledges that it will be required to maintain such compliance throughout the term of any Contract entered between the parties. The Offeror also confirms that no public employer has terminated a contract with the Offeror for failure to comply with Section 448.095(2), Florida Statutes, within the 12 months preceding the date this Certification Form is signed by the Offeror.
- F. That no officer or employee or person whose salary is payable in whole or in part from the County is, will be or become interested, directly, or indirectly, surety or otherwise in this response; in the performance of the resulting contract; in the purchase of supplies, materials, equipment, work and/or labor to which they relate; or in any portion of the profits thereof.
- G. That the Offeror has received and carefully examined all Addenda issued prior to uploading its Response and its Response will be in accordance with all Addenda prior to Response Opening.
- H. That by submitting a response, the Offeror certifies that it is not currently debarred from submitting proposals for contracts issued by any political subdivision or agency of the State of Florida and that it is not an agent of a person or entity that is currently debarred from submitting proposals for contracts issued by any subdivision or agency of the State of Florida.
- I. That pursuant to Section 287.087, Florida Statutes, Offerors understands that they may certify in their response that they have implemented a drug free workplace program. If two or more responses are deemed equal, preference will be given in the award process to the Offeror who has furnished such certification with their response.
- J. If claiming Local Vendor Preference, the Offeror certifies that they satisfy each of the following criteria at the time of their submission of a response to the solicitation necessary to qualify as a "Local Business": a) a vendor, supplier, or contractor who does business in Pasco County by providing goods, services, or construction; and b) maintains a physical business address located within the jurisdictional limits of Pasco County in an area zoned for the conduct of such

business; and c) which the vendor, supplier or contractor operates or performs business on a daily basis; and d) has for at least twelve (12) months prior to the bid or proposal opening date; and (e) a copy of their local business tax receipt or qualifies as a business in a neighboring county as listed in the County's Purchasing Ordinance. Post office boxes shall not be used for the purpose of establishing said physical address.

Please put an "X" in the applicable box or mark N/A

N/A Local Business located in Pasco County

N/A Business located within Hillsborough, Pinellas, Polk, or Hernando County

This local preference provision is not applicable to those solicitations involving the use of either State or Federal funds as indicated below:

State/Federal Funds Involved: N (Y if applicable, N if not applicable)

Note: If claiming Local Vendor Preference, a valid Local Business Tax Receipt must be provided at the time the response is submitted in order to qualify for such consideration.

- K. By signing this Certification, I represent that I am of lawful age and have the authority to bind the Offeror for contract purposes. **If someone other than the President of the corporation, or a member of a member-managed limited liability company, or the manager of a manager managed limited liability company, then one of the following must be submitted with this Certification:**
1. If Offeror is a corporation (includes incorporated or company, or abbreviations thereof, in its name), and if other than the President of the corporation is signing this Certification, then one of the following must be submitted with this Certification:
 - a. a current corporate resolution naming the officer or person signing this Certificate as authorized to sign contracts on behalf of the company or,
 - b. a copy of the Board of Directors' resolution or meeting minutes designating the officer or person signing this Certificate as authorized to sign contracts for the corporation, certified by the secretary of the corporation.
 2. If Offeror is a limited liability company, then the following must be submitted with this Certification: a copy of the Operating Agreement of the limited liability company showing that that person signing this Certificate is authorized to sign contracts for the limited liability company.
- L. Attached to this response is a copy of the Certificate of Status from the Florida Secretary of State, Division of Corporations, which can be downloaded from <https://dos.myflorida.com/sunbiz/search/>.

M. Exceptions to any Contract Provisions and Miscellaneous Declarations (attach additional sheets, if necessary):

(The remainder of this page intentionally left blank).

(SIGNATURES FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, this proposal is hereby signed and sealed as of the date indicated.

ATTEST:

OFFEROR:

Susan A. Couslin

Witness No. 1 - Print Name

Susan A. Couslin

Witness No. 1 – (Signature in Ink)

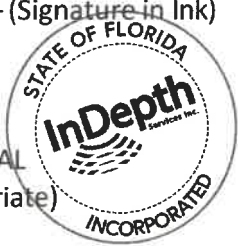
Jack E. Mounteer

Witness No. 2 – Print Name

Jack E. Mounteer

Witness No. 2 – (Signature in Ink)

CORPORATE SEAL
(where appropriate)



BY: *Zachary Rogers*

(Authorized Signature in Ink)

Zachary Rogers

(Printed name of Signatory)

President

(Printed Title of Signatory)

5/12/2025

(Signature Date)

NOTARY ACKNOWLEDGMENT

STATE OF Florida }
 } ss
COUNTY OF Flagler }

The foregoing instrument was acknowledged before me on May 12th, 2025, by means of:
☒ physical presence, or
☐ online notarization

[as applicable, complete one (1) of the four (4) choices below]:

(1) FOR A CORPORATION OR LIMITED LIABILITY COMPANY:

[Name] Zachary Rogers, who executed the foregoing instrument as [Title] President
of [Corporation or Company Name] In Depth Inc, a:
☒ corporation, or
☐ limited liability company
organized under the laws of [State] Florida, and who severally and duly acknowledged the
execution of such instrument as aforesaid on behalf of the corporation or limited liability company.

(2) FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

[Name] N/A.

(3) FOR A PARTNERSHIP:

[Name] N/A Partner (or Agent), on behalf of [Name of Partnership] _____
a [State] _____ partnership.

(4) FOR AN INDIVIDUAL ACTING AS PRINCIPAL BY AN ATTORNEY IN FACT:

[Name] N/A, as attorney in fact.

Said person is (check one below):

☒ Personally known to me, or

☐ Has produced _____ as identification.

Susan A. Couslin

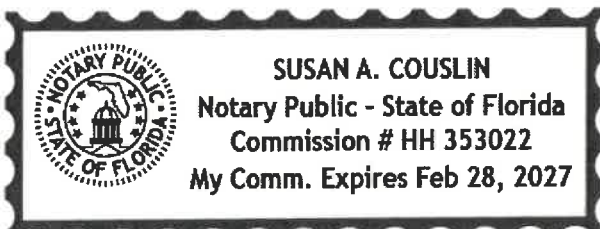
Signature of person taking acknowledgment

Susan A. Couslin

Print Notary's Name

(This line is required to be completed by §117.05, F.S.)

[Notary Stamp or Seal]



This form must be completed by an officer or representative of the company or by the individual entering into, renewing, or extending a contract with Pasco County.


Signature

Zachary Rogers
Printed Name

President
Title

In Depth Inc
Name of Company if applicable

5/12/2025
Date

COUNTY OF Flagler

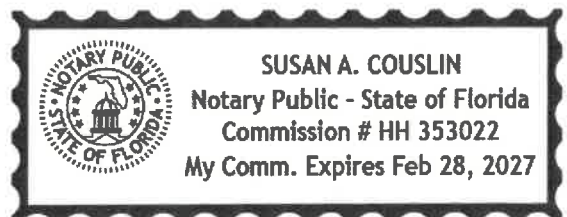
The foregoing Human Trafficking Affidavit is sworn to (or affirmed) and subscribed before me under penalty of perjury by means of ☒ physical presence or ☐ online notarization, this 12th day of May, (month) 2025 (year), by Zachary Rogers (name of person making statement).

Susan A. Couslin
(Signature of Notary Public - State of Florida)

Susan A. Couslin
(Print Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced



2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P17000041163

Entity Name: IN DEPTH INC.

Current Principal Place of Business:

1473 OLD HAW CREEK RD
BUNNELL, FL 32110

Current Mailing Address:

1473 OLD HAW CREEK RD
BUNNELL, FL 32110 US

FEI Number: 82-1293180

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ROGERS, ZACHARY J
1473 OLD HAW CREEK RD
BUNNELL, FL 32110 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name ROGERS, ZACHARY J
Address 1473 OLD HAW CREEK RD
City-State-Zip: BUNNELL FL 32110

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ZACHARY ROGERS

PRESIDENT

03/18/2025

Electronic Signature of Signing Officer/Director Detail

Date

EXHIBIT

Responses

Success: All data is valid!

Status	#	Description	Quantity	Numeric	
				Each Price	Total Cost
Success: All values provided	#1-1	Boyette WTP – 8102 Boyette Rd. Wesley Chapel FL – 5.0 MG	1	\$ 9,450.00	\$ 9,450.00
Success: All values provided	#1-2	Little Road WTP- 8215 Little Road New Port Richey FL –1.5 MG	2	\$ 5,150.00	\$ 10,300.00
Success: All values provided	#1-3	Little Road WTP- 8215 Little Road New Port Richey FL –2.0 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-4	Southeast WTP – 35456 Old Geiger Rd. Zephyrhills FL – 5.0 MG	1	\$ 9,450.00	\$ 9,450.00
Success: All values provided	#1-5	Southwest WTP – 5320 Tilson Dr. Holiday FL –4.0 MG	1	\$ 9,450.00	\$ 9,450.00
Success: All values provided	#1-6	Embassy Hills WWTP – 9512 Crab Tree Lane – 2.0 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-7	Hudson Reclaimed – 10745 Denton Ave. Hudson FL – 1.5 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-8	Land O Lakes WWTP – 6003 Parkway Blvd. Land O Lakes FL – 2.0 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-9	Land O Lakes WWTP – 6003 Parkway Blvd. Land O Lakes FL –1.8 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-10	Odessa Reclaimed –Odessa FL 5.0 MG	1	\$ 9,450.00	\$ 9,450.00
Success: All values provided	#1-11	Price-Altman – Handcart Rd. Zephyrhills FL. – 2.0 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-12	Shady Hills WWTP – 14220 Hays Rd Spring Hill FL – 5.0 MG	1	\$ 9,450.00	\$ 9,450.00
Success: All values provided	#1-13	Shady Hills WWTP – 14220 Hays Rd Spring Hill FL –1.5 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-14	Southeast WWTP – 6039 Handcart Rd. Zephyrhills FL – 2.0 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-15	Wesley Center WWTP – 7501 Boyette Rd. Wesley Chapel FL – 2.0 MG	1	\$ 5,150.00	\$ 5,150.00
Success: All values provided	#1-16	Wesley Center WWTP – 7501 Boyette Rd. Wesley Chapel FL –2.0 MG	1	\$ 5,150.00	\$ 5,150.00

DETAILED EXTERIOR AND INTERIOR CLEANING AND ASSESSMENT

Success: All values provided	#1-17	Jasmine Lakes WTP – 7612 Pineapple Ln. Port Richey FL- .500 MG Crom Tank	1	\$ 3,150.00	\$ 3,150.00
Success: All values provided	#1-18	Jasmine Lakes WTP 7612 Pineapple Ln. Port Richey FL - .032 MG Metal Tank	1	\$ 3,150.00	\$ 3,150.00
Basket Total					\$ 115,350.00

