

PLANNING AND ZONING BOARD MEETING

CITY OF LAKE CITY

August 12, 2025 at 5:30 PM

Venue: City Hall

AGENDA

The 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.

INVOCATION

ROLL CALL

MINUTES

- [i.](#) Meeting Minutes July 08, 2025

OLD BUSINESS- None

NEW BUSINESS

- [ii.](#) **CPA 25-05**, an application by Carol Chadwick, PE, as agent for Real Terrace, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL LOW COUNTY to COMMERCIAL CITY on land located on parcel 02519-000.
- [iii.](#) **Z 25-07**, an application by Carol Chadwick, PE, as agent for Real Terrace, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 2 COUNTY (RSF-2 Co) to COMMERCIAL INTENSIVE CITY (CI) on property located on parcel 02519-000.
- [iv.](#) **CPA 25-06**, an application by Carol Chadwick, PE, as agent for Mary Carter-Douglas, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM to RESIDENTIAL HIGH on land located on parcel 11174-001.
- [v.](#) **Z 25-08**, an application by Carol Chadwick, PE, as agent for Mary Carter-Douglas, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 3 (RSF-3) and RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to

RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 11174-000.

vi. CPA 25-07, an application by Carol Chadwick, PE, as agent for Northwest Quadrant Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COMMERCIAL to RESIDENTIAL HIGH on land located on parcel 02463-115.

vii. Z 25-09, an application by Carol Chadwick, PE, as agent for Northwest Quadrant Land Trust, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL (CG) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 02463-115.

viii. CPA 25-08, an application by Travis Covington, PE, as agent for John and Cassandra Wheeler, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MODERATE to COMMERCIAL on land located on parcel 13991-000.

ix. Z 25-10, an application by Travis Covington, PE, as agent for John and Cassandra Wheeler, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) on property located on parcel 13991-000.

WORKSHOP- None

ADJOURNMENT

YouTube Channel Information

Members of the public may also view the meeting on our YouTube channel at:
<https://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 Council with respect to any matter considered at its meeting 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.

Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in this meeting should contact the City Manager's Office at (386) 719-5768.

File Attachments for Item:

i. Meeting Minutes July 08, 2025

PLANNING AND ZONING

MEETING MINUTES

DATE: 07/08/2025

ROLL CALL:

Mrs. Wilson- Present	Mrs. Douglas- Present	Mrs. Johnson-Not Present
Mr. Lydick- Present	Mr. Carlucci- Present	Mrs. Adams- Not Present
Mrs. McKellum- Present	City Attorney- Clay Martin- Present	

MINUTES: June 10, 2025, Planning and Zoning Meeting

Comments or Revisions: None

Motion to approve 06/10/2025 Meeting Minutes by Mr. Carlucci and seconded by Mr. Lydick

Ex Parte Communications- None

OLD BUSINESS: None

NEW BUSINESS:

Petition # SPR 25-06 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution 2025-PZ-SPR 25-06 by title into the record.

Discussion:

Robert introduced SPR 25-06. Robert moved the staff presentation and staff report into the record. Carol presented petition SPR 25-06.

Exhibits introduced: Power Point Presentation.

Public Comment: None

Mrs closed public comment

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses in addition the application may be approved if it meets the criteria Article 13.11.3 of the Land Development Regulations.

Motion to approve SPR 25-06 by resolution as stated by Mr. Martin, by: Mr. Carlucci Motion Seconded By: Mrs. Wilson.

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # CPA 25-04 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL

PLANNING AND ZONING

MEETING MINUTES

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA CPA 25-04 by title into the record.

Discussion:

Robert introduced CPA 25-04. Robert moved the staff presentation and staff report into the record. Carol presented CPA 25-04. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mrs. Douglas closed public comment.

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may make its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 of the City Land Development Regulations.

Motion to approve CPA 25-04 by resolution as stated by Mr. Martin, by: Mrs. McKellum **Motion Seconded By:** Mrs. McKellum

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # Z 25-06 Presented By: Carol Chadwick

As owner or agent and gives address of: 1208 SW Fairfax Glen, Lake City, FL

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA Z 25-06 by title into the record.

Discussion:

Robert introduced Z 25-06. Robert moved the staff presentation and staff report into the record. Carol presented Z 25-06. Carol moved the packet into the record.

Exhibits introduced: Power point presentation.

Public Comment: None

Mrs. Douglas closed public comment.

PLANNING AND ZONING

MEETING MINUTES

Board Discussion:

No board discussion of the petition. Mr. Martin directed the board that their decision needs to be based on evidence by sworn witnesses. In addition, the Board may makes its recommendation to the City Council after taking into consideration those matters listed in Section 15.2.2 pf the City Land Development Regulations.

Motion to approve Z 25-06 by resolution as stated by Mr. Martin, by: Mrs. Wilson Motion Seconded By: Mr. Lydick

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

Petition # M 25-01 Presented By: Robert Angelo

As owner or agent and gives address of:

Petitioner is Sworn in by: Mr. Martin **Staff is Sworn in by:** Mr. Martin

Mr. Martin read resolution PZ/LPA M 25-01 by title into the record.

Discussion:

Robert presented application M 25-01, an application by the City Council.

Exhibits introduced: None

Public Comment: None

Mrs. Douglas closed public comment.

Board Discussion:

Mr. Lydick asked Robert questions about the moratorium concerning modular homes. Robert explained to the Board that it would not affect modular homes as they are built to the Florida Building Code.

Motion to approve M 25-01 by resolution as stated by Mr. Martin, by: Mrs. Wilson Motion Seconded By: Mr. Lydick

Mrs. McKellum: Yes	Mr. Carlucci: Yes	Mrs. Douglass: Yes	Mrs. Wilson: Yes
Mrs. Johnson: Absent	Mrs. Adams: Absent	Mr. Lydick: Yes	

PLANNING AND ZONING

MEETING MINUTES

WORKSHOP:

- **Discussion on Administrative Approval Process-** Robert discussed with the Board the need for an administrative approval process to help meet current State Statutes.
- **Discussion on Building Height Text Amendment-** Robert discussed with the Board the need to do a text amendment on the allowable building height.

ADJOURNMENT

Mr. Lydick closed the meeting.

Motion to Adjourn by: Mr. Carlucci

Time: 6:16 pm

Motion Seconded By: Mrs. McKellum

Mr. Lydick, Board Chairperson

Date Approved

Robert Angelo, Secretary

Date Approved

File Attachments for Item:

ii. CPA 25-05, an application by Carol Chadwick, PE, as agent for Real Terrace, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL LOW COUNTY to COMMERCIAL CITY on land located on parcel 02519-000.



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

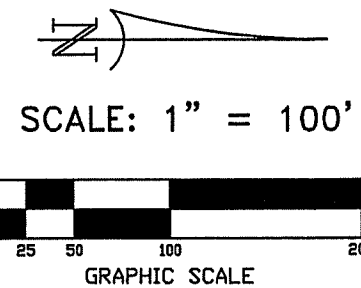
PARCEL # 02585-011
COLUMBIA COUNTY, FLORIDA

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	83.63'
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°12'22"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	74.05'
L65	N42°49'35"E	88.64'
L66	N06°50'53"E	110.12'
L67	N20°40'14"W	54.13'
L68	N30°37'56"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
—	LOCATED WETLAND FLAG
—	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 10.20 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°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, 74.78 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, 47.25 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"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

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

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

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

SURVEYOR'S CERTIFICATION

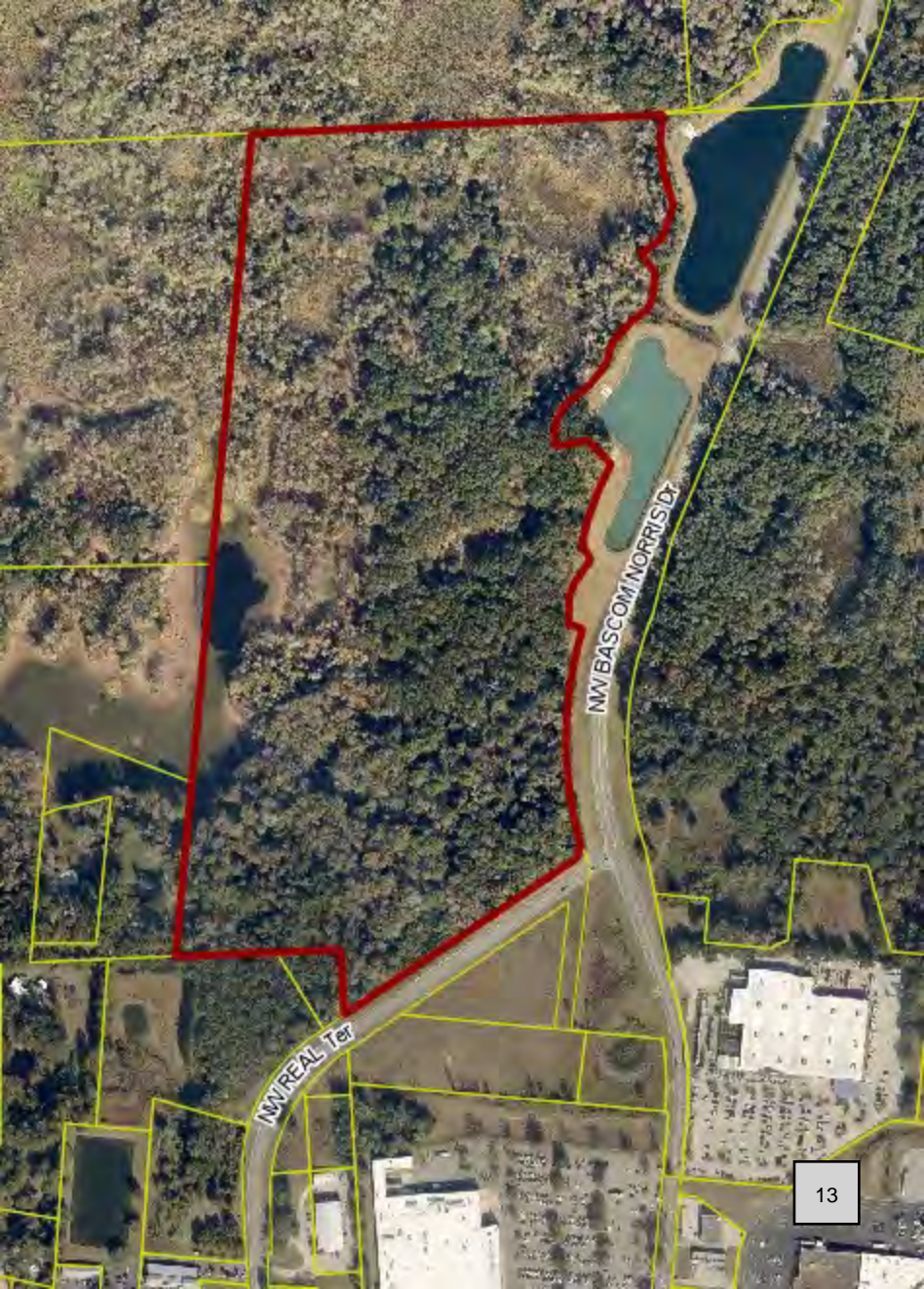
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

BRITT SURVEYING & MAPPING, LLC
CLARENCE BRITT, L.S.M.
CLARENCE BRITT, L.S.M.
NOTED: 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.

12/06/23
FIELD SURVEY DATE

01/21/24
DRAWING DATE

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



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.

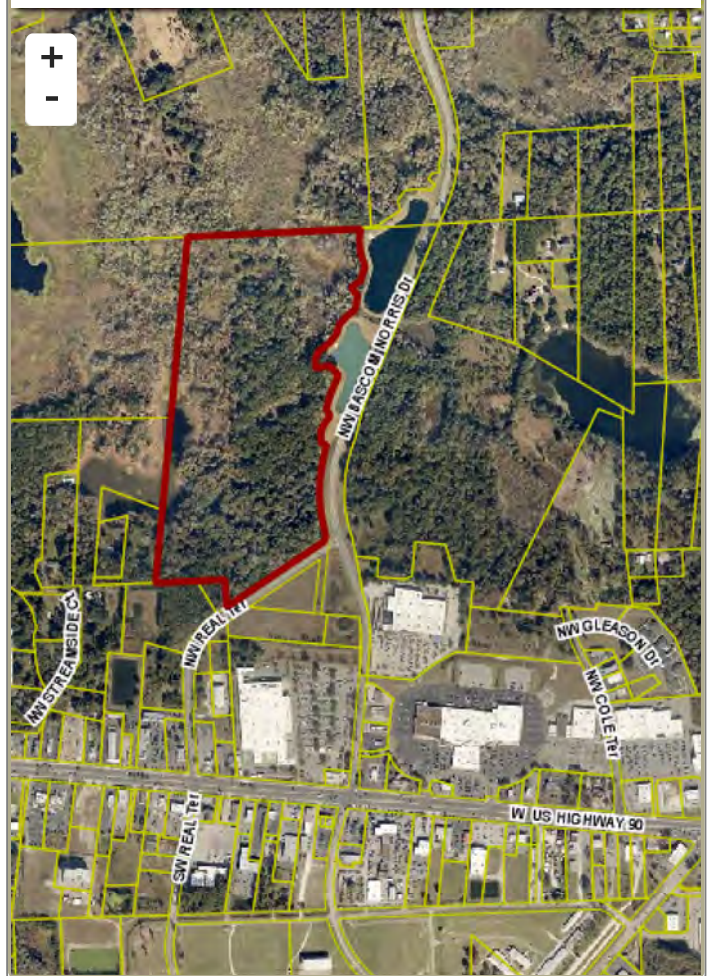
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

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
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



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

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomason 7C2DC476A33B41... Date: 7/30/2025

No comments at this time.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33B98E4BE... Date: 8/4/2025

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.