DETAILED EXTERIOR AND INTERIOR CLEANING AND ASSESSMENT-DRY INSPECTION

Success: All values provided	#2-1	Gulf Harbors Potable Tank, 4552 Mary Ann Drive New Port Richey, FL 34653 21,000-gallon metal hydro tank	1	\$ 3,150.00	\$ 3,150.00
Success: All values provided	#2-2	Autumn Oaks Potable Tank 18443 Autumn Lakes Blvd. Hudson FL -7,500-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-3	Blanton Lakes Potable Tank, 35935 Caller Ave, N. Dade City FL 3,000-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-4	Gowers Corner Potable Tank. 19415 Central Blvd. Land O Lakes FL 15,000-gallon metal hydro tank	1	\$ 3,150.00	\$ 3,150.00
Success: All values provided	#2-5	The Groves Potable Tank, 38650 Fern Circle Zephyrhills FL - 1,000-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-6	Hickory Hills Potable Tank, 37439 Layton Dr. Dade City FL -7,200-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-7	Hillcrest Potable Tank, 18242 Geraldine Rd. Dade City FL 10,000-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-8	Lacoochee Potable Tank, 38752 Barbara Ln. N. Dade City FL 30,000-gallon metal hydro tank	1	\$ 3,750.00	\$ 3,750.00
Success: All values provided	#2-9	Lake Jovita Potable Tanks, 13209 Pamilla Circle Dade City FL Two (2) 20,000-gallon metal hydro tanks. Needs to be on separate days.	1	\$ 3,150.00	\$ 3,150.00
Success: All values provided	#2-10	Pasadena Shores Potable Tank, 10920 Highview Dr. Dade City FL 3,500-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00

Success: All values provided	#2-11	Pasco One Potable Tank, 30491 Commerce Dr. Dade City FL 10,000-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-12	Pinebreeze Potable Tank, 140219 Proud Mockingbird Rd. Zephyrhills FL 1,200-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-13	The Ponds Potable Tank 38741 Margs Ct. Zephyrhills FL 8,000-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-14	Sunburst I Potable Tank 39723 Sunburst Rd. Zephyrhills FL 7,000-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Success: All values provided	#2-15	Trilby Potable Tank 20647 Mickens Dr. Dade City FL 10,000-gallon metal hydro tank	1	\$ 1,900.00	\$ 1,900.00
Basket Total					\$ 34,100.00

MINOR REPAIRS

Success: All values provided	#3-1	Minor repairs including replacement of interior and exterior ladder bolts and repair/replacement of level indicating devices	1	\$ 525.00	\$ 525.00
Basket Total					\$ 525.00
Grand Total					\$ 148,975.00



**Purchasing and Central Mail Services
Internal Services Building
7536 State Street, Suite 221
New Port Richey, Florida 34654
Telephone: 727-847-8194**

REQUEST FOR INVITATION TO BID

for

AS NEEDED WATER TANK CLEANING, ASSESSMENT, AND REPAIR SERVICES

April 10, 2025

Solicitation Number: IFB-CA-25-066

Due Date: May 13, 2025

Time Due: 1:30 p.m., ET

TENTATIVE TIMELINE

April 10, 2025	Release IFB to the marketplace
May 1, 2025	Deadline for written questions, 1:30 p.m., ET
May 6, 2025	Response to questions to be posted to Bonfire
May 13, 2025	IFB due online Bonfire by 1:30 p.m., ET

ADVERTISEMENT FOR INVITATION FOR BID

The Pasco County Board of County Commissioners invites vendors to submit bids for **AS NEEDED WATER TANK CLEANING, ASSESSMENT, AND REPAIR SERVICES**, as per the listed statement of work.

In using this method for solicitation, we are requesting your best effort in seeking the lowest cost for our requirements. To be entitled to consideration, online submission shall be presented in accordance with the instructions of this solicitation and within the timeframe specified. It shall be the responsibility of the selected offeror to meet all specifications and guidelines set forth herein. Each bid shall be opened and read publicly. The Pasco County Board of County Commissioners (hereinafter, "Pasco County" or "County"), at its discretion, determines the criteria and process whereby bids are evaluated and awarded. No damages shall be recoverable by any challenger as a result of these determinations or decisions by the County.

If you are unable to download these documents, experiencing any technical issues, or have questions about how to submit, please reach out to support@gobonfire.com.

All questions or requests for clarification must be sent via Bonfire under Message - Opportunity Q&A: <https://pascocountyfl.bonfirehub.com>.

All addendums related to this solicitation will be posted on Bonfire website at <https://pascocountyfl.bonfirehub.com>. It is the bidder's responsibility to check the Bonfire website for any addendums, responses to bidder questions, or other communications related to this solicitation

Bids shall be submitted online at <https://pascocountyfl.bonfirehub.com>. The Pasco County Purchasing Department will only accept bids submitted online. **Bid submissions are due no later than 1:30 p.m., ET, May 13, 2025, and will be opened at 2:00 p.m., ET (same day) as noted above.**

Pasco County will **only** accept online submissions for this bid. Bids can be submitted online at: <https://pascocountyfl.bonfirehub.com>. Bids submitted after the bid close date will not be accepted. Note: Any bid submitted in any other format (email, paper, fax, mail, etc.) will not be accepted for any reason.

Solicitations will be publicly opened in accordance with the public notice.

Public Openings are held each Tuesday at 2:00 p.m., ET. A public opening of responses will be conducted at the posted Public Opening following the submission deadline. In the event of a County Holiday or unforeseen delay, responses shall remain sealed until the next public meeting. Firms will be able to attend the public opening virtually, see the following instructions:

Microsoft Teams meeting

Meeting ID: 241 088 831 758

Passcode: EK63aF

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

+1-850-988-5160, 688629844#

[+1 850-988-5160,688629844#](#) United States, Tallahassee

Phone Conference ID: 688 629 844#

Tabulations shall be available thirty (30) days after opening on the Pasco County website at: <https://www.pascocountyfl.net/480/Do-Business-with-Us> or upon notice of intended action, whichever is sooner.

PASCO COUNTY BOARD OF COUNTY COMMISSIONERS

Carrie C. Roberts, NIGP-CPP, C.P.M., CPPO

Purchasing Director

SPECIAL PROVISIONS

In addition to the General Provisions of this solicitation, these Special Provisions, along with the specifications that follow, apply in like force to this solicitation and to any subsequent contract resulting therefrom.

AUDIT COOPERATION REQUIREMENT FOR STATE FUNDED PROJECTS

In those instances where state funding is involved, the selected Bidder, and its subconsultant(s) must agree to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant Section 20.055 (5), Florida Statutes. By submitting a bid to this solicitation, the Bidder certifies that they understand and will comply with this subsection.

State Funds Involved: N (Y if applicable, N if not applicable)

CONTRACTOR'S PUBLIC RECORDS REQUIREMENTS

The CONTRACTOR shall comply with the requirements of Florida's Public Records Act, Chapter 119, Florida Statutes. To the extent required by Section 119.0701, Florida Statutes, CONTRACTOR shall (a) keep and maintain public records required by the COUNTY to perform the service under the Agreement; (b) upon request from the COUNTY's custodian of public records provide the COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided for under Florida's Public Records law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if CONTRACTOR does not transfer the records to the COUNTY; and (d) upon completion of the contract, transfer, at no cost to the COUNTY, all public records in possession of CONTRACTOR. Upon transfer, CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records requirements. All records stored electronically must be provided to the COUNTY in a format that is compatible with the information technology systems of the COUNTY. All documentation produced as part of this Agreement will become the property of the COUNTY. This paragraph shall survive the expiration or termination of this Agreement.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (727) 847-8147, PRR@MYPASCO.NET, OR 7536 STATE STREET, NEW PORT RICHEY, FL 34654.

Under Florida law, a Contractor who fails to provide the public records to the COUNTY within a reasonable time may be subject to penalties under Section 119.10, Florida Statutes, and such non-compliance will constitute a breach of the Agreement and may serve as grounds for

termination of this Agreement.

LOCAL PREFERENCE

Under Sec. 2-111(a)(1) of Pasco County's Purchasing Ordinance, a business qualifies as "Local Business" if it meets the following requirements and is: a) a vendor, supplier, or contractor who does business in Pasco County by providing goods, services, or construction; and b) maintains a physical business address located within the jurisdictional limits of Pasco County in an area zoned for the conduct of such business; and c) the vendor, supplier or contractor operates or performs business on a daily basis at said location; and d) has so operated or performed business at that location for at least twelve (12) months prior to the Bid or Proposal opening date; and (e) includes a copy of their local business tax receipt with their Bid or Proposal. Post office boxes shall not be used for the purpose of establishing said physical address. The justification for the application of a local preference to a particular Bidder, along with a copy of the Bidder's local business tax receipt, must be included as part of any Bid submitted.

In bidding for, or letting contracts or procurement of goods, services or construction, as described herein, the Board of County Commissioners (BOARD) may give a preference to Local Businesses in making purchases (unless otherwise precluded by the ordinance, state or federal law) as described below:

- (i) When written quotations or sealed bids are received that do not exceed \$1,000,000.00, and the lowest price is offered by a vendor that is not a Local Business, and the next lowest price is offered by a Local Business, and is within 10% of the lowest price offered, then the Local Business shall be given the opportunity to match the lowest price offered, and if agreement to match the lowest price is reached, the Local Business will be awarded the quotation or bid if the Local Business is otherwise fully qualified and meets all requirements of the solicitation.
- (ii) When sealed bids are received that are greater than \$1,000,000.00, and the lowest price is offered by a business that is not a Local Business, and the next lowest price is offered by a Local Business, and is within 5% of the lowest price offered, then the Local Business shall be given the opportunity to match the lowest price offered, and if agreement to match the lowest price is reached, the Local Business will be awarded the quotation or bid if the Local Business is otherwise fully qualified and meets all County requirements.
- (iii) The total quote or bid price shall include not only the base bid price, but also all alterations to the base bid price resulting from alternates which were both part of the bid and that will be actually purchased or awarded by the BOARD.

If two or more identical quotations or bids are received at the time the written quotations or sealed bids are opened, the award shall be made to the responsive, responsible "Local Business" as defined herein.

The preference established in this section does not prohibit the right of the BOARD to compare quality or fitness for use of supplies, materials, equipment and services proposed for purchase and compare qualifications, character, responsibility and fitness of all persons, firms, or corporations submitting bids or proposals nor prohibit the BOARD from giving any other preference permitted by law in addition to the preference authorized in this section.

This local preference provision is not applicable to those solicitations involving the use of either State or Federal funds as indicated below:

State Funds Involved: N (Y if applicable, N if not applicable)

CONTRACT TERM

The contract period **will begin on date of Pasco County Board of County Commission (BOCC) approval and continue until September 30, 2028**, subject to the Price Escalation terms described elsewhere herein, unless canceled in writing by Pasco County. The County reserves the right to extend the contract, under the same prices, terms, and conditions as in the original contract approved by Pasco County for two additional one-year periods, as found to be in the best interest of the County. All contracts are subject to the appropriation of funds by Pasco County.

COPYRIGHT

The contractor shall irrevocably transfer, assign, set over, and convey to Pasco County all rights, title, and interest, including the sole exclusive and complete copyright interest, in any and all copyrightable works created pursuant to the contract. The contractor further agrees to execute such documents as Pasco County may request to affect such transfer or assignment. Further, the contractor agrees that the rights granted to Pasco County by this paragraph are irrevocable. The contractor's remedy in the event of termination of or dispute over any agreement entered into as a result of this Invitation for Bid shall not include any right to rescind, terminate, or otherwise revoke or invalidate in any way the rights conferred pursuant to the provisions of this paragraph. Similarly, no termination of any agreement entered into as result of this Invitation for Bid shall have the effect of rescinding, termination, or otherwise invalidating the rights acquired pursuant to the provisions of this paragraph.

COST REIMBURSEMENT

Unless an alternative cost methodology is specified herein, the contractor agrees that payment by Pasco County to the contractor for materials used in the performance of any work under the contract on a cost plus a percentage of cost basis is specifically prohibited. The cost of all materials provided in the performance of the work is to be reimbursed to the contractor in the following manner: Pasco County shall reimburse the contractor, on completion and acceptance of each assigned job, only for those materials, equipment parts, supplies, rentals, services, etc., actually used in the performance of the work that are supported by invoices issued by the suppliers of the contractor describing the quantity and cost of the materials purchased. No surcharges shall be added to the suppliers' invoices or included in the contractor's invoice submitted to Pasco County that would increase the dollar mount indicated on the suppliers'

invoices for the materials purchased for the assigned job. All incidental costs, including allowances for profit and tools of the trade, must be included in the contract hourly labor rates.

ECONOMIC PRICE ADJUSTMENT

Any reference in the solicitation to *economic price adjustment* or *price escalation* shall be considered to mean price decreases as well as increases, unless otherwise stipulated.

Bids will be evaluated on the basis of the prices bid without consideration of the allowable escalation. If a bidder increased the ceiling stipulated in the Invitation for Bid or places limits on the provisions of the Invitation for Bid that allow prices to drop in accordance with the movement of the escalator, the bid will be rejected as nonresponsive.

If a bidder deletes the price escalation clause from its bid, the bid will be rejected as non-responsive. If a bidder lowers the ceiling stipulated in the Invitation for Bid, the bid will be evaluated at the base price in the same manner as those bids that do not reduce the stipulated ceiling. If the bidder offering a lower ceiling ultimately receives the award, that ceiling will be incorporated into the contract documents.

PRICE ADJUSTMENTS BASED ON THE CONSUMER PRICE INDEX (CPI)

If approved by the County, unit prices in contracts that are longer than twelve (12) months may be adjusted bi-annually based on movement in the Consumer Price Index (CPI). The unit prices may be adjusted based on the movement of the of the U.S. Department of Labor's Consumer Price Index for All Urban Consumers (CPI-U) (1982-84=100), as posted at <http://www.bls.gov/cpi/>. The baseline index will be the month and year in which the contract began. The adjustments will not be cumulative and will be computed using the original contract unit prices. Adjustments may be requested no earlier than 180 days after the contract start date. Adjustments shall be computed using the latest CPI-U that is published and available on the date the County receives the adjustment request in writing. The unit price(s) changed as a result of these adjustments shall become effective on the first (1st) day of the next month, provided the request is submitted at least fifteen (15) days prior. If later than fifteen (15) days prior, the adjustment will become effective on the first (1st) day of the following month. Adjustments may be requested every 180 days thereafter for the term of the contract. Adjustments will not be retroactive or prorated. The County reserves the right to also request adjustments, following the first adjustment and at the same interval, especially if the CPI decreases and it is deemed to be in the County's best interest.

INSURANCE REQUIREMENTS

The insurance required must be written by an insurer authorized to do business in the State of Florida and also have an "A" policyholder's rating and a financial rating of at least Class VIII in accordance with the most current *Best's Key Rating Guide*. Prior to the time the contractor is entitled to commence any part of the project, work, or services under this contract, the contractor shall procure, pay for, and maintain at least the following insurance coverages and limits. Policies of insurance required by the contract shall be primary insurance and non-contributory with respect to the County, its officials, agents, or employees. The said insurance

shall be evidenced by delivery to Pasco County of 1) Certificates of Insurance executed by the insurers listing coverages and limits, expiration dates and terms of policies and all endorsements whether or not required by Pasco County and listing all carriers issuing the said policies; and 2) upon request, a certified copy of each policy, including all endorsements. The insurance requirements shall remain in effect throughout the term of this contract.

1. Workers' Compensation in at least the limits as required by law; Employers' Liability Insurance of not less than One Hundred Thousand and 00/100 Dollars (\$100,000.00) for each accident. The contractor agrees to waive its right of subrogation as part of this coverage.
2. Comprehensive General Liability Insurance including, but not limited to, Independent, Contractor, Contractual, Premises/Operations, Products/Completed Operation and Personal Injury covering the liability assumed under indemnification provisions of this contract, with limits of liability for personal injury and/or bodily injury, including death, of not less than Two Million and 00/100 Dollars (\$2,000,000.00), each occurrence; and property damage of not less than One Million and 00/100 Dollars (\$1,000,000.00), each occurrence. (Combined single limits of not less than Two Million and 00/100 Dollars [\$2,000,000.00], each occurrence, will be acceptable unless otherwise stated.) Coverage shall be on an "occurrence" basis, and the policy shall include Broad Form Property Damage coverage and Fire Legal Liability of not less than Fifty Thousand and 00/100 Dollars (\$50,000.00) per occurrence, unless otherwise stated by exception herein.
3. Comprehensive Automobile and Truck liability covering owned, hired, and nonowned vehicles with combined single limits of not less than One Million and 00/100 Dollars (\$1,000,000.00), each occurrence. Coverage shall be on an "occurrence" basis, such insurance to include coverage for loading and unloading hazards.

Each insurance policy shall include the following conditions by endorsement to the policy:

1. Each policy shall require that thirty (30) days prior to expiration, cancellation, nonrenewal, or any material change in coverages or limits, a notice thereof shall be given to Pasco County by certified mail to: Pasco County Risk Management Department, 7536 State Street, Suite 111, New Port Richey, Florida 34654. The contractor shall also notify Pasco County, in a like manner, within twenty-four (24) hours after receipt, of any notices of expiration, cancellation, nonrenewal, or material change in coverage received by the said contractor from its insurer; and nothing contained herein shall absolve the contractor of this requirement to provide notice.
2. Companies issuing the insurance policy, or policies, shall have no recourse against Pasco County for payment of premiums or assessments for any deductibles that all are at the sole responsibility and risk of the contractor.

3. The term "County" or "Pasco County" shall include all Authorities, Boards, Bureaus, Commissions, Divisions, Departments, and Offices of County and individual members, employees thereof in their official capacities, and/or while acting on behalf of Pasco County.
4. Pasco County shall be endorsed to the required policy or policies as an additional insured, with the exception of Worker's Compensation and Professional Liability, if applicable.
5. Pasco County shall also be listed as a certificate holder.
6. The policy clause "Other Insurance" shall not apply to any insurance coverage currently held by Pasco County to any such future coverage, or to Pasco County's self-insured retentions of whatever nature.

MOTOR VEHICLE INDUSTRY LICENSING

The contractor shall comply with Chapter 320, Florida Statutes. Failure to comply may result in a determination of no responsibility on the basis that the bidder is not qualified to legally contract with Pasco County and may further cause such noncompliant offers to be rejected.

REPORT STANDARDS

Reports or written material prepared by the contractor in response to the requirements of this contract shall be thoroughly researched for accuracy of content, shall be grammatically correct and not contain spelling errors, shall be submitted in a format approved in advance by the Purchasing Department, and shall be submitted in draft form for advance review and comment by the Purchasing Department. The cost of correcting grammatical errors, correcting report data, or other revisions required to bring the report or written material into compliance with the contract requirements shall be borne by the contractor.

REQUIREMENTS CONTRACT

During the period of the contract, the contractor shall provide all the services described in the contract. The contractor understands and agrees this is a requirements contract and Pasco County shall have no obligation to the contractor if no services are required. Any quantities that are included in the scope of work reflect the current expectations of Pasco County for the period of the contract. The amount is only an estimate, and the contractor understands and agrees Pasco County is under no obligation to the contractor to buy any amount of the services as a result of having provided this estimate or of having any typical or measurable requirement in the past. The contractor further understands and agrees Pasco County may require services in an amount less than or in excess of the estimated annual contract amount, and the quantity actually used, whether in excess of the estimate or less than the estimate, shall not give rise to any claim for compensation other than the total of the unit prices in the contract for the quantity actually used.

TRAFFIC CONTROL

The contractor shall conduct its operations in a manner that will not interrupt pedestrian or vehicle traffic except as approved by Pasco County. The work area shall be confined to the smallest area possible to allow maximum use of the street or sidewalk and to reduce any hazard to traffic or pedestrians to a minimum. At all times, the contractor shall use workers and traffic control signs and devices necessary to comply with all applicable Federal, State, and local laws, rules, and regulations. In addition to signs and devices, when the street is obstructed to any extent by contract operations, special workers equipped with flags shall be designated by the contractor to direct vehicle and pedestrian traffic. The workers so designated shall not be assigned to any other duties while engaged in directing traffic. All personnel, signs, barricades, and any other items or devices necessary for the maintenance of traffic and safety shall be provided by the contractor. No separate payment shall be made by Pasco County for this work. All cost of this work is included by the contractor as part of the contract price. The plan for traffic control shall be as directed by Pasco County. A Right-of-Way Use Permit shall be obtained from Pasco County prior to the commencement of any work in such a right-of-way. The cost for securing such permits shall be included in the Bid.

VENDOR'S EQUIPMENT

Responding vendors must submit a list of owned equipment and major tools, and a list of current employees and respective skill level or discipline. Pasco County, at its sole discretion, reserves the right to award this work to vendors who are able to demonstrate current ownership and possession of the equipment, tools, and personnel deemed reasonably sufficient to perform the specified work at the lowest possible cost.

It is Pasco County's intent to award this work to a vendor at the lowest possible cost, while securing sufficient quality of services. Preference may be given to those vendors who own and possess the necessary tools, equipment, and services to minimize reimbursement costs associated with rentals and purchases from third parties.

MULTIPLE AWARD

1. The County reserves the right to award non-exclusive contracts to multiple respondents for the specified services based on total bid as provided for in the bid, to the lowest responsive, responsible bidders who, in the sole and absolute judgment of the County, can provide the goods and/or services required. Complete and accurate responses to all line items within the bid form are necessary for the complete and fair evaluation of bids.
2. **Verbiage for Tier Approach**
It is the intent of Pasco County to award this contract using a tiered approach. While awards shall be made to multiple respondents, each respondent shall be assigned a status as primary, secondary or tertiary, based on responses to this solicitation. The lowest responsive, responsible bidder shall be assigned primary, the second lowest

bidder shall be assigned secondary, and the third lowest shall be assigned tertiary.

3. When a need for services occurs, a Pasco County Representative (PCR) shall contact the primary respondent first. If the primary respondent is unable to supply the required services, the PCR shall proceed to the secondary respondent. If the primary and secondary respondents are both unable to supply the required services, the PCR shall proceed to the tertiary respondent.

PERFORMANCE OF THE WORK

Work and/or purchases are authorized by the County only if a properly executed Work Order is issued in advance of the transaction, showing that the County has sufficient funds available to pay for the goods and/or services. Respondents providing goods and/or services without a properly executed Work Order do so at their own risk. The County will not be liable for payment for any services provided under the Contract unless a valid Work Order has been issued to the Respondent.

In the event that Bidder is awarded the Contract, Bidder agrees that should Bidder fail to complete the work within the time stipulated in the Work Order or within such extra time granted by the County as provided in the Agreement, the Bidder shall pay to the County for delay and loss of use, and not as a penalty but as liquidated damages as stated in the Agreement section.

WORK ORDERS AND WORK ORDER PROCEDURES

Upon execution of the Agreement, the Respondent will begin receiving Work Orders. The Respondent will be issued a separate Work Order for each particular item of work assigned by the County. Each Work Order shall describe the work included and stipulate the maximum fee as well as the number of calendar days within which the Respondent must both commence and complete the work for the particular Work Order. Work Orders will be executed by the County Administrator, Assistant County Administrator for Public Infrastructure, or their designee.