Business License: Reviewed by: Signed by: Ivy Stockstill ED98F8FE7127496... Date: 7/28/2025

No comments at this time.

Code Enforcement: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... Date: 7/28/2025

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by: Ivy Stockstill ED98F8FE7127496... Date: 7/28/2025

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 802820000-000-100... **Date:** 7/28/2025

No comments at this time.

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen 000012F-03000260... **Date:** 7/31/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown 8B57D0CE8F-2F4B5... **Date:** 7/28/2025

Robert is there any utility impact ?

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F590EB012B784F8... **Date:** 8/4/2025

no comment at this time.

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam 6BD97A03165D4E0... **Date:** 8/4/2025

A tap application and utility plans would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service, utility plans, and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by:

Steve Brown

F7031F1186E649F...

 Date: 7/28/2025

Storm water?

Fire Department: Reviewed by:

Signed by:

Pat Tompkins

F7031F1186E649F...

 Date: 7/28/2025

No Comments at this time.

Police Department: Reviewed by: Date:

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Ferson

OF 12760597ALE493...

 _____ Date: 7/28/2025

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.

School Board: Reviewed by: _____ Date: _____

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____

LAKE CITY GROWTH MANAGEMENT

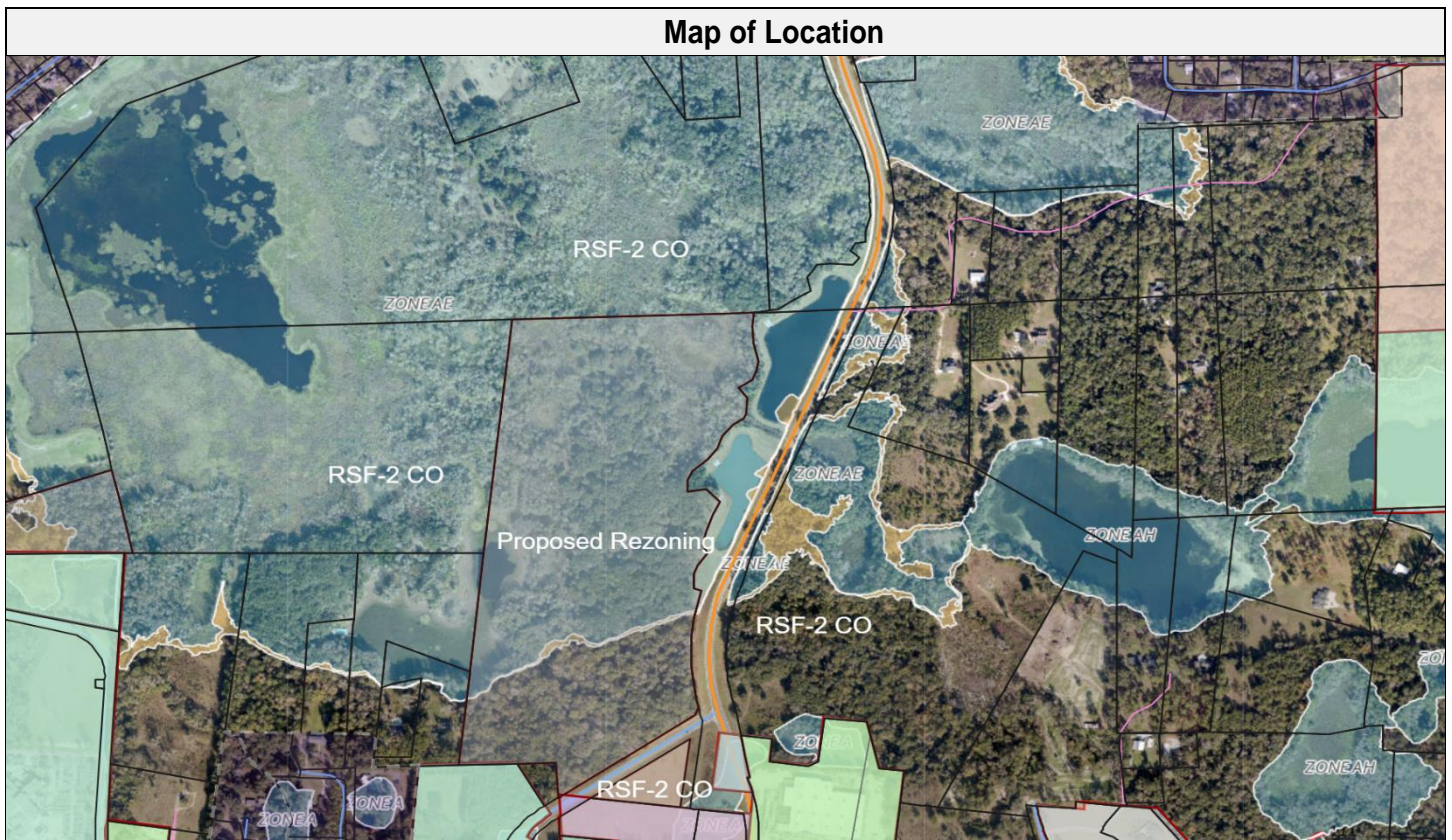
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Real Terr LLC, CPA 25-05 and Z 25-07
Applicant	Carol Chadwick, PE, agent
Owner	Real Terr. LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Low Co to Commercial. • Rezoning to change the Official Zoning Atlas from Residential Single Family 2 Co to Commercial Intensive.
Hearing Date	08-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 71.60 Acres
Location	
Parcel Number	02519-000
Future Land Use	Residential Low Co
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single Family 2 Co
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X and AE Base Flood Elevation-N/A and 101 ft.

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Low Co	RSF-2 Co	Vacant	
E	Residential Low Co	RSF-2 Co	Vacant	
S	Residential Low Co	RSF-2 Co	Retail	
W	Residential Low Co	RSF-2 Co	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	NA	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	NA	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	35 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	NA	1.0
Minimum landscape requirements.	None	10 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	It depends on the permitted use.
Minimum number of ADA parking spaces.	NA	1 Space for every 25 up to 100
Parking space size requirement.	NA	10x20
ADA parking space size.	NA	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Low Co to Commercial and change the Official Zoning Atlas from Residential Low Co to Commercial Intensive.

File Attachments for Item:

iii. Z 25-07, an application by Carol Chadwick, PE, as agent for Real Terrace, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 2 COUNTY (RSF-2 Co) to COMMERCIAL INTENSIVE CITY (CI) on property located on parcel 02519-000.



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

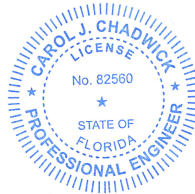
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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

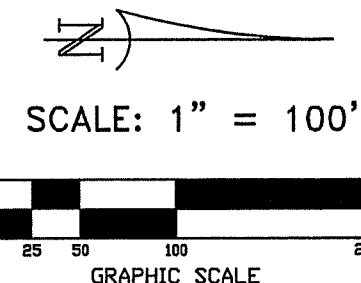
PARCEL # 02585-011
COLUMBIA COUNTY, FLORIDA

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	83.63'
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	74.05'
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
---	LOCATED WETLAND FLAG
---	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°18'08"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, 47.25 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"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
12/06/23
FIELD SURVEY DATE

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

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

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

SHEET
1 of 1

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

SURVEYOR'S CERTIFICATION
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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE: 01/21/24
DRAWING DATE

FIELD SURVEY DATE

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.



NW BASCOM NORRIS DR

NW REAL Ter

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

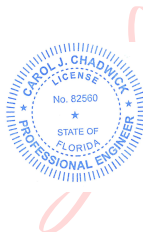
Summary of analyses:

- 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

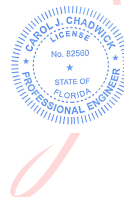
land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

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



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 ClerkDoc 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

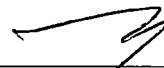
Overflow Land Trust, under agreement
dated October 7, 1994

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](#)

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



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

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomason 7C2DC476A33B41... Date: 7/30/2025

No comments at this time.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33B98E4BE... Date: 8/4/2025

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.

Business License: Reviewed by: Signed by: Ivy Stockstill ED98F8FE7127496... Date: 7/28/2025

No comments at this time.

Code Enforcement: Reviewed by: Signed by: Marshall Sova EBB18D144D974CD... Date: 7/28/2025

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by: Ivy Stockstill ED98F8FE7127496... Date: 7/28/2025

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 802820000-000-100... **Date:** 7/28/2025

No comments at this time.

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen 000012F-03000260... **Date:** 7/31/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown 8B57D0CE8F-2F4B5... **Date:** 7/28/2025

Robert is there any utility impact ?

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F590EB0125784F8... **Date:** 8/4/2025

no comment at this time.

Customer Service: Reviewed by: DocuSigned by: Shasta Pellham 6BD97A03165D4E0... **Date:** 8/4/2025

A tap application and utility plans would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service, utility plans, and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:

Signed by:

Steve Brown

F7031F1186E649F...

 Date: 7/28/2025

Storm water?

Fire Department: Reviewed by:

Signed by:

Ret Tompkins

F7031F1186E649F...

 Date: 7/28/2025

No Comments at this time.

Police Department: Reviewed by: Date:

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Ferson

OF 12760597ALE493...

 _____ Date: 7/28/2025

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.

School Board: Reviewed by: _____ Date: _____

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____

LAKE CITY GROWTH MANAGEMENT

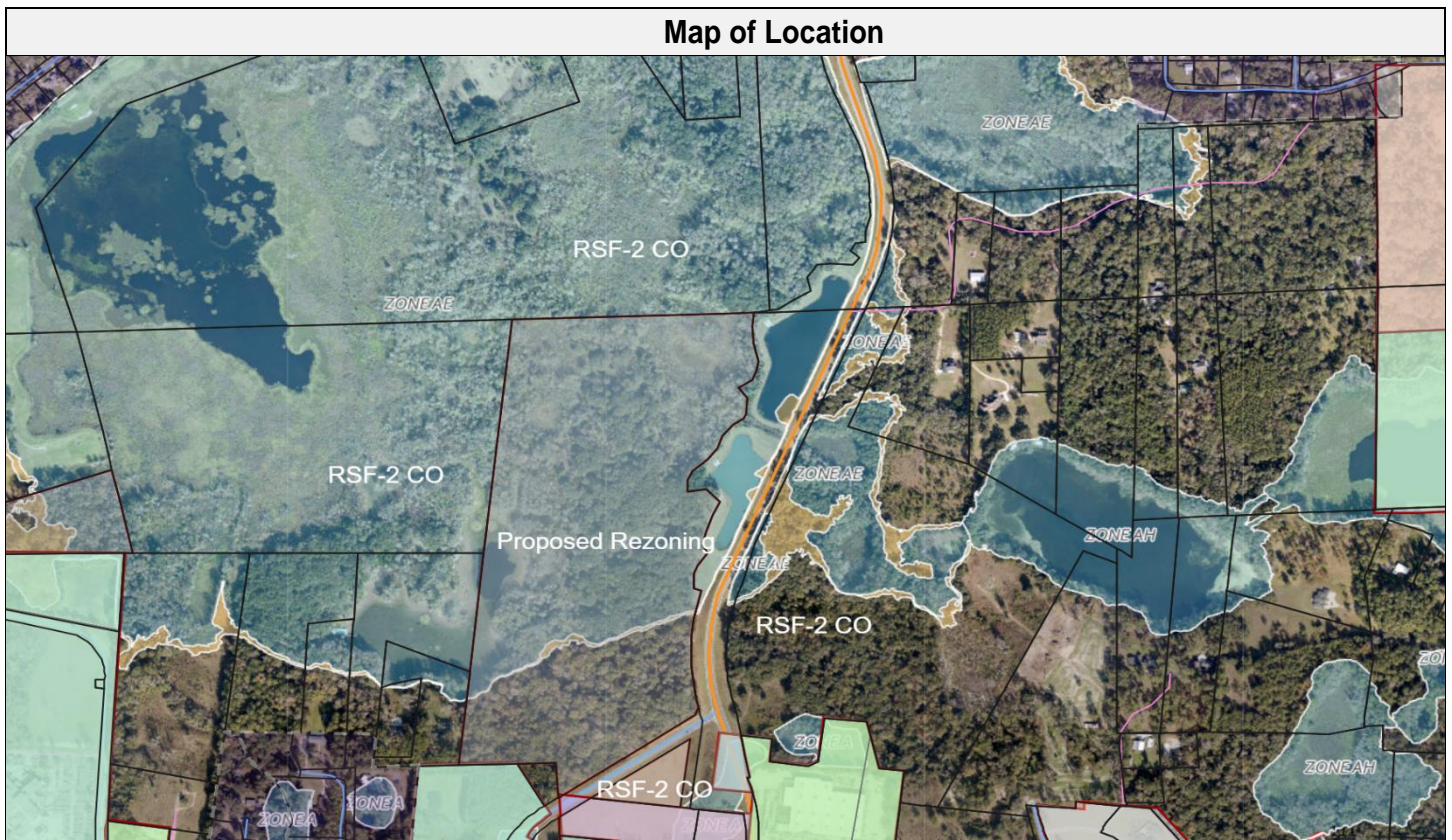
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Real Terr LLC, CPA 25-05 and Z 25-07
Applicant	Carol Chadwick, PE, agent
Owner	Real Terr. LLC
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Low Co to Commercial. • Rezoning to change the Official Zoning Atlas from Residential Single Family 2 Co to Commercial Intensive.
Hearing Date	08-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 71.60 Acres
Location	
Parcel Number	02519-000
Future Land Use	Residential Low Co
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single Family 2 Co
Proposed Zoning	Commercial Intensive
Flood Zone-BFE	Flood Zone X and AE Base Flood Elevation-N/A and 101 ft.