For non-emergency as-needed on-site work, the County will contact the Respondent for a work order proposal to complete a particular Work Order. The Respondent shall respond within three (3) business days with a work order proposal, including time to complete from the Notice to Proceed, proposed bid items to be utilized for the work, anticipated materials with cost, and total cost. The County shall then execute a Work Order and deliver it to the Respondent. The Respondent shall not receive additional compensation for the work order proposal process.

The Respondent shall have no claim for compensation greater than the maximum listed on the work order proposal and Work Order form.

Following execution of any part of any work as described in Work Order, and within time stipulated in the Work Order, the Respondent shall submit a written proposal for any additional work that, in the Respondent's opinion, is not listed in the Work Order. The proposal shall list all recommended work, describing each item of work in sufficient detail to complete the work

order. If it agrees, the County shall then revise the Work Order and deliver it to the Respondent to complete the work or reject the proposal.

The Assistant County Administrator for Public Infrastructure, or their designee, may order emergency as-needed on-site work. Emergency work is performed any day, including weekends and Holidays recognized by Pasco County. The Respondent shall respond to emergency requests within four (4) hours of notification and begin work on-site within twenty-four (24) hours. The Respondent shall perform the work not to exceed that listed in the Work Order Form. The Respondent shall have no claim for compensation greater than the maximum listed on the Work Order Form.

Critical or emergency work shall take priority over normal priority work. In the event that critical or emergency work prevents timely completion of normal priority work, at the request of the Respondent, the County Administrator, Assistant County Administrator for Public Infrastructure, or their designee will review outstanding Work Order(s) to determine an appropriate extension of time to complete the Work Order(s).

The County may order critical as-needed on-site work during normal business hours. The Respondent shall respond to critical requests on-site within one (1) hour of notification and begin work on-site within two (2) hours. Critical work is defined by required response time and is performed Monday through Friday 7:00 am to 6:00 pm. The Respondent shall perform the work not to exceed that listed on the Work Order form. Only actual time on-site shall be billed. Respondent shall fill out logs at the nearest County Facility to substantiate work performed.

WORK ORDER CLOSE-OUT

For payment of work under this contract, the Respondent shall submit to the COUNTY the properly executed copies of the Work Order(s), and invoice. The invoice shall include Work Order number, location of work, cost of the work according to the rates listed in the Bid Form, and actual dates of the work. The COUNTY will evaluate the Application for Payment within forty-five (45) days, which shall meet the requirements set forth in these Contract Documents. Upon approval, the County Administrator, Assistant County Administrator for Public Infrastructure, or their designee, will authorize final payment to be made and close out the Work Order(s).

All work and support are subject to verification by the County. Respondent shall maintain logs to verify work and support performed. Failure to maintain adequate records or provide authorized work orders shall result in non-payment or cancellation of the Contract.

The Bidder further agrees to begin work within three (3) calendar days after the date of the Notice to Proceed or otherwise approved in advance and to complete the project, in all respects, within the number of calendar days allotted for each Work Order, after the date indicated on the Work Order executed by the Assistant County Administrator for Public Infrastructure, or his designee. The Bidder shall also comply with specific completion dates and sequences indicated elsewhere in the Contract Documents or as set forth in the Work Order.

All work is subject to verification by the County. Respondent shall maintain proper records to verify work performed. Failure to maintain adequate records or provide authorized work orders shall result in non-payment or cancellation of the Contract.

AS SPECIFIED

All items delivered must meet the specifications herein. Items delivered not as specified will be returned at no expense by the County. The County may return, for full credit, any unused items received which fail to meet the County's performance standards. Replacement items meeting specifications must be submitted within a reasonable time after rejection of the non-conforming items.

QUANTITIES

The Pasco County Board of County Commissioners shall not be required to purchase any minimum or maximum quantities during the term of any award resulting from this specification.

ADDITION/DELETION

The Pasco County Board of County Commissioners reserves the right to add or delete any item from this bid or resulting award when deemed to be in the best interest of the Board.

END OF SPECIAL PROVISIONS

IMPORTANT! — PLEASE READ CAREFULLY BEFORE SUBMITTING BID

GENERAL CONDITIONS

These general terms and conditions apply in like force to this solicitation and to any contract resulting therefrom.

1. ACCEPTANCE/REJECTION/MODIFICATION TO BID

The County may (1) amend or modify this request, (2) revise requirements of this request, (3) require supplemental statements or information from any firm, (4) accept or reject any or all bids, (5) extend the deadline for submission of bids, (6) waive non-material defects, and (7) cancel this request, in whole or in part, if the County deems it in its best interest to do so (8) may negotiate with a non-Bidder in the event no bids are received. The County may exercise the foregoing rights at any time without notice and without liability to any offering firm or any other party for their expenses incurred in the preparation of bid or otherwise.

2. ACKNOWLEDGMENT OF ADDENDUM

2.1 Bidders shall acknowledge receipt of any addendum to the solicitation by identifying the addendum number in the space provided for this purpose on the bid form, by letter, or by returning a copy of the issued amendment with the submitted bid. The acknowledgment should be received by Pasco County by the time and at the place specified for the receipt of bids.

2.2 Failure to acknowledge an issued addendum may result in bid rejection and disqualification.

3. ALTERNATIVE BIDS

The Bidder WILL NOT be allowed to offer more than one (1) price (for the goods or services specified). If a Bidder submits more than one (1) price on any item (or service), ALL prices will be rejected for that item.

4. AMERICANS WITH DISABILITIES ACT

Pasco County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the County's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation to the solicitation documents or for the public meetings related to any solicitation should contact the Purchasing staff member named on the solicitation summary at least twenty-four (24) hours in advance of the meeting. Requests for accommodation may also be directed to the Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654 at (727) 847-8030 or at (727) 847-8949 if you are hearing impaired. Please be advised that if you contact the County by email, your email address will become a public record and may be subject to disclosure under the Florida Public Records Act.

5. ANTITRUST

By entering into a contract, the Bidder conveys, sells, assigns, and transfers to Pasco

County all rights, titles, and interest it may now have or hereafter acquire under the antitrust laws of the United States and the State of Florida that relate to the particular goods or services purchased or acquired by Pasco County under the said contract.

6. APPLICABLE LAW

The resulting contract shall be governed in all respects by the laws of the State of Florida, and any litigation with respect thereto shall be brought in the courts of Pasco County, Florida. The Bidder shall comply with all applicable Federal, State, and local laws and regulations. Lack of knowledge by the Bidder will in no way be a cause for relief from responsibility.

7. ASSIGNMENT

The successful Bidder(s) shall not assign, transfer, convey, sublet, or otherwise dispose of any award or any or all of its rights, title, or interest therein, or delegate the duties hereunder without the prior written consent of Pasco County.

8. AWARD

8.1 Consideration for award will be by proximity to specifications given, costs, time of delivery, and other factors deemed by the County to be appropriate. All purchases, leases, or contracts that are based on competitive bids will be awarded to the lowest, responsive, and responsible Bidder.

8.2 Complete and accurate responses to all items are necessary for the complete and fair evaluation of bids. Total-cost or life-cycle-costing, which includes the identification of identifiable costs associated with acquisition, installation, maintenance, and operation of the Bidder's offered equipment may be used to determine the lowest Bidder. Such analysis may be based upon the Bidder's proposal data and other data which is gathered by the County. Additional factors that may be considered include the expected life of equipment, output, maintenance, consumption costs, disposal value, warranty, complexity of operation, required training, and other factors that may contribute to the overall cost of ownership. In determining the responsibility of Bidders, past performance, references, documented experience, financial capability, and other reasonable factors may be considered. Pasco County reserves the right to award by item, group of items, lowest total, or whatever manner is deemed to be in the County's best interest. The County reserves the right to award to a single or multiple Bidder is found to be in the County's best interest.

9. BID ACCEPTANCE PERIOD

The Bidder agrees that if this offer is accepted within ninety (90) calendar days from the bid opening date, the Bidder will furnish to Pasco County and all items from which prices are offered in this bid solicitation at the price(s) so offered, delivered to the designated point(s), within the time period specified, and at the terms and conditions so stipulated in this solicitation document. Any bid for which the Bidder specifies a shorter acceptance period may be rejected.

10. BIDDER CERTIFICATION

The Bidder agrees that submission of a signed bid form is certification that the Bidder will accept an award made to it as a result of the submission.

11. BID CLARIFICATIONS

If any party contemplating the submission of a bid on this invitation is in doubt as to the true meaning of any part of the plans, specifications, or other documents, they should submit a written request for an interpretation via the County's electronic solicitation system.

Questions or requests for interpretations shall clearly state, in detail, the basis for such question(s) or request(s) including a reference to the specific paragraph or language in the solicitation. Modifications to solicitations will be made only by properly issued written addenda. All such addenda shall become part of the solicitation and resulting contract documents. Pasco County shall only be responsible for explanations or interpretations that are issued by written addendum. No oral interpretations will be made as to the meaning of specifications or any other contract documents. Failure to comply with this provision will result in the Bidder waiving his/her right to dispute the bid specification.

12. BID ENVELOPES

If the County has indicated in the Advertisement for Bids that a hard copy of the bid will be accepted, envelopes containing bids must be sealed and marked in the lower left-hand corner with the solicitation number, solicitation name, and the date and hour of opening of bids. Failure to do so may cause bid not to be considered. Express Company or Express Mail envelopes containing a sealed bid shall also be sealed and should be clearly marked with the solicitation number, solicitation name, and date and hour of opening of bids. Failure to clearly mark envelopes may delay delivery and render the response late. PLEASE NOTE: Unless otherwise noted in the Advertisement for Bids, all submissions MUST be made electronically through the County's electronic solicitation system.

13. BID FORM SUBMISSION

Bids must be uploaded into via the County's electronic solicitation system unless otherwise indicated in the Advertisement for Bids. All forms must be printed, completed signed (if noted) and submitted in the County's electronic solicitation system. Bids concerning separate bid invitations must not be combined on the same electronic submission form or placed in the same envelope (if allowable under the specific solicitation). Bids submitted in violation of this provision shall not be considered. All bids must be signed, in ink, in order to be considered. Erasures are not acceptable on bids; if necessary to make a change, strike out or draw a line through incorrect item and type the correction above, and initial the correction in ink. If the Bidder is a firm or corporation, the Bidder must show the title of the individual executing the bid, and if the individual is not an officer of the firm or corporation, the Bidder must submit proof that the individual has the authority to obligate the firm or corporation. BIDS MAY NOT BE ALTERED OR AMENDED AFTER THE BID CLOSING.

14. BIDDER INVESTIGATIONS

Before submitting a bid, each Bidder shall make all investigations and examinations necessary to ascertain all site conditions, specifications, delivery requirements and performance requirements affecting the full performance of the contract and to verify any representations made by Pasco County upon which the Bidder will rely. If the Bidder

receives an award as a result of its bid submission, failure to have made such investigations and examinations will in no way relieve the Bidder from its obligation to comply in every detail with all provisions and requirements of the contract documents, nor will a plea of ignorance of such conditions and requirements be accepted as a basis for any claim whatsoever by the Bidder for additional compensation.