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Low Co	RSF-2 Co	Vacant	
E	Residential Low Co	RSF-2 Co	Vacant	
S	Residential Low Co	RSF-2 Co	Retail	
W	Residential Low Co	RSF-2 Co	Vacant	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	NA	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	NA	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	NA	35 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	NA	1.0
Minimum landscape requirements.	None	10 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	NA	It depends on the permitted use.
Minimum number of ADA parking spaces.	NA	1 Space for every 25 up to 100
Parking space size requirement.	NA	10x20
ADA parking space size.	NA	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Low Co to Commercial and change the Official Zoning Atlas from Residential Low Co to Commercial Intensive.

File Attachments for Item:

iv. CPA 25-06, an application by Carol Chadwick, PE, as agent for Mary Carter-Douglas, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MEDIUM to RESIDNETIAL HIGH on land located on parcel 11174-001.



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.

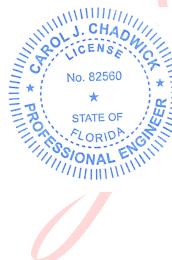
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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)

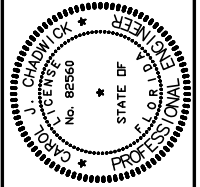
Applicant/Agent Signature

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

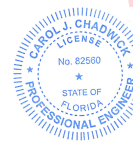
CARTER ACRES SITE SKETCH

PROJECT NO. FL25168

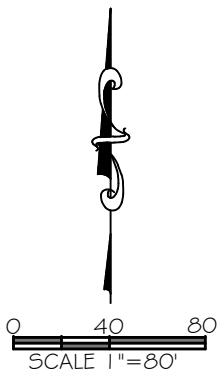
DATE
JUNE 18, 2025

66
SHEETS

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
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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

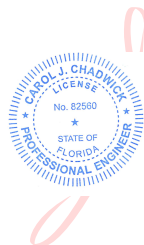
Summary of analyses:

- 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,



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
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cn=Carol Chadwick
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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
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o=Florida,
dnQualifier=A0141
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E7500032FEE,
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

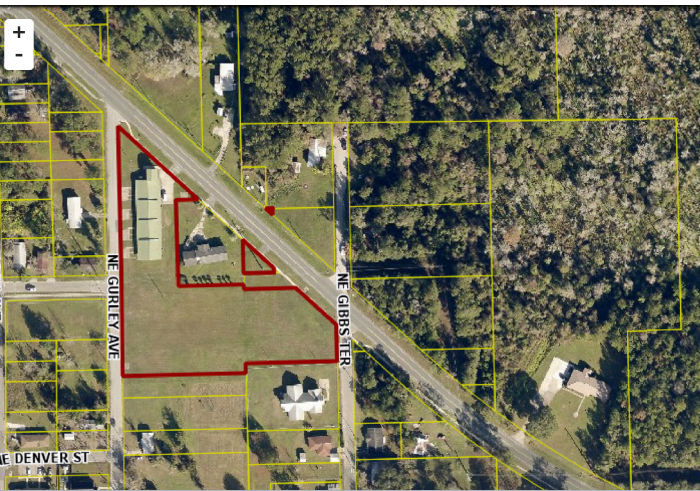
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

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 *JS*
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

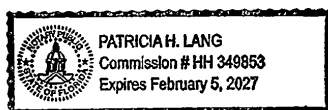
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

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





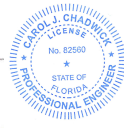
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

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

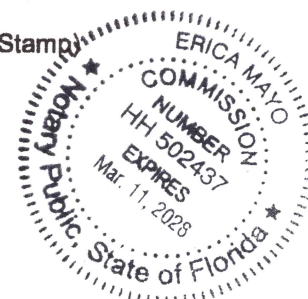
NOTARY INFORMATION:

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



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.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: swarren3rd@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.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thompson 7C2DC476A33B441... **Date:** 6/25/2025

Based on the submitted documents there are no comments at this time.

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo F0D1ED33B98E4BE... **Date:** 6/30/2025

Part of the parcel is zoned RMF 1. Parcel is not in close proximity of a RMF-2 zoning district. 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.

Business License: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 6/24/2025

Nothing to note

Code Enforcement: Reviewed by: Signed by: Marshall Sosa E8B18D144D974CD... **Date:** 6/24/2025

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by: Ivy Franco ED08F8FE7127498... **Date:** 6/24/2025

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Nike L. Osborn Jr. 896C039544B74E3... Date: 6/24/2025

No comment at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Priddy DBA01EF55A2D24B... Date: 6/24/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown 6B57C0CCEB2F4B5... Date: 6/26/2025

No comment at this time.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F509B60125764F6... Date: 6/30/2025

no comment at this time

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam 6BD97A03165D4E0... Date: 6/30/2025

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Signed by: 8B57D0CE8F2F4B5... Date: 6/26/2025

No comment at this time.

Fire Department: Reviewed by:  Signed by: F7031F118E6A5F... Date: 6/24/2025

Nothing to comment at this time.

Police Department: Reviewed by:  Signed by: FFA0BF5A5DC548E... Date: 6/24/2025

no concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Furson

SF12F69D07AE4A9...

 _____ Date: 6/24/2025

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.

School Board: Reviewed by:

DocuSigned by:

Keith Hatler

90099F1910BC425...

 _____ Date: 6/24/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by:

Signed by:

William Cookin

009DC6991E794BF...

 _____ Date: 6/24/2025

no comment

LAKE CITY GROWTH MANAGEMENT

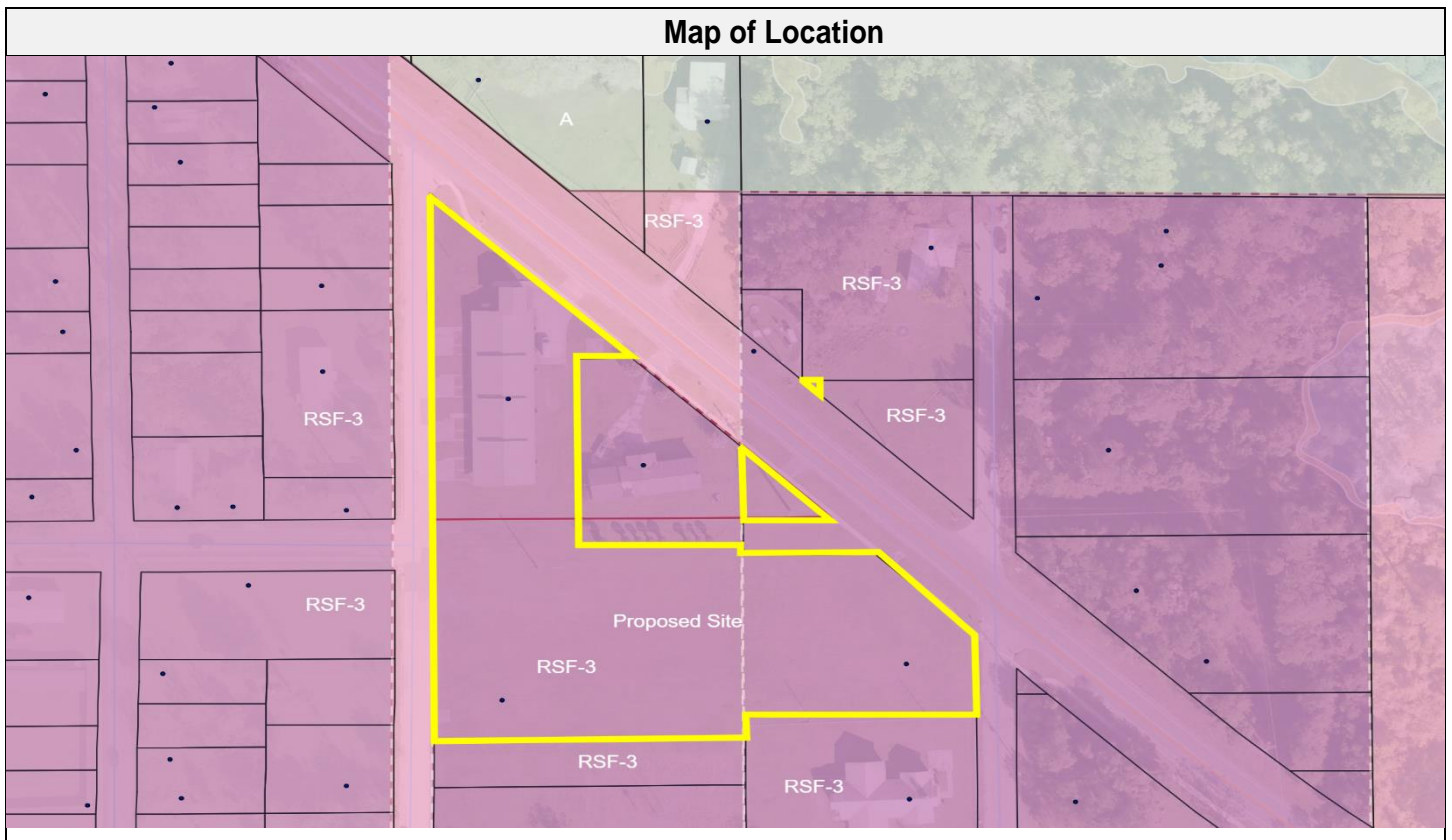
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Carter Acres, CPA 25-06 and Z 25-08
Applicant	Carol Chadwick, PE, agent
Owner	Mary Carter-Douglas
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Medium to Residential High. • Rezoning to change the Official Zoning Atlas from Residential Multi-Family 1 and Residential Single Family 3 to Residential Multi-Family 2.
Hearing Date	08-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.42 Acres
Location	
Parcel Number	11174-001
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High
Current Zoning District	Residential Multi-Family 1 to Residential Single Family 3
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium and Ag	RSF-3 and A	Vacant	
E	Residential Medium	RSF-3	Residential	
S	Residential Medium	RSF-3	Residential	
W	Residential Medium	RSF-3	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 square feet	6,000 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	18 Feet	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	40%
Minimum landscape requirements.	None	15 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Low Co to Commercial and change the Official Zoning Atlas from Residential Low Co to Commercial Intensive.

File Attachments for Item:

v. Z 25-08, an application by Carol Chadwick, PE, as agent for Mary Carter-Douglas, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 3 (RSF-3) and RESIDENTIAL MULTI-FAMILY 1 (RMF-1) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 11174-000.



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

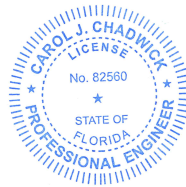
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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)



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'

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).

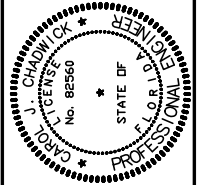
(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

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

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

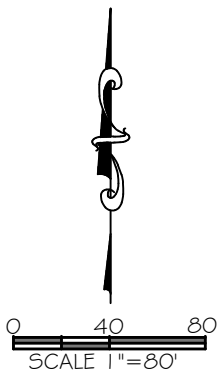
DATE
JUNE 18, 2025

REVISION DATE	8	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:

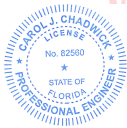
- Trip generation: 319 ADT & 30 Peak PM trips
- Potable Water: 14400 gallons per day
- Potable Water: 14400 gallons per day
- Solid Waste: 26.40 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D000018D463
B4E7500032FEE,
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 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,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2025.06.18
14:46:32 -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	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

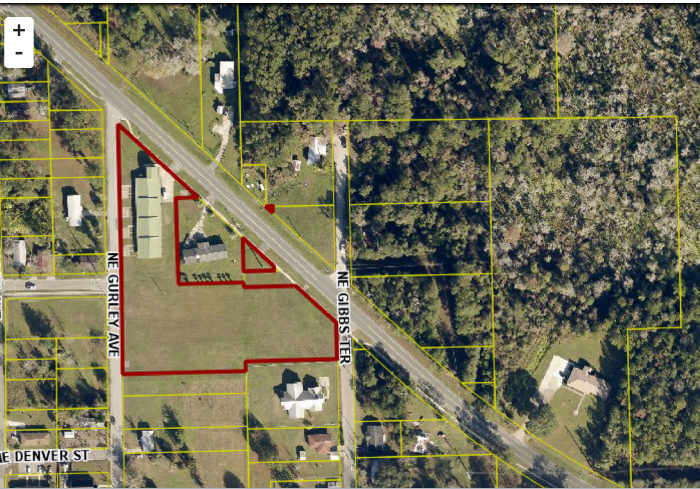
Code	Desc	Year Blt	Value	Units	Dims
0166	CONC.PAVMT	0	\$1,702.00	1520.00	0 x 0
0120	CLFENCE 4	2012	\$100.00	1.00	0 x 0

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

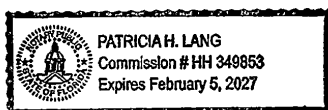
Mary Alyce Douglas Carter L.S.
MARY ALYCE DOUGLAS-CARTER
Address:
769 NE GURLEY AVE, LAKE CITY, FL 32055

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





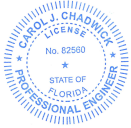
GROWTH MANAGEMENT DEPARTMENT
205 North Marion Ave, Lake City, FL 32055
Phone: 386-719-5750
E-mail: growthmanagement@lcfla.com

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

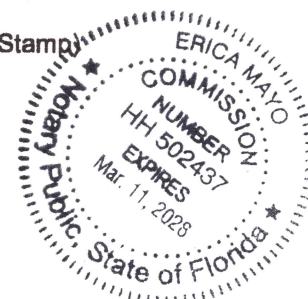
NOTARY INFORMATION:

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



DEPARTMENT OF GROWTH MANAGEMENT
205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 719-5750
growthmanagement@lcfla.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: swarren3rd@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.