15. BID RECEIPT AND OPENING

15.1 Pasco County will receive sealed bid proposals until date and time indicated on bid cover via the County's electronic solicitation system unless otherwise noticed in the Advertisement for Bids. The system will not allow for bids to be received after the bid opening date and time. It is the responsibility of the Bidder to ensure that bids are submitted online by the designated opening time. FAXED, EMAILED OR HARD COPY BIDS WILL NOT BE ACCEPTED AND SHALL NOT BE CONSIDERED FOR EVALUATION OR AWARD unless otherwise noted in the Advertisement for Bids. In accordance with Section 119.071, Florida Statutes, sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from public inspection until such time as the agency provides notice of an intended decision or until thirty (30) days after opening the bids, proposals, or replies, whichever is earlier.

15.2. Failure to print, complete and upload all forms required to be included with any bid will result in the Bidder being deemed nonresponsive and will result in rejection of the bid.

16. BID WITHDRAWAL

16.1. Bids may not be changed after the bid closing time.

16.2. To withdraw a bid that includes a clerical error after bid opening, the Bidder must give notice in writing to the Pasco County Purchasing Department of claim or right to withdraw a bid. Within two (2) business days after the bid opening, the Bidder requesting withdrawal must provide to Pasco County all original work papers, documents, and other materials used in the preparation of the bid. A Bidder may also withdraw a bid prior to the time set for the opening of bids by simply making a request in writing to Pasco County; no explanation is required. No Bidder who is permitted to withdraw a bid shall, for compensation, supply any material or labor to or perform any subcontract or other work for the person to whom the contract is awarded or otherwise benefit from the contract. No partial withdrawals of a bid are permitted after the time and date set for the bid opening; only complete withdrawals are permitted. The decision to allow or disallow bid withdrawal remains solely with Pasco County.

17. BRAND NAMES

Any catalog, brand name, or manufacturer's reference used in the specifications is intended to be descriptive and not restrictive and is used only to indicate type and quality desired. Any article, equipment, or material, which shall conform to the standards and excellence, so established, and is of equal merit, strength, durability, and appearance to perform the desired function, is deemed eligible for offer as a substitute. The qualifications of the

offering shall be judged as to their conformance with these specifications. Any equipment offered other than herein specified shall be subject to a competitive demonstration and evaluation by Pasco County. The determination as to whether any alternate product or service is or is not equal shall be made by Pasco County, and such determination(s) shall be final and binding upon all Bidders.

18. BUSINESS NAME REQUIREMENT

The Bidder must provide on the Bid Form, Bidder/Certification Form, and if awarded, on all remittance of invoices for payment, the business name that is provided on their W9 Form. Additionally, if there is a name change and/or EIN number that is changed at any time, the vendor must immediately notify the Purchasing Department as to the change and provide all supporting documentation.

19. CANCELLATION

Pasco County reserves the right to cancel a resulting contract, without cause, by giving thirty (30) days' prior written notice to the Bidder of the intention to cancel, or with cause if at any time the Bidder fails to fulfill or abide by any of the terms or conditions specified. Failure of the Bidder to comply with any of the provisions of a resulting contract shall be considered a material breach of contract and shall be cause for immediate termination of the contract at the sole discretion of Pasco County. In addition to all other legal remedies available to Pasco County, Pasco County reserves the right to cancel and obtain from another source, any services which have not been provided within the required period of time or, if no such time is stated, within a reasonable period of time from the date of order or request, as determined by Pasco County.

20. CERTIFICATION OF INDEPENDENT PRICE DETERMINATION

The Bidder certifies that the prices submitted in response to the solicitation have been arrived at independently and without—for the purpose of restricting competition—any consultation, communication, or agreement with any other Bidder or competitor relating to those prices, the intention to submit a bid, or the methods or factors used to calculate the prices bid.

21. CHANGE IN SCOPE OF WORK

Pasco County may order changes in the work consisting of additions, deletions, or other revisions within the general scope of the contract. No claims may be made by the Bidder that the scope of the project or of the Bidder's services has been changed, requiring changes to the amount of compensation to the Bidder or other adjustments to the contract, unless such changes or adjustments have been made by written amendment to the contract or purchase order signed by Purchasing Director. If the Bidder believes that any particular work is not within the scope of the project, is a material change, or will otherwise require more compensation to the Bidder, the Bidder must immediately notify Pasco County in writing of this belief. If Pasco County believes that the particular work is within the scope of the contract as written, the Bidder will be ordered to and shall continue with the work as changed and at the cost stated for the work within the scope.

22. COLLUSION AMONG BIDDERS

Each Bidder, by submitting a bid, certifies that it is not a party to any collusive action or any

action that may be in violation of the Sherman Antitrust Act. Any or all bids shall be rejected if there is any reason for believing that collusion exists among the Bidders. Pasco County may or may not, at its discretion, accept future bids for the same work from participants in such collusion. More than one (1) bid from an individual, firm, partnership, cooperation, or association under the same or different names may be rejected. Reasonable grounds for believing that a Bidder has interest in more than one (1) bid for the work being bid may result in rejection of all bids in which the Bidder is believed to have interest. Nothing in this clause shall preclude a firm acting as a subcontractor to be included as a subcontractor for two (2) or more primary contractors submitting a bid for the work.

23. COMMUNICATIONS DURING SOLICITATION AND LOBBYING PROHIBITION

- 23.1. Communicating with or lobbying of evaluation committee members, county government employees, or elected officials (including County Commissioners) regarding requests for proposals, requests for qualifications, bids, or contracts by the Bidders or any member of the Bidder's staff, an agent of the Bidder, or any person employed by any legal entity affiliated with or representing an organization that is responding to the requests for proposal, requests for qualification, bid or contract outside a publicly noticed meeting specifically called to address this particular solicitation is strictly prohibited. Nothing herein shall prohibit a prospective Proposer from contacting the Purchasing Director, or Purchasing staff identified in the solicitation, to address concerns or grievances or receive clarification about a particular procurement. In addition, nothing herein shall prohibit a Proposer that has been shortlisted in the Notice of Intent to Award from engaging in contract negotiations with the County staff designated to negotiate the contract.
- 23.2. For purposes of this provision lobbying activities shall include, but not be limited to, influencing or attempting to influence action or non-action in connection with any requests for proposals, requests for statements of qualifications, invitations for bids, related processes or contracts through direct or indirect oral or written communication or an attempt to obtain goodwill of persons and/or entities specified in this provision. Such actions may cause any proposal, statement of qualification, bid, contract or any other response to be rejected.
- 23.3. The prohibition on communication with County Persons (including County Commissioners) by Proposers and their representatives regarding a procurement in which they have a pecuniary interest begins upon issuance of the solicitation and ends upon final award, when the protest is finally resolved, or when the procurement process is otherwise concluded, whichever occurs later. This prohibition does not apply to communication on other matters in which a Proposer may have an interest outside of the solicitation.

24. CONFLICT OF INTEREST

The Bidder, by submission of its bid, certifies that to the best of his/her knowledge or belief, no elected/appointed official or employee of Pasco County is financially interested, directly or indirectly, in the offer of goods or services specified in this invitation.

25. DEBARMENT

By submitting a bid, the Bidder certifies that it is not currently debarred from submitting bids for contracts issued by any political subdivision or agency of the Federal Government of the United States, an agency of the State of Florida, or an agency within the Tampa Bay-Clearwater-St. Petersburg Metropolitan Statistical Area (MSA) and that it is not an agent of a person or entity that is currently debarred from submitting bids for contracts issued by any agency noted herein. The Bidder also certifies that the components used in the production of the commodities offered herein are not supplies by a vendor who currently is debarred from submitting bids for contracts issued by any political subdivision or agency of the Federal Government of the United States, an agency of the State of Florida, or an agency within the Tampa Bay-Clearwater-St. Petersburg Metropolitan Statistical Area (MSA).

26. E-VERIFY REQUIREMENT

26.1. A contractor or consultant entering into a contract with a public entity (such as the County) is required to be registered with the U.S. Department of Homeland Security's E-Verify System and to utilize it to verify the work authorization status of all newly hired employees throughout the term of the contract. The contractor or consultant shall also be required to obtain and retain affidavits from all subcontractors or subconsultants utilized during the contract verifying that they do not employ, contract with, or subcontract with any unauthorized aliens as that term is defined in 8 U.S.C.S. 1324a(h)(3). The failure to comply with this requirement constitutes grounds for termination of the contract and for such other penalties as provided under section 448.095, Fla. Stat.

26.2. If a public employer has terminated a contract with a contractor for failure to comply with the requirements of the paragraph above, the contractor may not be awarded a public contract for at least one year after the date on which the contract was terminated.

26.3. The County reserves the right to request verification of compliance from its consultants and contractors during the term of its contract with the County and for a period of up to five (5) years thereafter. Should a County-retained consultant, contractor, and/or its subconsultants be found to be non-compliant with E-Verify as part of a federal audit or other inquiry, the consultant, contractor and/or its subconsultant(s) will be solely responsible for the payment of any fines or costs imposed upon the county as a result of such non-compliance. Compliance with this section is mandatory for all projects.

27. ERRORS IN EXTENSIONS

If a written Bid Form is required, the BIDDER should initial erasures or corrections in any Bid Form in ink. The COUNTY shall reject any Bid Form with such erasures or corrections where County staff concludes it cannot determine with certainty the accuracy or intent of said Bid Form, as corrected. In the case of unit price contracts, if an error is committed in the extension of an item, the unit price as shown in the Bid Form will govern. If the unit price

and the extension price are at variance, the unit price shall prevail. Unit prices will be utilized to adjust the total compensation due the successful BIDDER based on actual quantities encountered. No negotiation of these unit prices after contract award will be allowed. Significant changes in quantities, including total deletions, are possible. Therefore, each BIDDER shall proportionately distribute overhead and profit across the unit prices.

28. ETHICS IN PUBLIC PROCUREMENT

The contract upon award shall incorporate by reference, but shall not be limited to, the provisions of law contained in Chapter 112, Florida Statutes. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity; may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids on leases or real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list. The Bidder certifies that its bid was made without collusion or fraud; that it has not offered or received any kickbacks or inducements from any other Bidder, supplier, manufacturer, or subcontractor in connection with this bid; and that it has not conferred on any public employee having official responsibility for this procurement transaction any payment, loan, subscription, advance, deposit of money, services, or anything of value.

29. EXCEPTIONS

Bidders taking exception to any part or section of the solicitation shall indicate such exceptions on the bid form or appendix. Failure to indicate any exception will be interpreted as the Bidder's intent to comply fully with the minimum requirements as written. Conditional or qualified bids, unless such exception(s) are deemed non-material by the County (in its sole discretion), shall be subject to rejection in whole or in part.

30. EXPENSES INCURRED IN PREPARING BID

Pasco County accepts no responsibility for any expense incurred by the Bidder in the preparation and presentation of a bid. Such expenses shall be borne exclusively by the Bidder.

31. FAILURE TO DELIVER

In the event of failure of the Bidder to deliver the goods and services in accordance with the contract terms and conditions, Pasco County may procure the goods and services from other sources and hold the Bidder responsible for any resulting additional costs. A failure to deliver will result in immediate termination of a resulting contract, and immediate disqualification and debarment from submitting bids to Pasco County for a maximum of five (5) years. These remedies shall be in addition to any other remedies that Pasco County may have available.

32. FAILURE TO ENFORCE

Failure by Pasco County at any time to enforce the provisions of the contract shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of the contract or any part thereof or the right of Pasco County to enforce any provision at any time in accordance with its terms.

33. FAIR LABOR STANDARDS

By submission of a bid, the Bidder certifies that the contractor(s) and/or subcontractor(s) providing product(s) or service(s) shall, in the execution or performance of such a contract, maintain fair labor standards as defined in applicable State and Federal regulations.

34. FORCE MAJEURE

The Bidder shall not be held responsible for failure to perform the duties and responsibilities imposed by the contract due to legal strikes, fires, riots, rebellions, government actions, and acts of God beyond the control of the Bidder, unless otherwise specified in the contract. If government actions include the imposition of tariffs that directly affect the materials or equipment to be provided by the Bidder under the solicitation, the Bidder must submit certification from its supplier that the materials required were acquired by the Bidder after the tariffs went into effect and that the Bidder now has to pay additional costs for the materials or equipment. The County has the discretion to approve an increase in price based on the information supplied or to terminate the contract.

35. IDENTICAL BIDS

Identical bids or bids which otherwise appear suspicious will be reported to the County Attorney for investigation.

36. INDEMNIFICATION

- 36.1. In consideration of the sum of Fifteen and 00/100 Dollars (\$15.00), the receipt and sufficiency of which is acknowledged by the contractor to be included and paid for in the contract price, the contractor shall indemnify, defend, and hold harmless Pasco County and its agents and employees from and against all liabilities, claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from the performance of the work, provided that any such liability, claim, damage, loss, or expense: 1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom; and 2) is caused in whole or in part by any negligent act or omission of the Bidder and subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except for those caused by the negligent act or omission of Pasco County.
- 36.2. In any and all claims against Pasco County or any of its agents or employees by any employee of the contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under the previous paragraph shall not be limited in any way as to the amount or type of damages, compensation, or benefits payable by or for the contractor or any subcontractor under Workers' Compensation Acts,

disability benefit acts, or other employee benefit acts.

37. INDEPENDENT CONTRACTOR

The Bidder shall be legally considered an independent contractor and neither the Bidder nor its employees shall, under any circumstances, be considered servants or agents of Pasco County; and Pasco County shall be at no time legally responsible for any negligence or other wrongdoing by the Bidder, its servants, or agents. Pasco County shall not withhold from the Bidder any Federal or State unemployment taxes, Federal or State income taxes, Social Security tax, or any other amounts for benefits to the Bidder. Further, Pasco County shall not provide to the Bidder any insurance coverage or other benefits, including workers' compensation, normally provided by Pasco County for its employees.

38. INFORMALITIES AND IRREGULARITIES

Pasco County has the right to waive minor defects or variations of a bid from the exact requirements of the specifications that do not affect the price, quality, quantity, delivery, or performance time of the services being procured. If insufficient information is submitted by a Bidder with the bid for Pasco County to properly evaluate the bid, Pasco County has the right to require such additional information as it may deem necessary after the time set for receipt of bids, provided that the information requested does not change the price, quality, quantity, delivery, or performance time of the services being procured. Pasco County reserves the right to reject any or all bids in whole or in part; to award by any item, group(s) of items, total bid, or accept the bid that is most advantageous and in the best interest of Pasco County.

39. LAW COMPLIANCE

Each party will comply with all applicable Federal, State and local laws, rules, regulations, and guidelines related to performance under this agreement. In particular, the contractor/vendor/named party verifies and affirms that it is in compliance with 8 U.S.C., Sec. 1324, prohibiting the employment either directly or by contract, subcontract, or exchange of unauthorized aliens in the United States. The County will consider the employment of unauthorized aliens by any contractor/vendor/named party, during the term of the agreement, a violation of the Immigration and Nationality Act. Such violation shall be cause for unilateral cancellation of this agreement by the County.

40. LIMITATION OF COST

The Bidder agrees to perform the work specified and complete all obligations under the contract within the stated amounts.

41. NON-APPROPRIATION

All funds for payment by Pasco County under this contract are subject to the availability of an annual appropriation for this purpose by Pasco County. In the event of non-appropriation of funds by Pasco County for the services provided under the contract, Pasco County will terminate the contract, without termination charge or other liability, on the last day of the then- current fiscal year or when the appropriation made for the then-current year for the services covered by this contract is spent, whichever event occurs first. If at any time funds are not appropriated for the continuance of this contract, cancellation shall be accepted by the Bidder on thirty (30) days' prior written notice, but failure to give such

notice shall be of no effect, and Pasco County shall not be obligated under this contract beyond the date of termination.

42. NON-DISCRIMINATION

42.1. During the performance of this Agreement, the BIDDER herein assures the COUNTY that said BIDDER is in compliance with Title VII of the 1964 Civil Rights Act, as amended, and The Florida Civil Rights Act of 1992 in that the BIDDER does not on the grounds of race, color, national origin, religion, sex, age, handicap or marital status, discriminate in any form or manner against the employees of the BIDDER or its applicants for employment. The BIDDER understands and agrees that this Agreement is conditioned upon the veracity of this Statement of Assurance. Furthermore, the BIDDER herein assures the COUNTY that said BIDDER shall comply with Title VI of the Civil Rights Act of 1964 when any Federal grant is involved. Other applicable Federal and State laws, executive orders and regulations prohibiting the type of discrimination as hereinabove delineated are included by this reference thereto. This Statement of Assurance shall be interpreted to include Vietnam Era Veterans and Disabled Veterans within its protective range of applicability.

42.2. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to the state or any department or agency of this state ("public entity"); may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity. The Consultant agrees to include this provision in all contracts issued as a result of this Agreement.

43. OFFICIAL DOCUMENTS

43.1. Pasco County is not responsible for expenses incurred prior to award. Pasco County officially distributes solicitation documents through an electronic solicitation system as noted on our web page at <https://www.pascocountyfl.net/480/Do-Business-with-Us>. Solicitation documents MUST be downloaded at NO COST using this system. Copies of solicitation documents obtained from other sources are not considered official and should not be relied upon. Pasco County is not responsible for solicitation documents obtained from sources other than the site listed at the link above. Only vendors who properly register and obtain solicitation documents directly from the system listed at the link above will receive addenda and other important information if issued.

43.2. Vendors are responsible for acquiring knowledge of changes, modifications, or additions to official solicitation documents. Vendors who submit responses and later claim they did not receive complete documents or had no knowledge of any change, modifications, or additions made to the official solicitation documents shall still be bound by the solicitation, including any changes, modifications, or additions to the official solicitation documents.

43.3. IF YOU OBTAINED A SOLICITATION DOCUMENT FROM A SOURCE OTHER THAN THE SITE LISTED AT THE LINK ABOVE, IT IS REQUIRED THAT YOU REGISTER AS A VENDOR AND DOWNLOAD THE OFFICIAL DOCUMENT AT THE WEBSITE LISTED AT THE LINK ABOVE AT NO COST.

44. ORAL STATEMENTS

No oral statement of any person shall modify or otherwise affect the terms, conditions, or specifications stated in this contract. All modifications to the contract or purchase order must be made in writing by Pasco County.

45. PATENTS AND ROYALTIES

The Bidder covenants to save, defend, keep harmless, and indemnify Pasco County and all of its officers, departments, agencies, agents, and employees from and against all claims, loss, damage, injury, fines, penalties, and cost—including court costs and attorney's fees, charges, liability, and exposure, however caused—for or on account of any copyright or patented or unpatented invention, process, or article manufactured or used in the performance of the contract, including its use by Pasco County. If the Bidder uses any design, device, or materials covered by patent or copyright, it is mutually agreed and understood without exception that the contract price includes all royalties or costs arising from the use of such design, device, or materials in any way in the work.

46. PAYMENT PROCEDURES

46.1. The Pasco County Board of County Commissioners will process payments in a timely manner and in accordance with Chapter 218, Part VII, Florida Statutes, (The Local Government Prompt Payment Act).

46.2. Several payment options are available to the successful Bidder upon receipt of a correct invoice:

(a) Check may be mailed to the remit address on the invoice. The check is sent to the Post Office the day after Board of County Commissioners approval.

(b) Check may be picked up in Dade City. The vendor must pick up the check the day after Board of County Commissioners approval. The successful Bidder or contractor must call (352) 521-4599 for detailed instructions.

(c) Payment may be wire-transferred to the vendor's bank account. The vendor must call (352) 521-4599 for detailed instructions.

47. PAYMENT TERMS AND DISCOUNTS

47.1. Unless otherwise indicated in the bid documents or required by state law, payment terms will be net forty-five (45) days. Terms not consistent with this provision are not acceptable and may be cause for rejection. Pasco County will pay the vendor within forty-five (45) days after the receipt of a correct invoice for the specified work or goods received. Unless otherwise indicated in the bid documents, only one (1) lump-sum payment will be made.

47.2. Discounts for prompt payment requiring payment by Pasco County within a stipulated number of days will be interpreted as applying within the stipulated number of calendar days after the date of receipt by Pasco County of a correct invoice describing reasonable work allocable to the contract or after the date of acceptance of work/goods that meets contract requirements, whichever event occurs later. Discounts for payment in less than forty-five (45) days will not be considered during evaluation for award but may be taken if applicable after award.

48. PROHIBITION AGAINST CONSIDERING SOCIAL, POLITICAL, OR IDEOLOGICAL INTERESTS

Effective July 1, 2023, and pursuant to section 287.05701, the County: (1) may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor; and (2) may not give preference to a vendor based on the vendor's social, political, or ideological interests.

49. PUBLIC INFORMATION

49.1. After the County provides notice of an intended decision or thirty (30) days after opening the bids, proposal, or replies, whichever is earlier, any and all information contained therein, is considered public and may be reviewed by any person interested in doing so as provided under Florida Law.

49.2. All materials submitted in response to this solicitation ultimately become public record and shall be subject to inspection and copying as provided under Florida's public records laws. Unrestricted disclosure of proprietary information places it in the public domain. Only submittal information clearly identified with the words "Confidential Disclosure" and placed in a separate envelope marked as such shall be considered to qualify as Trade Secret Data. Any material to be treated as Trade Secret Data must include a justification for the request. The request will be reviewed and either approved or denied by the County. If denied, the Bidder shall have the opportunity to withdraw the entire Proposal or to remove the confidential or proprietary restrictions. Neither cost nor pricing information nor the total Proposal shall be considered confidential or proprietary. Any costs to preserve the Trade Secret data designation shall be the responsibility of the Bidder.

50. PUBLISHED PRODUCT SPECIFICATIONS

The Bidder should submit a copy of the manufacturer's published and advertised specifications, including warranty information, for the product(s) being offered, if applicable. Failure to provide these specifications may be cause for bid rejection. If the County is unable to verify compliance with the specifications, the response may be rejected. The County's inability to verify responsiveness may result in a determination of non-responsiveness and rejection.

51. PURCHASE ORDER REQUIREMENT

51.1. Purchases of Pasco County are authorized only if a signed purchase order issued in advance of the transaction, showing that the ordering agency has sufficient funds available to pay for the service. Vendors providing services without a signed purchase order do so at their own risk.

51.2. Pasco County will not be liable for payment for any services provided under the contract unless a valid purchase order has been issued to the vendor.