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thompson 7C2DC476A33B441... **Date:** 6/25/2025

Based on the submitted documents there are no comments at this time.

Planning and Zoning: Reviewed by: Signed by: Robert Angelo F0D1ED33B98E4BE... **Date:** 6/30/2025

Part of the parcel is zoned RMF 1. Parcel is not in close proximity of a RMF-2 zoning district. 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.

Business License: Reviewed by: Signed by: Marshall Sosa EBB1BD144D974CD... **Date:** 6/24/2025

Nothing to note

Code Enforcement: Reviewed by: Signed by: Marshall Sosa EBB1BD144D974CD... **Date:** 6/24/2025

No liens, codes or violations on property.

Permitting: Reviewed by: Signed by: Ivy Franco ED08F8FE7127498... **Date:** 6/24/2025

No comments at this time

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Nike L. Osborn Jr. 896C039544B74E3... **Date:** 6/24/2025

No comment at this time

Sewer Department: Reviewed by: DocuSigned by: Cody Pridgen DBA01EF55A2D24B... **Date:** 6/24/2025

No comment at this time

Gas Department: Reviewed by: Signed by: Steve Brown 6B570CCEB72F4B5... **Date:** 6/26/2025

No comment at this time.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F508B60125764F6... **Date:** 6/30/2025

no comment at this time

Customer Service: Reviewed by: DocuSigned by: Shasta Pellam 6BD97A03165D4E0... **Date:** 6/30/2025

No comment at this time

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Signed by: 8B57D0CE8F2F4B5... Date: 6/26/2025

No comment at this time.

Fire Department: Reviewed by:  Signed by: F7031F118E6A5F... Date: 6/24/2025

Nothing to comment at this time.

Police Department: Reviewed by:  Signed by: FFA0BF5A5DC548E... Date: 6/24/2025

no concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Furson

SF12F69D07AE4A9...

 _____ Date: 6/24/2025

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.

School Board: Reviewed by:

DocuSigned by:

Keith Hatcher

90099F1910BC425...

 _____ Date: 6/24/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by:

Signed by:

William Cookin

009DC6991E794BF...

 _____ Date: 6/24/2025

no comment

LAKE CITY GROWTH MANAGEMENT

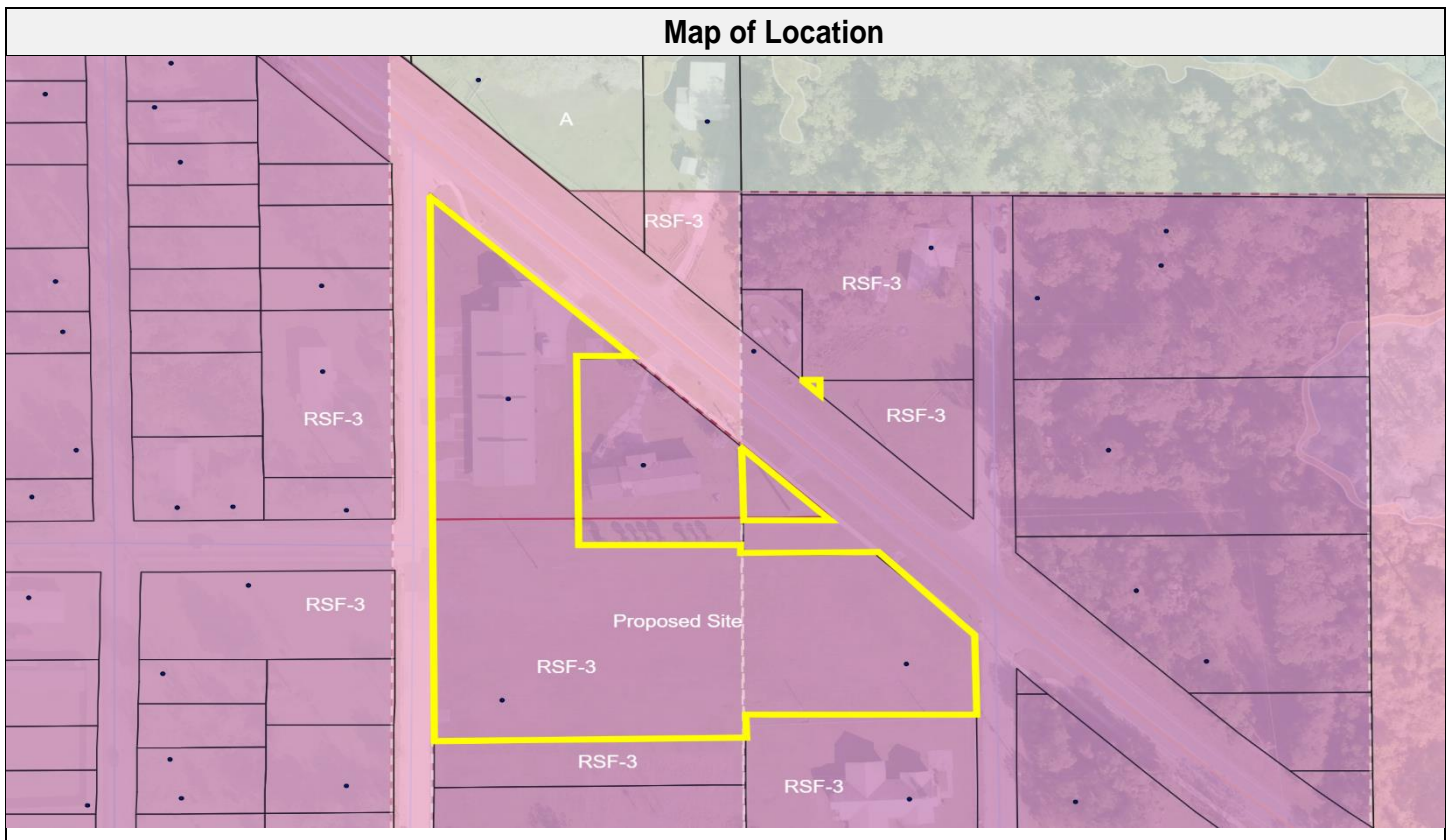
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Carter Acres, CPA 25-06 and Z 25-08
Applicant	Carol Chadwick, PE, agent
Owner	Mary Carter-Douglas
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Medium to Residential High. • Rezoning to change the Official Zoning Atlas from Residential Multi-Family 1 and Residential Single Family 3 to Residential Multi-Family 2.
Hearing Date	08-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 2.42 Acres
Location	
Parcel Number	11174-001
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High
Current Zoning District	Residential Multi-Family 1 to Residential Single Family 3
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential Medium and Ag	RSF-3 and A	Vacant	
E	Residential Medium	RSF-3	Residential	
S	Residential Medium	RSF-3	Residential	
W	Residential Medium	RSF-3	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	6,000 square feet	6,000 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	18 Feet	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	40%
Minimum landscape requirements.	None	15 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Low Co to Commercial and change the Official Zoning Atlas from Residential Low Co to Commercial Intensive.

File Attachments for Item:

vi. CPA 25-07, an application by Carol Chadwick, PE, as agent for Northwest Quadrant Land Trust, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from COMMERCIAL to RESIDENTIAL HIGH on land located on parcel 02463-115.



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.

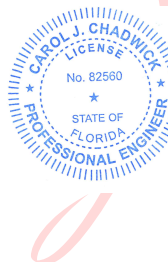
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES. OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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'

PLAY BOOK 6, PAGE 20

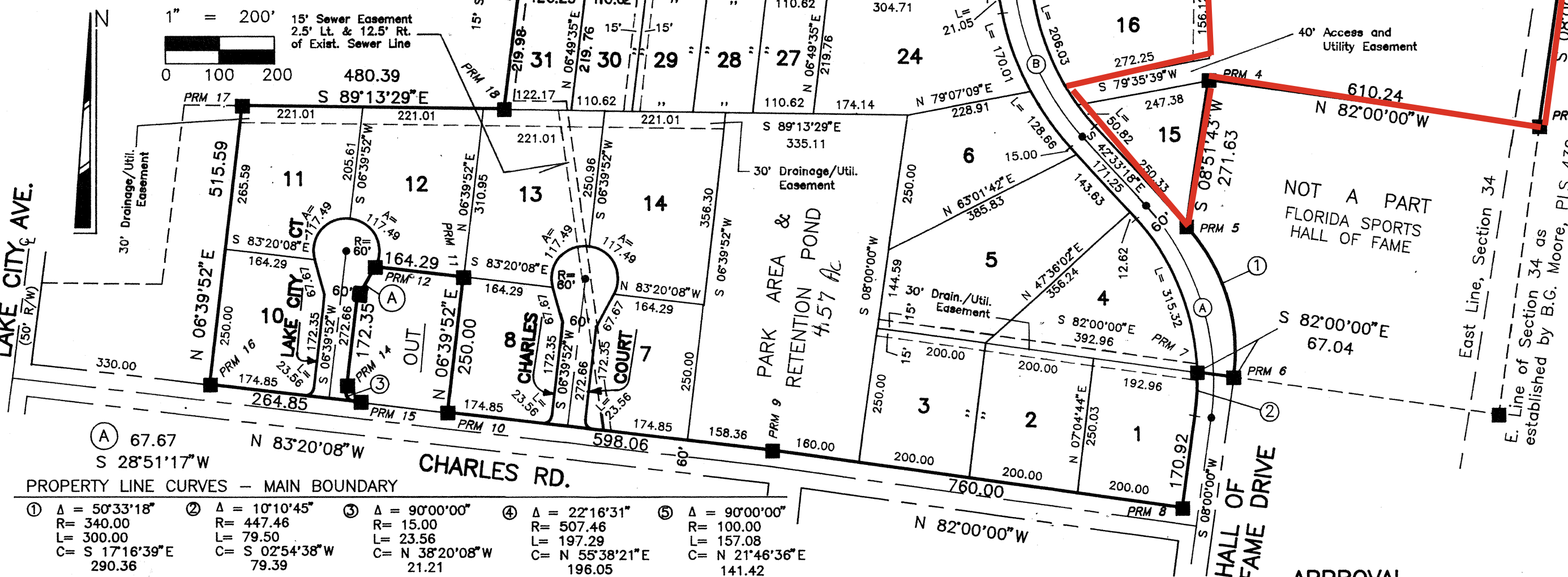
ROAD CENTERLINE CURVES	
(A) R= 477.48 L= 341.84	(D) R= 477.48 L= 95.47
(B) R= 477.46 L= 318.82	(E) R= 477.48 L= 403.8
(C) R= 477.46 L= 92.83	(F) R= 862.30 L= 209.8

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.

DATE: 2 / 14 / 1990

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.

DATE: 01 / 17 / 1998.



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 174.95 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 914.10 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°00'07"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 170.92 feet; thence S.42°02'43"E. 100.00 feet to a point on the Westerly Right-of-Way line of Hill 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 North line of Section 34; thence N.83°20'08"W. 100.00 feet along said Northerly Right-of-Way line 780.00 feet; thence N.83°20'08"W. still along said Northerly Right-of-Way line 598.06 feet; thence N.06°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 15.00 feet to the point of tangency of said curve; 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.88°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. 100.00 feet to the point of tangency of said curve; thence S.89°12'49"E. 409.97 feet to a point on the arc of a curve concave to the Southeast having a radius of 507.48 feet, said curve also having a Chord bearing of N.55°38'21"E.; thence Northerly along the arc of said curve 129.27 feet to the point of tangency of said curve; thence N.66°48'36"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°48'36"E. 60.00 feet to the POINT OF BEGINNING.

- 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.

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: 12/20/19

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.

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

FIRST MORTGAGEE

Harvey D. Devane Witness

SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION

SIGNED: _____
Thomas F. Dewey,
Vice-President

Witness
_____ Patricia A. Buckles
Witness

STATE OF FLORIDA, COUNTY OF COLUMBIA
The Dedication hereon was acknowledged before me this 28th day of Dec, 1987
by Daniel Crapps, Trustee of Northwest Quadrant Land Trust, with his seal affixed hereto.

SIGNED: [Signature]
NOTARY PUBLIC, State of Florida at Large
My Commission Expires: 12/31/2008

STATE OF FLORIDA, COUNTY OF Columbia
The Dedication hereon was acknowledged before me this 25th day of Dec, 1922
by Charles A. and Harvey D. Devane, as first mortgagees, with thier seals affixed hereto.