52. QUALIFICATIONS OF BIDDERS

The Bidder may be required, before the award of any contract, to show to the complete satisfaction of Pasco County that it has the necessary facilities, ability, and financial resources to provide the service specified therein in a satisfactory manner. The Bidder may also be required to give a past history and references in order to satisfy Pasco County in regard to the Bidder's qualifications. Pasco County may make reasonable investigations deemed necessary and proper to determine the ability of the Bidder to perform the work, and the Bidder shall furnish to Pasco County all information for this purpose that may be requested. Pasco County reserves the right to reject any bid if the evidence submitted by, or investigation of, the Bidder fails to satisfy Pasco County that the Bidder is properly qualified to carry out the obligations of the contract and to complete the work described therein. Evaluation of the Bidder's qualifications shall include:

- a) The ability, capacity, skill, and financial resources to perform the work or provide the service required.
- b) The ability of the Bidder to perform the work or provide the service promptly or within the time specified, without delay or interference.
- c) The character, integrity, reputation, judgment, experience, and efficiency of the Bidder.
- d) The quality of performance of previous contracts or services.

53. QUALITY OF GOODS

53.1. All goods shall be new, in first class condition, and of the manufacturer's latest design of the model presently in production. All materials, supplies, and equipment furnished, or services performed under the terms of this purchase order or contractual agreement shall comply with the requirements and standards specified in the Williams-Steiger Occupational Safety and Health Act of 1970 (Public Law 91-596), as well as other applicable Federal, State, and local codes.

53.2. Equipment and materials furnished by the Bidder having serious defects, corrosion, or scratches which tend to present an "other than new" appearance shall be promptly replaced or such defects promptly corrected by the Bidder at no cost to Pasco County. Any existing Material Safety Data Sheets (MSDS) for the products, materials, supplies, or equipment being bid must be submitted with the bid. No product containing asbestos, lead paint or polychlorinated biphenyl (PCB) in any form will be considered for award by Pasco County.

54. RECOVERY OF MONEY

Whenever, under the contract, any sum of money shall be recoverable from or payable by the Bidder to Pasco County, the same amount may be deducted from any sum due the Bidder under the contract or under any other contract between the Bidder and Pasco

County. The rights of Pasco County are in addition and without prejudice to any other right Pasco County may have to claim the amount of any loss or damage suffered by Pasco County on account of the acts or omissions of the Bidder.

55. RIGHT TO AUDIT

The Bidder shall maintain such financial records and other records as they relate to the purchase of goods and/or services by Pasco County from the subject vendor. The Bidder shall retain these records for a period of three (3) years after final payment, or until they are audited by Pasco County, whichever event occurs first. These records shall be made available during the term of the contract and the subsequent three (3) year period for examination, transcription, and audit by Pasco County, its designees, or other authorized bodies.

56. RISK OF LOSS

Pasco County shall be relieved from all risks of loss or damage to goods during periods of transportation, manufacture, and the entire time the goods are in the possession of Pasco County prior to acceptance by Pasco County. At such time, the risk of loss or damage for goods shall pass to Pasco County. The Bidder shall not be responsible for damage to the goods occasioned by negligence of Pasco County or its employees.

57. SCRUTINIZED COMPANIES AND OTHER PROHIBITED ENTITIES OR ACTIVITIES

57.1. A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with the County for goods or services of:

- (a) Any amount if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to s. 215.4725, or is engaged in a boycott of Israel; or
- (b) One million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company:
 - 1. Is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to s. 215.473; Florida Statute, or
 - 2. Is engaged in business operations in Cuba or Syria.

57.2. By signing this Agreement, the BIDDER certifies that it is not participating in a boycott of Israel, is not on any of the aforementioned lists, and it does not have business operations in Cuba or Syria. The BIDDER agrees to notify the COUNTY if placement on any of the aforementioned lists occurs or if the BIDDER is engaged in a boycott of Israel or has business operations in Cuba or Syria.

57.3. The COUNTY may terminate this Agreement if the BIDDER's certification

above is found to be false; has been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel; has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; or has been engaged in business operations in Cuba or Syria. In addition to possible termination of this Agreement based on the above grounds, the County will comply with section 287.135, Florida Statutes, regarding submittal of a false certification.

58. TABULATIONS

Solicitation results (tabulations) will not be given over the telephone or via fax.

59. TAXES

All bids shall be submitted exclusive of direct Federal, State, and local taxes; however, if the Bidder believes certain taxes are properly payable, he/she may list such taxes separately in each case directly below the respective item bid price. Prices quoted must be in units specified and shall not include the cost of any such taxes, including those on any material, supplies, or equipment used or installed in the work. Pasco County does not pay Federal Excise and Sales Taxes on direct purchases of tangible personal property. See Exemption Number on face of the resulting purchase order. This exemption does not apply to purchases of tangible personal property made by contractors who use the tangible personal property in the performance of contracts for improvement of County-owned real property. Please refer to Chapter 192, Florida Statutes.

60. UNSATISFACTORY WORK

60.1. If, at any time during the contract term, the service performed or work done by the Bidder is considered by Pasco County to create a condition that threatens the health, safety, or welfare of the community, the Bidder shall, on being notified by Pasco County, immediately correct such deficient service or work. In the event the Bidder fails, after notice, to correct the deficient service or work immediately, Pasco County shall have the right to order the correction of the deficiency by separate contract or with its own resources at the expense of the Bidder.

60.2. Notwithstanding the above, Pasco County reserves the right to cancel a resulting contract, without cause, by giving thirty (30) days' prior written notice to the Bidder of the intention to cancel.

61. VENDORS LIST

Bidders must visit <https://www.pascocountyfl.net/480/Do-Business-with-Us> and follow the link provided to the County's electronic solicitation system to register as a vendor. Once registered, Bidders will have the ability to view and download solicitations for Pasco County as well as other participating government agencies in North America.

62. WARRANTIES

The Bidder agrees that the supplies and services furnished under this award shall be covered by the most favorable commercial warranties the Bidder gives to any customer for comparable quantities of such supplies or services and that the rights and remedies

provided herein are in addition to and do not limit any rights afforded to the County by any other provision of this award.

END OF GENERAL CONDITIONS

SPECIFICATIONS

AS NEEDED WATER TANK CLEANING, ASSESSMENT, AND REPAIR SERVICES

1. INTENT

Pasco County is seeking a Contractor for as needed potable water and reclaimed water tank cleaning, assessment and repair services.

2. GENERAL REQUIREMENTS

- 2.1 All work assigned under the agreement will be performed at various locations throughout Pasco County.
- 2.2 In addition to the Pasco County Utilities Department, other Pasco County departments may utilize this contract (at the same terms and conditions) for similar work.
- 2.3 All work must be performed in accordance with all applicable state, local and national laws and codes.
- 2.4 Vendors must provide Safety Data Sheets (SDS) for all chemicals used on all Pasco County properties.
- 2.5 All work shall be performed according to the manufacturer's installation requirements and recommendations and in accordance with all plans and specifications
- 2.6 All work must be completed by a contractor licensed in the state of Florida to perform all work as described herein.
- 2.7 Vendor is responsible for all processes and costs associated with obtaining and maintaining any required permits.
- 2.8 The County reserves the right to award to the lowest, responsive, responsible vendor per line item.
- 2.9 While it is the County's intent to the contract to one Vendor, we reserve the right to award to multiple Vendors if found to be in our best interest.
- 2.10 All quantities stated in this solicitation are estimates for bidding purposes. The County does not guarantee any quantities mentioned herein.
- 2.11 Pricing must include all labor, tools, materials, and equipment needed to complete all services as described herein.

3. MINIMUM QUALIFICATIONS

3.1 Vendor Qualifications

- Vendor must have been in business for a minimum of three (3) years.
- Vendor must have held at least five (5) contracts similar in size and nature.

3.2 The County reserves the right to request information necessary to determine the ability of the Vendor(s) to perform the work, to include references.

4. SCOPE OF SERVICES

4.1 Vendor will provide as needed detailed exterior and interior assessment, (including detailed video documentation) on Prestressed Concrete Potable Water and Reclaimed Storage Tanks located throughout Pasco County.

4.1.1 Underwater Operations

- All Dive Maintenance Technicians and associated in-tank equipment must be fully disinfected in accordance with American Water Works Association (AWWA) Standard C652-02.
- All system entries must be conducted in accordance with applicable Occupational, Safety and Health Association (OSHA) regulations pertaining to Diving and Confined Space.

4.1.2 Required minor repairs required under this contract include, but are not limited to:

- replacement of interior and exterior ladder bolts
- repair/replacement of level indicating devices.

4.1.3 In-Service Cleaning

- Bottom sediment accumulations must be removed using a vacuum type system.
- Contractor is responsible for the disposal of any debris removed from the tanks.
- On-site disposal is not acceptable.
- Cleaning and inspection must be performed in accordance with AWWA D-100 and Florida Administrative Code (FAC) 62-555-350 requirements.

4.1.4 Exterior Assessment

Vendor Must:

- Conduct visual examinations on all exterior tank surfaces from safely accessible/existing access points for both structural and coating-related issues, including cracks, spalling, peeling, and other visually detected defects. Portable ladders shall be provided by the contractor.
- Examine the foundation for structural defects, drainage concerns, and vegetation, etc.
- Examine all exterior appurtenances (piping, ladders, targets, vent screening, etc.) to ensure proper working operation.
- Examine for compliance to existing OSHA regulations in terms of safety (fall protection, electrical, lighting, etc.)
- Examine exterior coatings for percentages and type(s) of breakdown/failing conditions.
- Secure coating samples for later testing by the contractor for surfaces that may require repairs and/or over-coating and provide rehabilitation recommendation.
- Photograph all typical and non-typical conditions found during the exterior inspection

4.1.5 Interior Assessment

Vendor Must:

- Conduct visual examinations of all interior surfaces from existing safe access points/elevations within the tank. These observations will include but are not limited to:
 - Identification
 - Location
 - characteristics of any potential structural concerns such as pitting, cracks, sections loss, etc.
- Examine all interior appurtenances (piping, etc.) to ensure proper working operation.
- Examine interior coatings for percentages and type(s) of breakdown/failing conditions.

- Secure coating samples for later testing approved by the County for surfaces that may require repairs and/or over-coating and provide rehabilitation recommendation.
- Photograph all typical and non-typical conditions found during the interior inspection.
- Contractor to remove any sediment or debris from the tank.

4.2 Equipment

4.2.1 Specialty equipment may include, but is not limited to:

- appropriate OSHA climbing and personal fall protection
- AWWA and the Association of Diving Contractors (ADC) approved commercial diving equipment dedicated to in-service potable water operations

4.3 Scheduling

4.3.1 The work should only be performed during normal business hours of 7 AM- 3 PM Monday – Friday, excluding holidays, unless otherwise approved by the County.

4.3.2 When it is necessary to perform work outside the normal business hours for the County, the Contractor shall give a minimum of seventy-two (72) hours' notice to the County.

4.4 Locations

The County reserves the right to add and delete site locations as needed depending on availability of funds.

- Boyette WTP – 8102 Boyette Rd. Wesley Chapel FL – 5.0 MG
- Little Road WTP- 8215 Little Road New Port Richey FL –1.5, 1.5, and 2.0 MG ea. (3) Tanks
- Southeast WTP – 35456 Old Geiger Rd. Zephyrhills FL – 5.0 MG
- Southwest WTP – 5320 Tilson Dr. Holiday FL – 4.0 MG
- Embassy Hills WWTP – 9512 Crab Tree Lane – 2.0 MG
- Hudson Reclaimed – 10745 Denton Ave. Hudson FL – 1.5 MG

- Land O Lakes WWTP – 6003 Parkway Blvd. Land O Lakes FL – 2.0 MG and 1.8 MG (2) Tanks
- Odessa Reclaimed – Odessa FL – 5.0 MG
- Price-Altman – Handcart Rd. Zephyrhills FL. – 2.0 MG
- Shady Hills WWTP – 14220 Hays Rd Spring Hill FL – 5.0 MG, 5.0 MG, and 1.5 MG (3) Tanks
- Southeast WWTP – 6039 Handcart Rd. Zephyrhills FL – 2.0 MG
- Wesley Center WWTP – 7501 Boyette Rd. Wesley Chapel FL – 2.0 MG, 2.0 MG and 2.0 MG (3) Tanks
- Jasmine Lakes WTP- 7612 Pineapple Ln, Port Richey- .500 MG Crom Tank and .032 MG Metal Tank

4.5 Reporting

4.5.1 A detailed Florida Licensed Professional Engineer report (signed and sealed), utilizing an AWWA customized report, must be prepared for each tank within forty-five (45) days from inspection. The report must include:

- rehabilitative coating and linings options, if applicable
- structural concerns identified and recommendations.

4.5.2 The report must be accompanied by a Drop Box or Secure Email Link to contain all photos taken during the assessment.

4.5.3 Inspection report must identify any visibly destructive changes that may have occurred through corrosion and or other means since the original construction and or last structural evaluation.

4.5.4 Underwater interior video documentation must be completed with real-time closed circuit high-resolution color underwater video equipment. All pertinent findings must be recorded and sent using a Drop Box or Secure Email Link format. The report must include dive maintenance technicians' findings and a narrative summary.

4.6 Pricing

4.6.1 All prices must be net including all labor, consumable materials and equipment used to perform the work specified herein.



- 4.6.2 In-Service Cleaning: Pricing must include the removal of sediment accumulations up to the first three inches (3"). If the accumulation is greater than three inches, the project needs to be postponed until proper authorization can be obtained for additional funds.

5. COUNTY RESPONSIBILITIES

- 5.1 The County shall be responsible for providing all available information on each tank prior to commencing the field investigation and filling each tank before any work begins.

6. STAFFING/PERSONNEL REQUIREMENTS

- 6.1 Vendors are responsible for ensuring staffing levels are adequate to perform services described herein and are responsible for all costs associated with labor under this contract.
- 6.2 On-Site Supervisor
- 6.2.1 The term "on-site supervisor" will be a person designated to be at the work site, and act as the Vendor's POC to the County.
- 6.2.2 Phone numbers for the on-site supervisor will be provided to the County at the beginning of the contract.
- 6.2.3 Should the on-site supervisor change, the Vendor must immediately notify the County of the change. The County reserves the right to reject a supervisor and request a replacement.
- 6.3 Vendors must provide current copies of licenses and training certificates upon request.
- 6.4 Personnel must wear appropriate uniforms, carry photo identification, and always present a neat and professional image.

7. WORK OUTSIDE SCOPE OF WORK

- 7.1 Additional work identified outside the scope of this contract must be authorized in advance and in writing by the County.
- 7.2 The vendors must provide a price for any additional work identified prior to commencement.
- 7.3 No work will begin until a County Purchase Order or Encumbered Contract number is provided.

8. WARRANTY AND DAMAGES

- 8.1 Vendors are responsible for all damage or personal injury resulting from its operations.
- 8.2 Any damage or personal injury will be reported immediately to the POC.
- 8.3 Should the vendor fail to perform damage repair or warranty work as scheduled, and to a standard acceptable by the County, the County will procure services from another vendor. These costs will be the responsibility of the vendor.
- 8.4 Vendor will be responsible for any costs (from neglect damage or personal injury) determined to be caused by the vendor.

END OF SPECIFICATIONS

PUBLIC INFRASTRUCTURE UTILITIES OPERATIONS & MAINTENANCE

INTEROFFICE MEMORANDUM

DATE: May 20, 2025

TO: Carrie C. Roberts, Purchasing Director

FROM: Stewart Shook, Interim Utilities Operations and Maintenance Director

SUBJECT: Award of Bid – As Needed Large Water Tank Cleaning Services– InDepth Inc. - \$377,861.00

REFERENCES: Bid No. IFB-CA-25-066

This contract ensures our systems stay reliable and safe. Over time, tanks can build up sediment, algae, or even bacteria, which can affect water quality and safety. Having the flexibility to bring in services when issues arise allows us stay ahead of any issues, avoid costly repairs, and maintain regulatory compliance for water distribution. It also ensures we're providing clean, high-quality water to the community without unexpected disruptions.

The Utilities Operations and Maintenance Department has reviewed and evaluated the bid results for the above referenced solicitation and concurs with Purchasing to award to the lowest responsive and responsible bidder, InDepth Inc.

Funding in the amount of \$42,080.00 is budgeted and available for Fiscal Year (FY) 2025 in the Water and Wastewater Unit Fund, Utilities Operations and Maintenance Department. Funding in the amount of \$55,000.00 will be budgeted for FY 2026; \$60,500.00 for FY 2027 and \$66,500.00 for FY 2028; contingent upon approval from the Board of County Commissioners (BCC) of the various budgets. Funding in the amount of \$73,205.00 will be requested for FY 2029; and \$80,526.00 for FY 2030; contingent upon annual renewals and approval from the BCC of the various budgets.

CONTRACT DATES	FISCAL YEAR	FUNDING
BCC Approval (July 2025) – September 30, 2025	FY 2025	\$42,080.00
October 1, 2025 – September 30, 2026	FY 2026	\$55,000.00
October 1, 2026 – September 30, 2027	FY 2027	\$60,500.00
October 1, 2027 – September 30, 2028	FY 2028	\$66,550.00
RENEWALS		

Mission: Providing our community, customers, and future generations with high quality, efficient, and innovative water, wastewater, and solid waste services

EXHIBIT

October 1, 2028 – September 30, 2029	FY 2029	\$73,205.00
October 1, 2029 – September 30, 2030	FY 2030	\$80,526.00

cc: Hiram Tirado, Maintenance Manager, Utilities Operations & Maintenance
Rebecca Walton, Accountant I, PI Fiscal and Business Administration Department

EXHIBIT "B"
INSURANCE REQUIREMENTS

The certificate must state City of Lake City as Certificate Holder

- Commercial General Liability insurance to provide coverage of not less than \$1,000,000.00 combined single limit per occurrence and annual aggregates, where generally applicable, and must include premises operations, independent contractors, products/completed operations, broad form property damage, blanket contractual and personal injury endorsements.
- Business Vehicle/Umbrella Liability insurance with a minimum limit of \$200,000 per occurrence, and \$300,000 for all claims arising out of the same incident or occurrence, for property damage and personal injury, please note that these limits may change according to Florida law and the protections afforded to the City pursuant to sovereign immunity for liability.
- Statutory Workers Compensation insurance as required by the State of Florida.

File Attachments for Item:

8. City Council Resolution No. 2025-144 - A resolution of the City of Lake City, Florida, approving the City of Lake City Legislative Agenda for the 2026 Session of the Florida Legislature; providing direction to the City Manager; providing direction to the City Clerk; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024-144

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA, APPROVING THE CITY OF LAKE CITY LEGISLATIVE AGENDA FOR THE 2026 SESSION OF THE FLORIDA LEGISLATURE; PROVIDING DIRECTION TO THE CITY MANAGER; PROVIDING DIRECTION TO THE CITY CLERK; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, each year, the City of Lake City (the “City”) develops a legislative agenda to guide City staff and government affairs consultants as they assist legislators and monitor legislation to achieve the City’s legislative priorities for the benefit of the City of Lake City and its residents; and

WHEREAS, assisting legislators by communicating the positive and negative impacts of proposed legislation on the City and its residents creates an atmosphere of collaboration as legislators consider changes to Florida’s laws; and

WHEREAS, the exhibit attached hereto identifies the City’s major priorities for the 2026 session of the Florida legislature; and

WHEREAS, under the direction of the City Manager, the City Manager’s designees, and the City’s retained legislative affairs consultants shall coordinate the City’s efforts to assist legislators by communicating the positive and negative impacts of proposed legislation on the City and its residents; and

WHEREAS, in coordinating such efforts of the City, the City Manager, the City Manager’s designees, and the City’s retained legislative affairs consultants shall, as appropriate, engage, among others, the Florida League of Cities, the Mayor, members of the City Council, and other such employees and officers of the City and Columbia County to maximize the City’s communications efforts with members of the legislature;

WHEREAS, it is in the public interest and in the interests of the City to adopt legislative priorities, assist legislators by communicating the positive and negative impacts of proposed legislation, and coordinate the efforts of the City and its personnel to further the City’s communications efforts with legislators and legislative staff; now, therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. It is in the public or community interest and for public welfare that the City adopt legislative priorities, assist legislators by communicating the positive and negative impacts of proposed legislation, and coordinate the efforts of the City and its personnel to further the City’s communications efforts with legislators and legislative staff; and

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2. In furtherance thereof, the legislative agenda, attached as an exhibit hereto is adopted and approved; and
 3. The City Manager is directed to coordinate the efforts of the City Manager's designees, and the City's retained legislative affairs consultants to guide the City's efforts to assist legislators by communicating the positive and negative impacts of proposed legislation on the City and its residents; and
 4. The City Manager is further authorized and encouraged to engage City personnel, the City's retained legislative affairs consultants, and, as appropriate, among others, the Florida League of Cities, the Mayor, members of the City Council, and other such employees and officers of the City and Columbia County to maximize the City's communications efforts with members of the legislature; and
 5. The City Clerk is hereby directed, with the advice of the City Manager and the City's retained legislative affairs consultants, to communicate the City's 2026 legislative priorities in writing to Senator Jennifer Bradley and Representative Charles "Chuck" Brannon, the Northeast Florida League of Cities, the Suwannee River League of Cities, and the Florida League of Cities; and
 6. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
 7. This resolution shall become effective and enforceable upon final passage by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of October, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney



City of Lake City, Florida

2026 Legislative Priorities

MAYOR-COUNCIL MEMBER

NOAH WALKER

COUNCIL MEMBERS

JAMES CARTER

TAMMY HARRIS

RICKY JERNIGAN

CHEVELLA YOUNG

CITY MANAGER

DON ROSENTHAL

CITY CLERK

AUDREY SIKES

CITY ATTORNEY

CLAY MARTIN

Appropriations

- Support Fire Engine Replacement (~\$900k)
- Support Clean Water, Waste Water, or Storm Water Enhancements
- Support Restoration of City Hall Historic Building (~\$967k)
- Support Repair/Replacement of Taxiway Lighting at Lake City Gateway Airport
- Support Increases in Funding for Reclaimed Water Projects
- Support Water Restoration Funding within DEP to Assist with Septic to Sewer Conversions

Public Safety

- Support a More Thorough Statutory Framework for Code Enforcement Body Camera Usage
- Clarify the applicability of Subsection 790.06(12)(a), *Florida Statutes*, in light of the decision of the First District Court of Appeal in *McDaniels v. State of Florida*, 50 Fla. L. Weekly D2025 (Fla. 1st DCA Sept. 10, 2025).

Community Development

- Protect and Support Community Redevelopment Agencies