SIGNED: Don J. Newell
 NOTARY PUBLIC, State of Florida at Large
 My Commission Expires: 4/2/92

STATE OF FLORIDA, COUNTY OF MARION
The Dedication hereon was acknowledged before me this 22 day of Dec., 1987,
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: 6-30-90

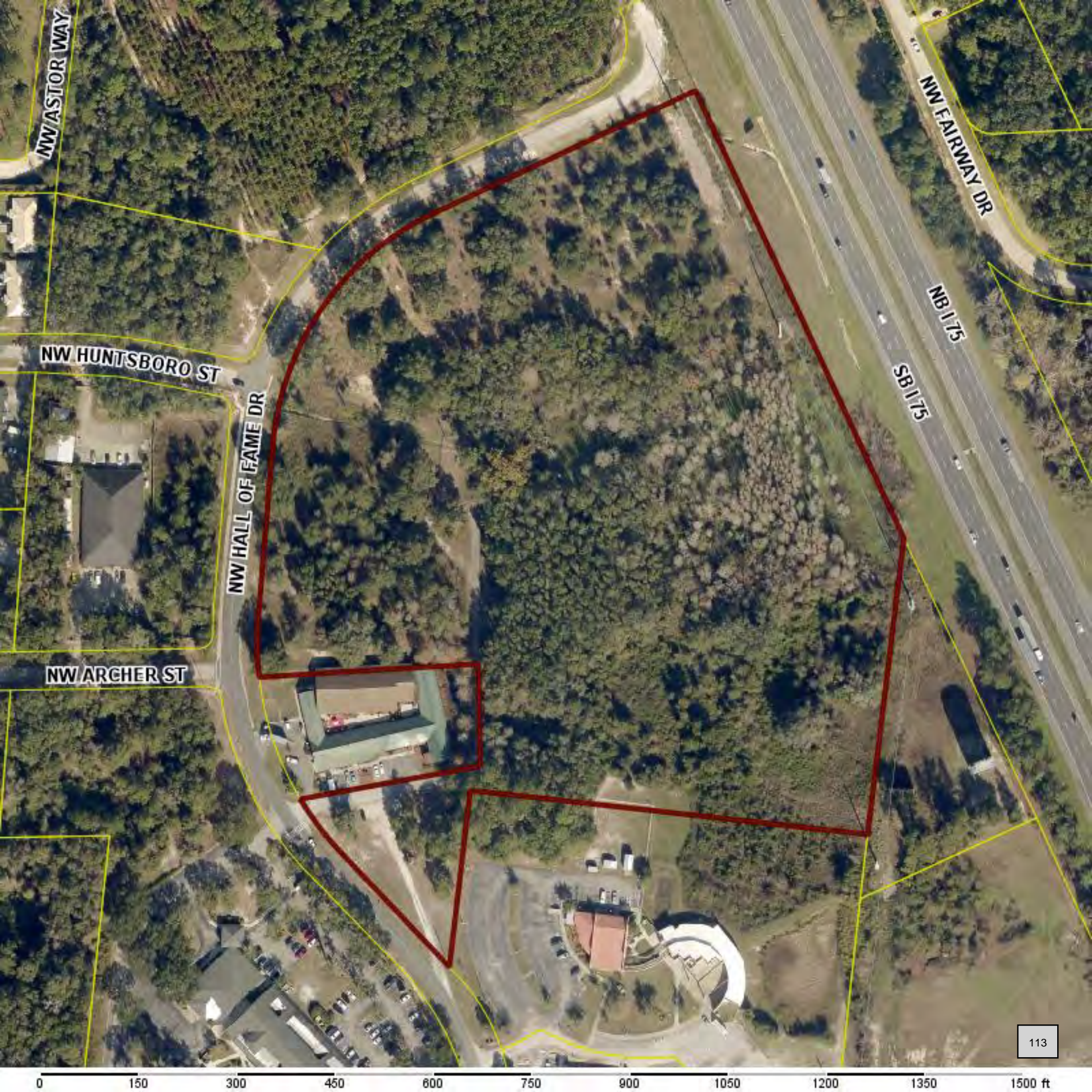
THIS PLAT having been approved by the City Council of the City of Lake City,
Florida is accepted for files this _____ day of _____, 19____ in
Plat Book No. _____, Page No. _____.

SIGNED: P. Dewitt Coon
Clerk of Circuit Court,
Columbia County, Florida

SHEET 1 OF 1

CAD FILE: GATE-R
W.O. No. 87-492

Donald F. Lee and Associates, Inc.
LAKE CITY, FLORIDA PH: (904)755-6166



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

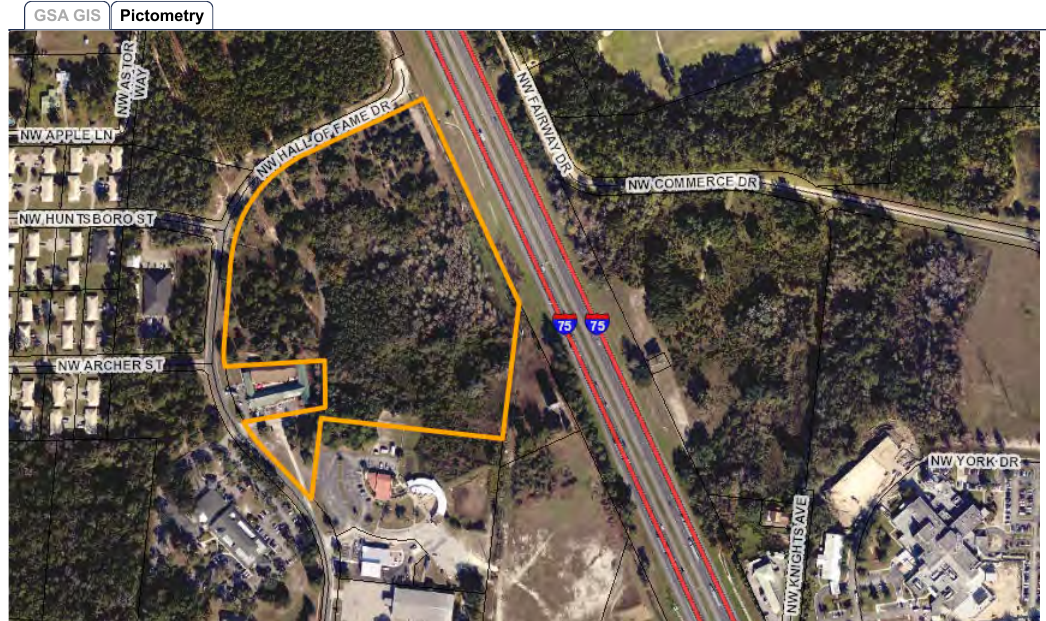
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

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

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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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 5/20/2025
Owner Signature (Notarized) Date

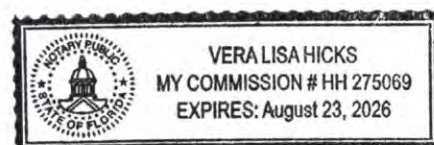
NOTARY INFORMATION:

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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PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



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

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomason 702DCA19A33847... **Date:** 7/3/2025

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo 7007ED33388E8E... **Date:** 7/1/2025

The property is contiguous to a RMF-2 zoning district.

Business License: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 6/25/2025

Nothing to note

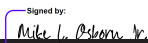
Code Enforcement: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 6/25/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by: Ivy Franco ED08FBFE7127498... **Date:** 6/25/2025

No comments at this time.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by:  **Date:** 7/1/2025

No comments at this time

Sewer Department: Reviewed by:  **Date:** 6/25/2025

No comment at this time

Gas Department: Reviewed by:  **Date:** 7/2/2025

No comment at this time.

Water Distribution/Collection: Reviewed by:  **Date:** 6/30/2025

we need to look into this a little more on sewer side, will need all water and sewer gpd usage. i not sure liftstaion will hold with out upgrades

Customer Service: Reviewed by:  **Date:** 6/30/2025

A tap application and utility plans would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service, utility plans, and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: Signed by: Steve Brown 8B6700C83F2F4B5... **Date:** 7/2/2025

No comment at this time.

Fire Department: Reviewed by: Signed by: R. L. Douglas F7031F118E648F... **Date:** 6/25/2025

Nothing to comment at this time.

Police Department: Reviewed by: Signed by: Andy Miles FFA8B7A8DEB48E... **Date:** 6/25/2025

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?

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Furrow SF12F69007AE4A9... **Date:** 6/27/2025

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: Reviewed by: DocuSigned by: Keith Hatcher 5005917410A0C425... **Date:** 6/25/2025

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).

County Engineer: Reviewed by: DocuSigned by: Chad Williams 25A8772C1E2B7410... **Date:** 7/1/2025

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: Signed by: William Goodin 0090C0991E794BF... **Date:** 6/25/2025

no comment

LAKE CITY GROWTH MANAGEMENT

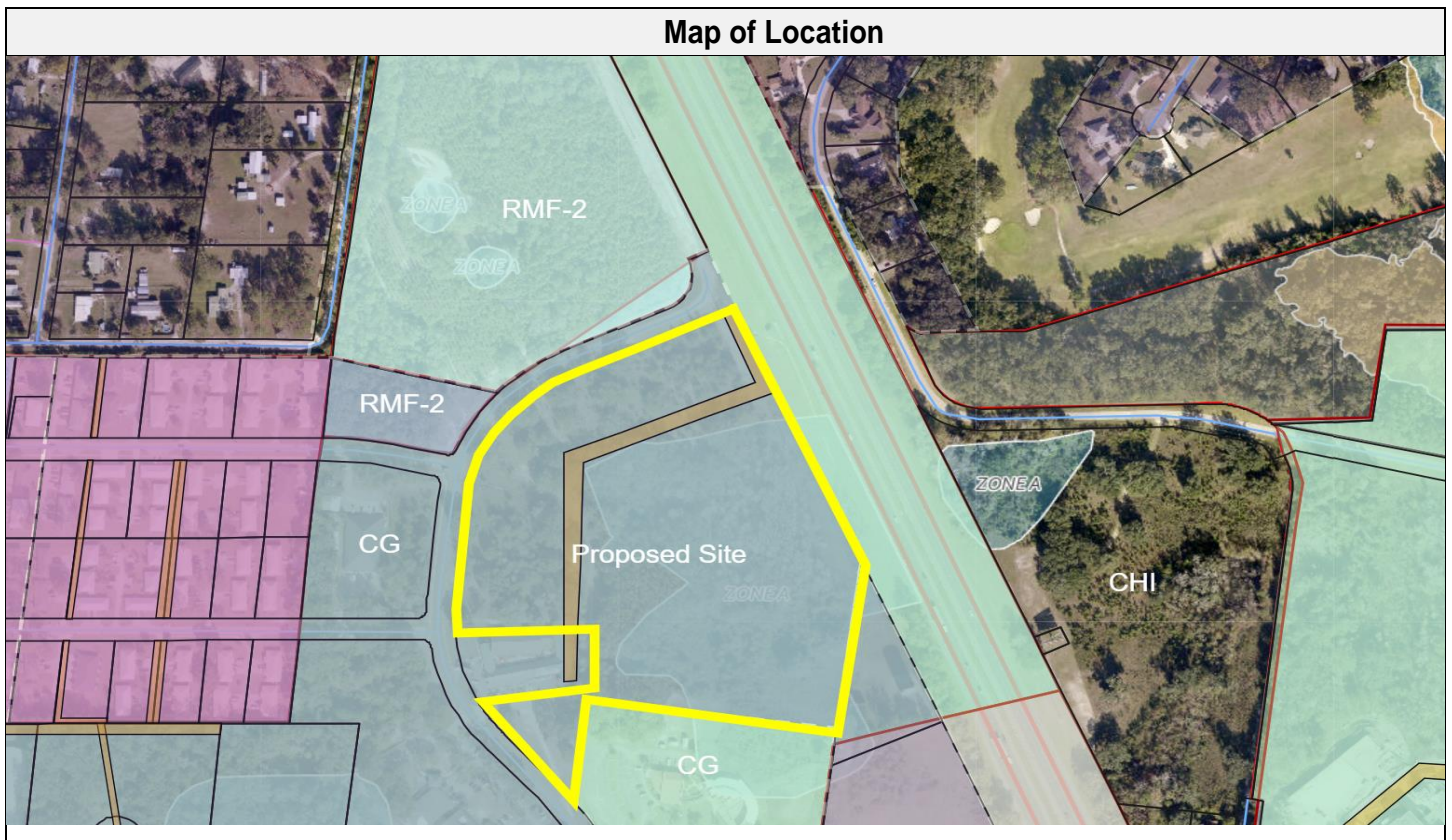
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Northwest Quadrant Land Trust, CPA 25-07 and Z 25-09
Applicant	Carol Chadwick, PE, agent
Owner	Northwest Quadrant Land Trust
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Commerical to Residential High. • Rezoning to change the Official Zoning Atlas from Commercial General to Residential Multi-Family 2.
Hearing Date	08-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 18.75 Acres
Location	
Parcel Number	02463-115
Future Land Use	Commercial
Proposed Future Land Use	Residential High
Current Zoning District	Commercial General
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential High	RMF-2	Vacant	
E	Highway Interchange	CHI	Vacant	
S	Commercial	CG	Public	
W	Commercial	CG	Office	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	6,000 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 Feet	18 Feet
Max square footage of signs.	1.5 SQFT times lot frontage	1.5 SQFT times lot frontage
Lot coverage of all buildings.	1.0	1.0
Minimum landscape requirements.	None	15 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Commercial to Residential High and change the Official Zoning Atlas from Commercial to Residential Multi-Family 2.

File Attachments for Item:

vii. Z 25-09, an application by Carol Chadwick, PE, as agent for Northwest Quadrant Land Trust, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COMMERCIAL GENERAL (CG) to RESIDENTIAL MULTI-FAMILY 2 (RMF-2) on property located on parcel 02463-115.



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

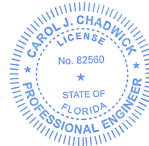
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an 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

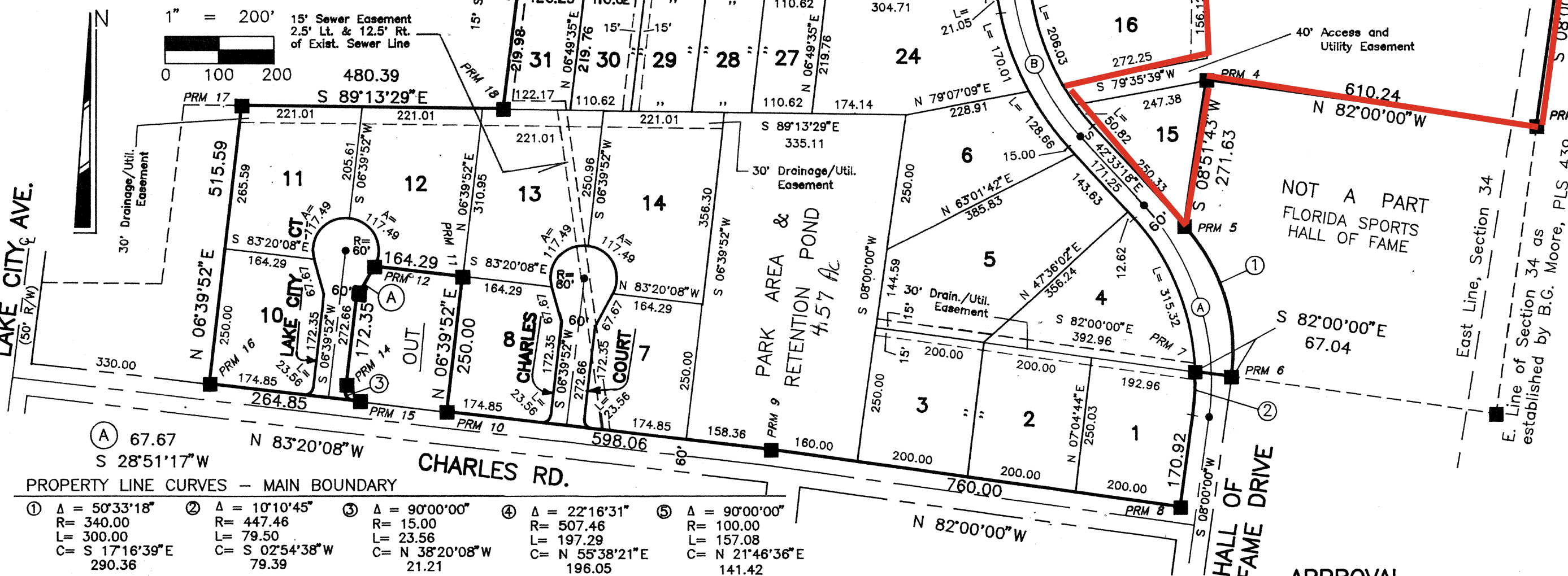
DATE: 2/14/1990

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 | 340.00 |
| 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 | 100.00 |

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 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.

NORTHWEST QUADRANT LAND TRUST

SIGNED: Daniel Crapps
Daniel Crapps, Trustee

FIRST MORTGAGEE

SIGNED: Charles A. Devane
Charles A. Devane

SECOND MORTGAGEE - MID-STATE FEDERAL SAVINGS & LOAN ASSOCIATION

SIGNED: Thomas F. Dewey
Thomas F. Dewey, Vice-President

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. Dewey
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. Dewey
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, 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. 25, Page No. 25.

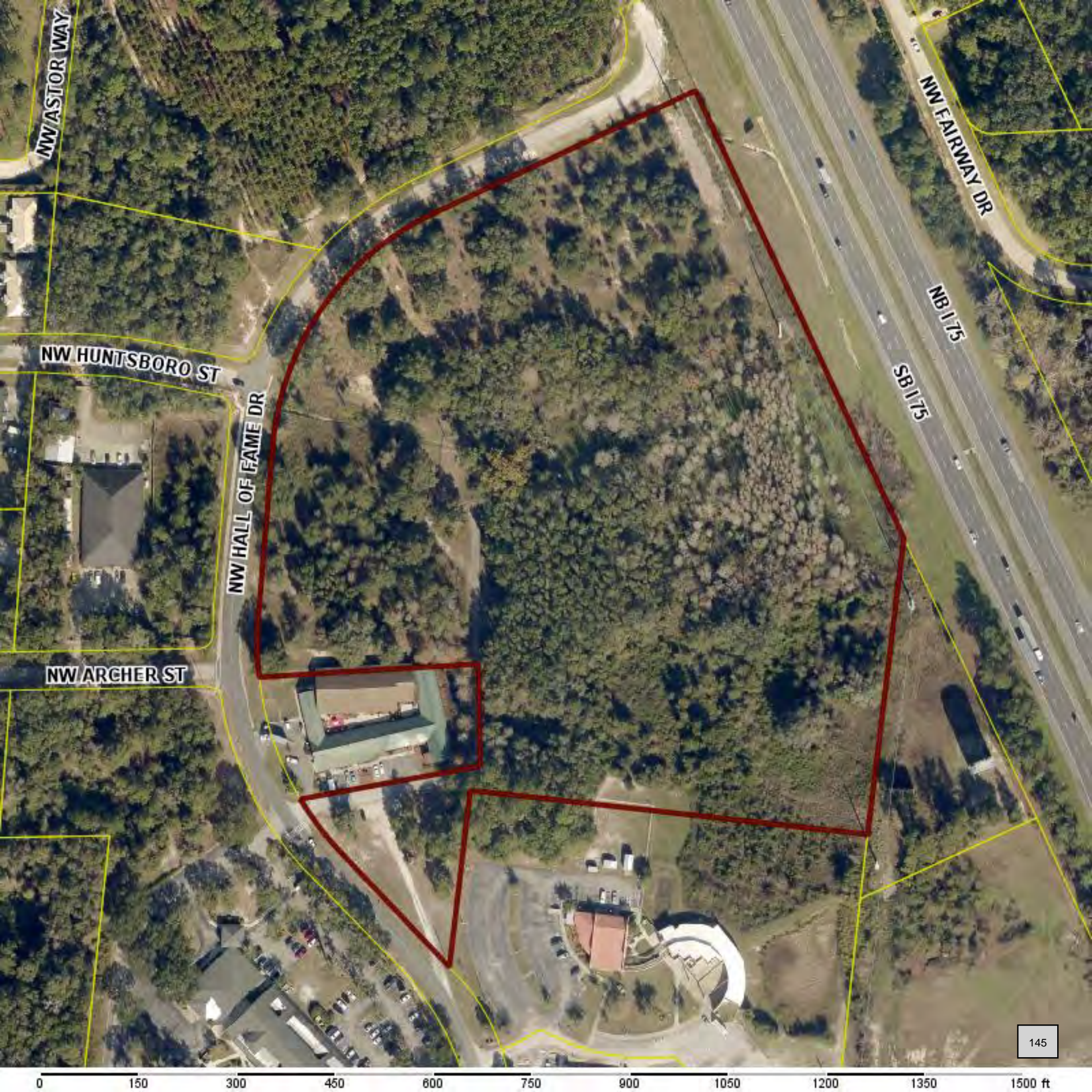
SIGNED: Don F. Lee
Clerk of Circuit Court,
Columbia County, Florida

SHEET 1 OF 1

CAD FILE: GATE-R
W.O. No. 37-492

Donald F. Lee and Associates, Inc.
LAKE CITY, FLORIDA PH: (904)755-6166

90-04552
6 25



NW ASTOR WAY

NW FAIRWAY DR

NW HUNTSBORO ST

NB I 75
SB I 75

NW HALL OF FAME DR

NW ARCHER ST

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

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:

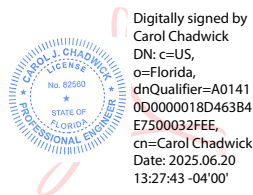
- i. The need and justification for the change.

- 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

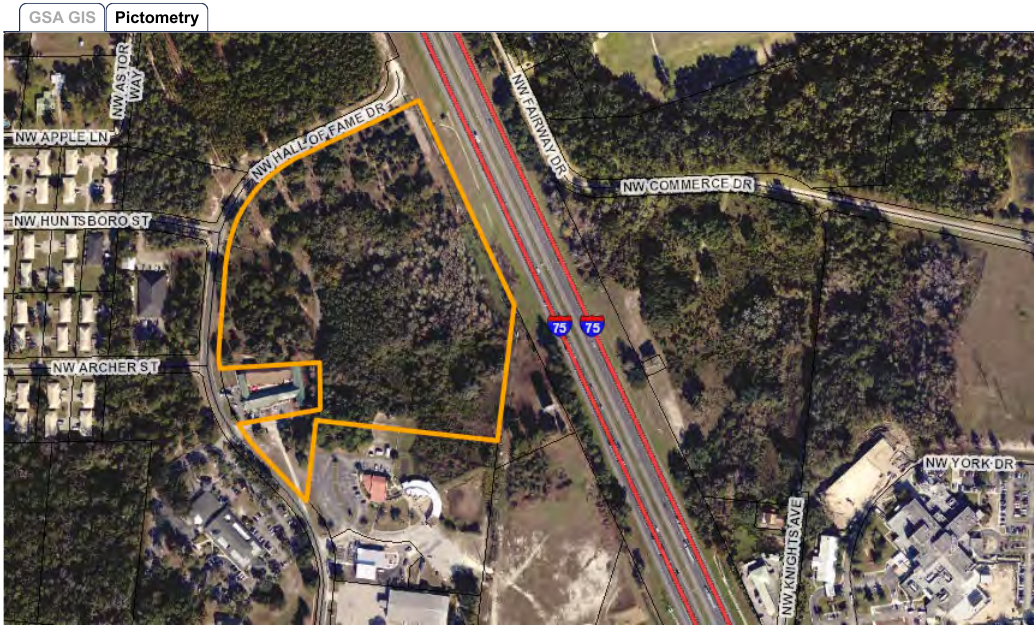
CRAPPS DANIEL AS TRUSTEE
291 NW MAIN BLVD
LAKE CITY, FL 32055

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

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

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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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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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 5/20/2025
Owner Signature (Notarized) Date

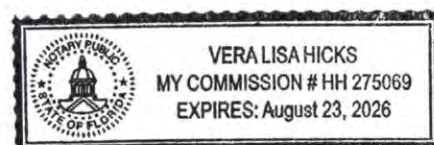
NOTARY INFORMATION:

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

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by: Signed by: Scott Thomason 702DC16933847... **Date:** 7/3/2025

No comments at this time

Planning and Zoning: Reviewed by: DocuSigned by: Robert Angelo 7007ED33388E8E... **Date:** 7/1/2025

The property is contiguous to a RMF-2 zoning district.

Business License: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 6/25/2025

Nothing to note

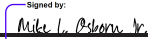
Code Enforcement: Reviewed by: Signed by: Marshall Sosa EBB18D144D974CD... **Date:** 6/25/2025

No liens, codes or violations

Permitting: Reviewed by: Signed by: Ivy Franco ED08FBFE7127498... **Date:** 6/25/2025

No comments at this time.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by:  **Date:** 7/1/2025

No comments at this time

Sewer Department: Reviewed by:  **Date:** 6/25/2025


No comment at this time

Gas Department: Reviewed by:  **Date:** 7/2/2025

No comment at this time.

Water Distribution/Collection: Reviewed by:  **Date:** 6/30/2025

we need to look into this a little more on sewer side, will need all water and sewer gpd usage. i not sure liftstaion will hold with out upgrades

Customer Service: Reviewed by:  **Date:** 6/30/2025

A tap application and utility plans would need to be submitted in order to apply for water, sewer, and/or natural gas services. This response does not represent the City of Lake City's commitment to or reservation of capacity. In accordance with the City of Lake City's policies and procedures, commitment to serve is made only upon the City of Lake City's approval of your application for service, utility plans, and receipt of your payment for all applicable fees.

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by: Signed by: Steve Brown 8B6700C83F2F4B5... **Date:** 7/2/2025

No comment at this time.

Fire Department: Reviewed by: Signed by: Kit Douglas F7031F118E648F... **Date:** 6/25/2025

Nothing to comment at this time.

Police Department: Reviewed by: Signed by: Andy Miles FFA8B7A8DEB48E... **Date:** 6/25/2025

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?

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ **Date:** _____

Suwannee River Water Management: Reviewed by: Signed by: Sara Furrow SF12F69007AE4A9... **Date:** 6/27/2025

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: Reviewed by: DocuSigned by: Keith Hatcher 5005301F19108C425... **Date:** 6/25/2025

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).

County Engineer: Reviewed by: DocuSigned by: Chad Williams 25A8772C1E18B7F41E... **Date:** 7/1/2025

No issues were identified by this office at this time. This comment is provided by the County Engineer based only on the information contained in the application provided. This response does not constitute the engineer's professional opinion with respect to the project and does not constitute approval of any committee or board for Columbia County. Such opinions and approvals, if any, shall be as provided by County code or regulations.

County Planner: Reviewed by: Signed by: William Goodin 0090C0991E794BF... **Date:** 6/25/2025

no comment

LAKE CITY GROWTH MANAGEMENT

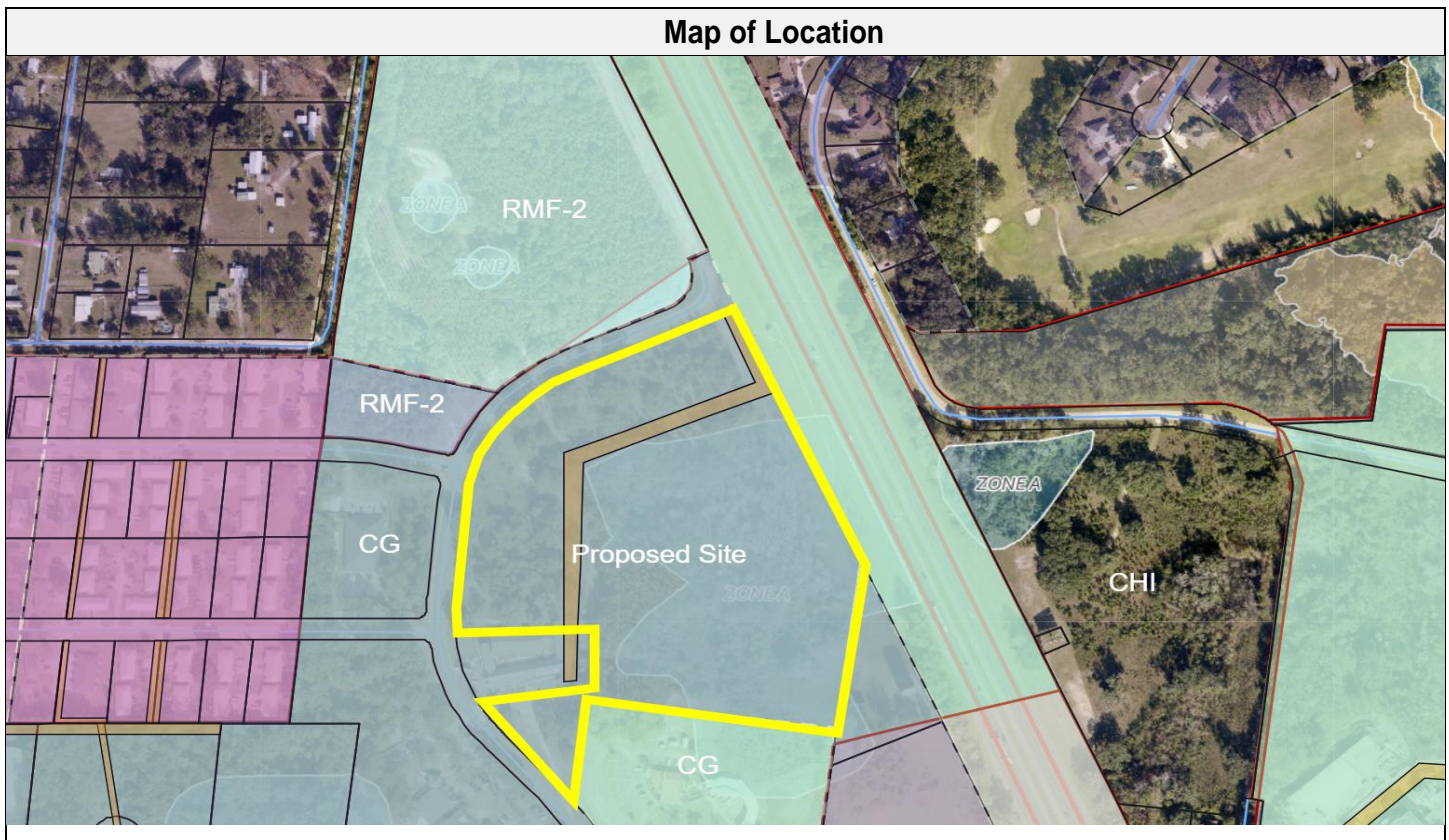
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Northwest Quadrant Land Trust, CPA 25-07 and Z 25-09
Applicant	Carol Chadwick, PE, agent
Owner	Northwest Quadrant Land Trust
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Commerical to Residential High. • Rezoning to change the Official Zoning Atlas from Commercial General to Residential Multi-Family 2.
Hearing Date	08-12-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 18.75 Acres
Location	
Parcel Number	02463-115
Future Land Use	Commercial
Proposed Future Land Use	Residential High
Current Zoning District	Commercial General
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X and A Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential High	RMF-2	Vacant	
E	Highway Interchange	CHI	Vacant	
S	Commercial	CG	Public	
W	Commercial	CG	Office	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	None	6,000 square feet
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-20, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	35 Feet	18 Feet
Max square footage of signs.	1.5 SQFT times lot frontage	1.5 SQFT times lot frontage
Lot coverage of all buildings.	1.0	1.0
Minimum landscape requirements.	None	15 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Commercial to Residential High and change the Official Zoning Atlas from Commercial to Residential Multi-Family 2.

File Attachments for Item:

viii. CPA 25-08, an application by Travis Covington, PE, as agent for John and Cassandra Wheeler, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL MODERATE to COMMERCIAL on land located on parcel 13991-000.



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

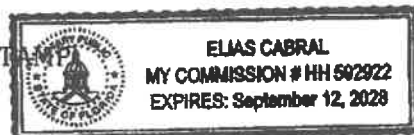
7/9/25

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)



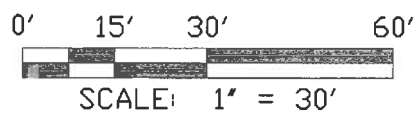
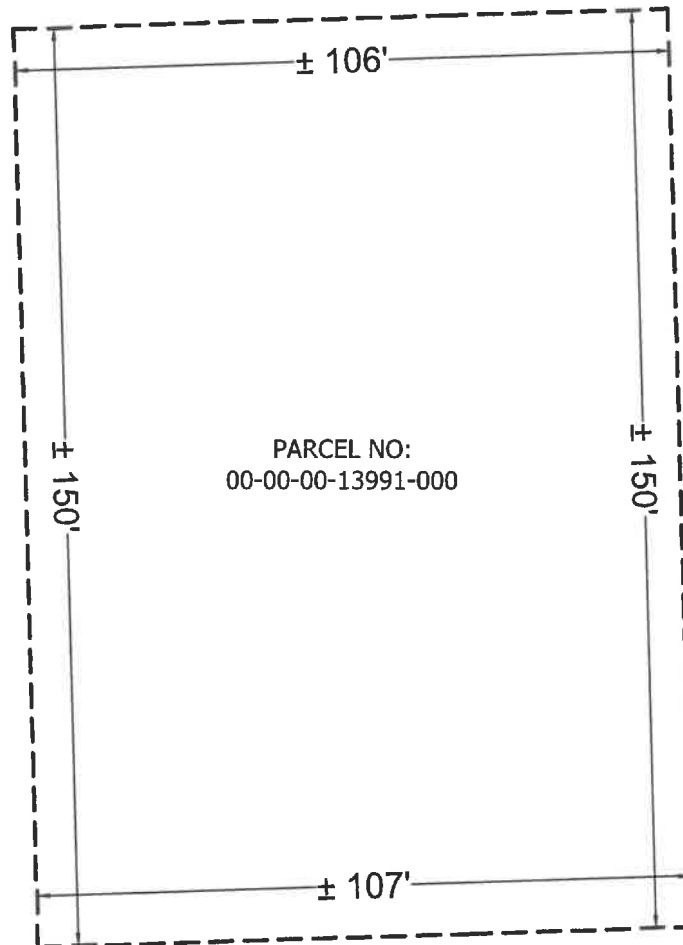
[Signature]
Signature of Notary

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."

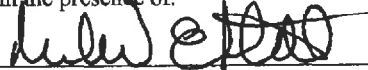
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

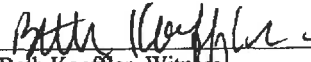
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons 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

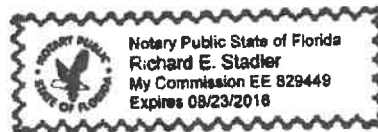

Beth Koeffler, Witness

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 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
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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



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

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by:  Date: 7/30/2025


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 and Zoning: Reviewed by:  Date: 8/4/2025

This property is contiguous to a commercial general zoning district.

Business License: Reviewed by:  Date: 8/1/2025

No comments at this time.

Code Enforcement: Reviewed by:  Date: 8/4/2025

No liens, codes or violations on property

Permitting: Reviewed by:  Date: 8/1/2025

All old permits closed. No other comments.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 896C03544814E3... Date: 7/29/2025

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.

Sewer Department: Reviewed by: DocuSigned by: Cody Priskren DB4D1EF55AD245B... Date: 7/30/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown 6B3700CEB72F4B5... Date: 8/4/2025

No comment.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F598ED01257B4F8... Date: 8/4/2025

no comment

Customer Service: Reviewed by: _____ Date: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 8/4/2025

No comment.

Fire Department: Reviewed by:  Date: 7/31/2025

No comment at this time.

Police Department: Reviewed by:  Date: 7/29/2025

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Ferson

SF12F69097AE4A9...

 _____ Date: 7/30/2025

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.AC. 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.

School Board: Reviewed by:

Signed by:

Keith Hatcher

02A8809F6190C42B...

 _____ Date: 7/29/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____

LAKE CITY GROWTH MANAGEMENT

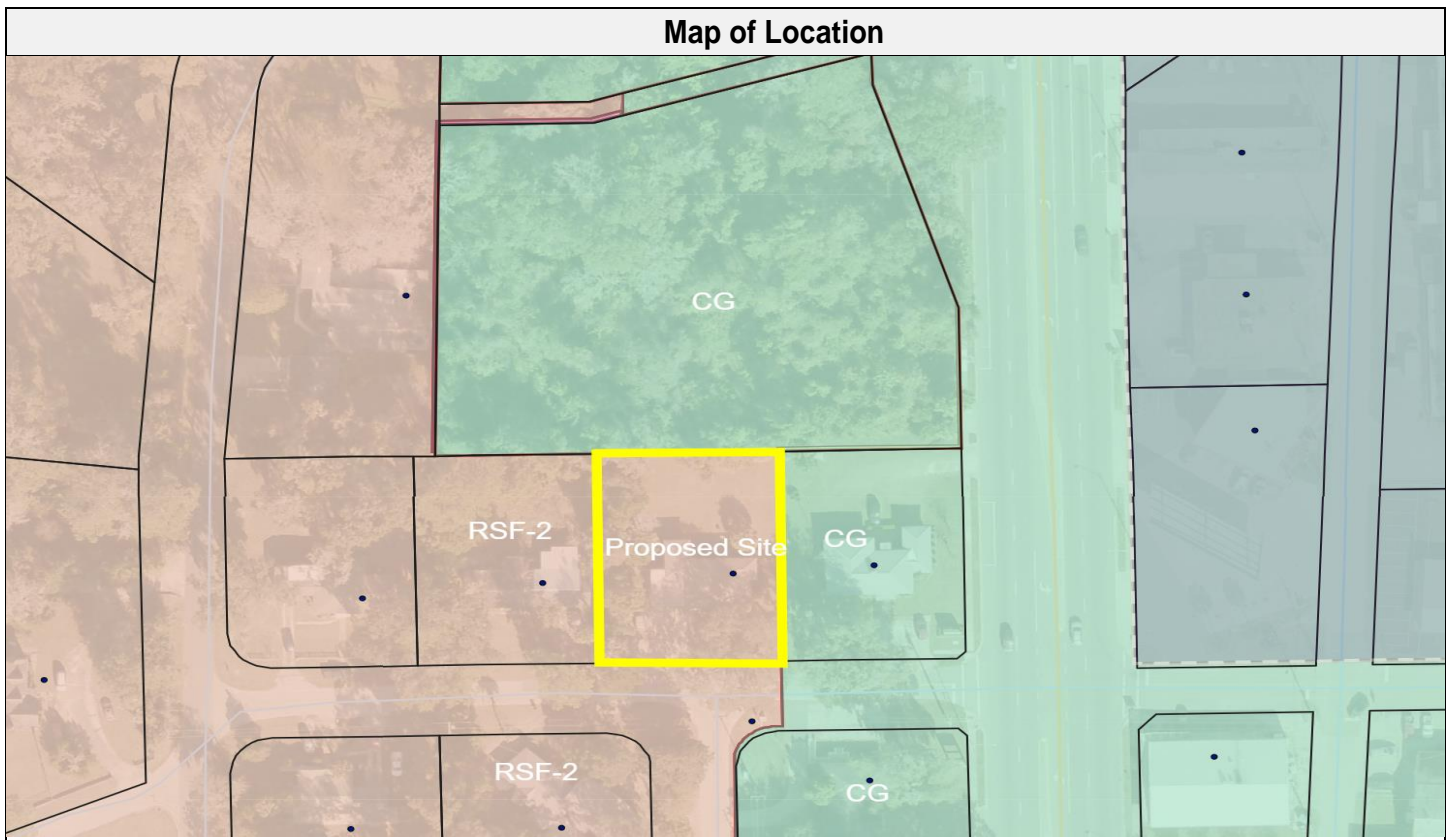
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Wheeler, CPA 25-08 and Z 25-10
Applicant	Travis Covington, PE, agent
Owner	John and Casandra Wheeler
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Moderate to Commercial. • Rezoning to change the Official Zoning Atlas from Residential Single Family 2 to Commercial General.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

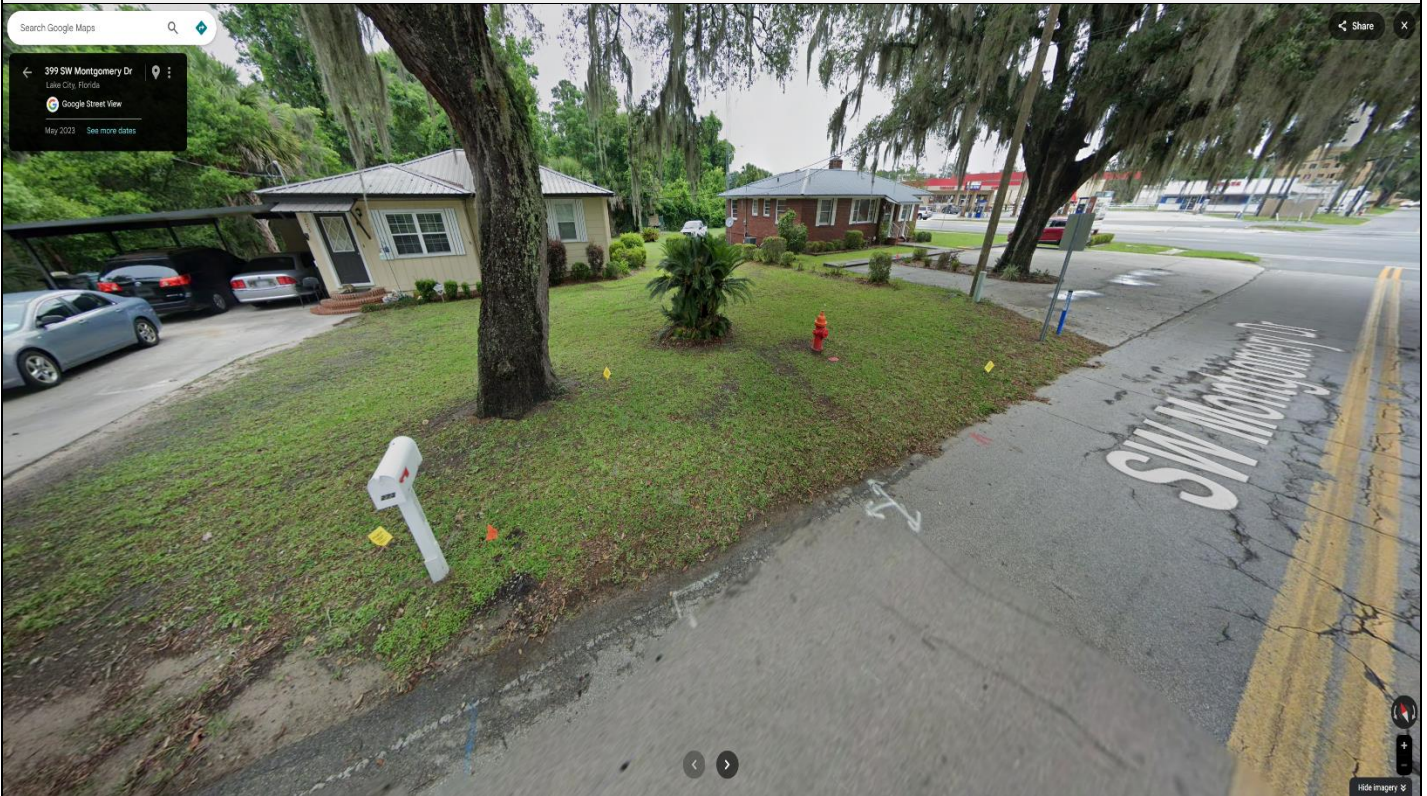
Subject Property Information	
Size	+/- 0.365 Acres
Location	273 SW Montgomery Dr
Parcel Number	13991-000
Future Land Use	Residential Moderate
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single-Family 2
Proposed Zoning	Commercial General
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Vacant	
E	Commercial	CG	Office	
S	Road	NA	Road	
W	Residential Moderate	RSF-2	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	10,000 square feet	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-25, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	18 Feet	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Moderate to Commercial and change the Official Zoning Atlas from Residential Single Family 2 to Commercial General.

File Attachments for Item:

ix. Z 25-10, an application by Travis Covington, PE, as agent for John and Cassandra Wheeler, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from RESIDENTIAL SINGLE FAMILY 2 (RSF-2) to COMMERCIAL GENERAL (CG) on property located on parcel 13991-000.



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]

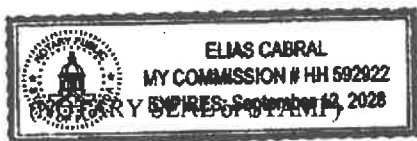
Applicant/Agent Signature

7/9/25

Date

STATE OF FLORIDA
COUNTY OF Columbia

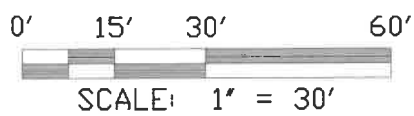
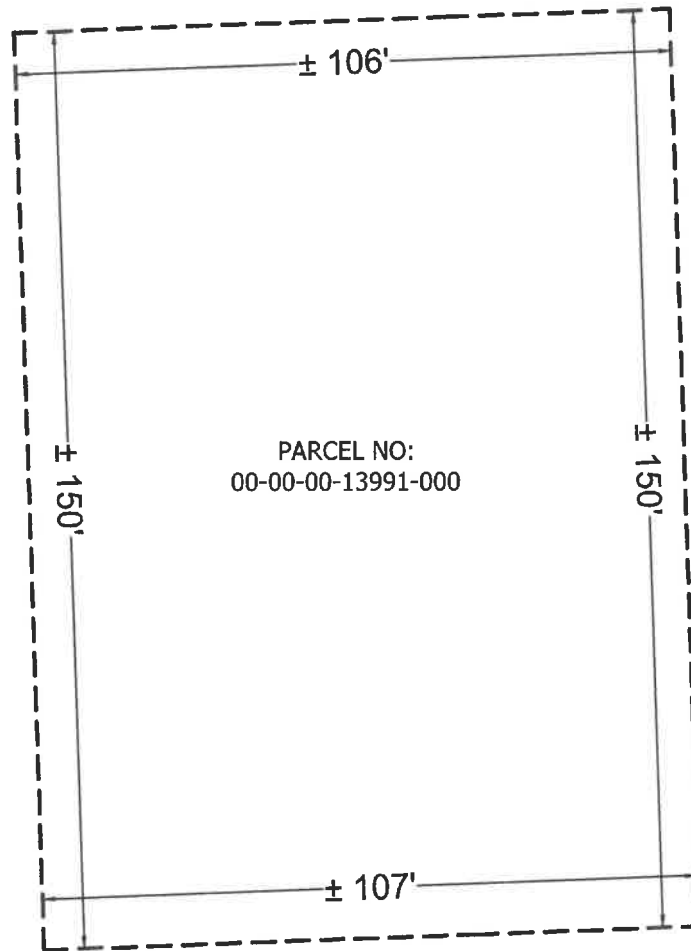
The foregoing instrument was acknowledged before me this 9th day of July, 2025, by (name of person acknowledging):



[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."

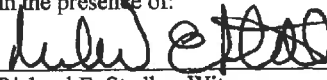
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

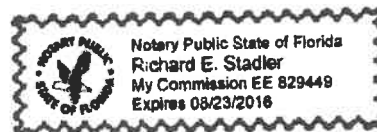

VICTORIA S. LANG, TRUSTEE

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

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



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

Growth Management – Building Department, Planning and Zoning, Code Enforcement, Permitting

Building Department: Reviewed by:  **Date:** 7/30/2025

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 and Zoning: Reviewed by:  **Date:** 8/4/2025

This property is contiguous to a commercial general zoning district.

Business License: Reviewed by:  **Date:** 8/1/2025

No comments at this time.

Code Enforcement: Reviewed by:  **Date:** 8/4/2025

No liens, codes or violations on property

Permitting: Reviewed by:  **Date:** 8/1/2025

All old permits closed. No other comments.

Utilities – Water, Sewer, Gas, Water Distribution/Collections, Customer Service

Water Department: Reviewed by: Signed by: Mike L. Osborn Jr. 89ED03544814E3... Date: 7/29/2025

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.

Sewer Department: Reviewed by: DocuSigned by: Cody Priskren DB4D1EF55AD245B... Date: 7/30/2025

Sewer plant has capacity

Gas Department: Reviewed by: Signed by: Steve Brown 6B3700CEB72F4B5... Date: 8/4/2025

No comment.

Water Distribution/Collection: Reviewed by: Signed by: Brian Scott F59BE061257B4F8... Date: 8/4/2025

no comment

Customer Service: Reviewed by: _____ Date: _____

Public Safety – Public Works, Fire Department, Police Department

Public Works: Reviewed by:  Date: 8/4/2025

No comment.

Fire Department: Reviewed by:  Date: 7/31/2025

No comment at this time.

Police Department: Reviewed by:  Date: 7/29/2025

No concerns at this time

Please provide separate pages for comments that will not fit in provided spaces and please label the pages for your department and for the project.

State and County- FDOT, Suwannee River Water Management, School Board, Columbia County

FDOT: Reviewed by: _____ Date: _____

Suwannee River Water Management: Reviewed by:

Signed by:

Sara Ferson

SF12F69097AE4A9...

 _____ Date: 7/30/2025

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.AC. 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.

School Board: Reviewed by:

Signed by:

Keith Hatcher

G2AB89FE198C42B...

 _____ Date: 7/29/2025

No comments at this time.

County Engineer: Reviewed by: _____ Date: _____

County Planner: Reviewed by: _____ Date: _____

LAKE CITY GROWTH MANAGEMENT

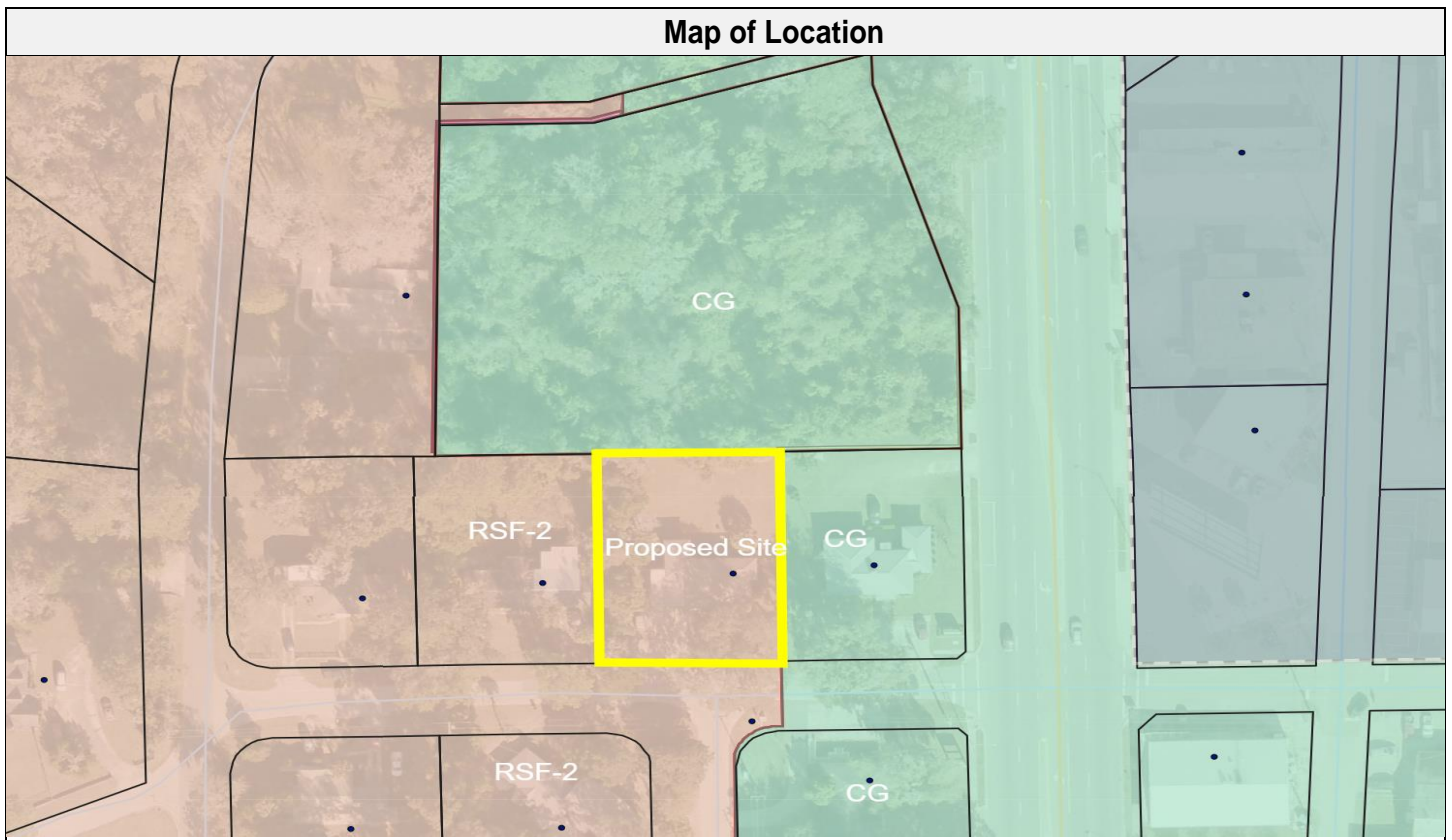
STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Wheeler, CPA 25-08 and Z 25-10
Applicant	Travis Covington, PE, agent
Owner	John and Casandra Wheeler
Requested Action	<ul style="list-style-type: none"> • Comp Plan Amendment to change the FLUM from Residential Moderate to Commercial. • Rezoning to change the Official Zoning Atlas from Residential Single Family 2 to Commercial General.
Hearing Date	09-09-2025
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

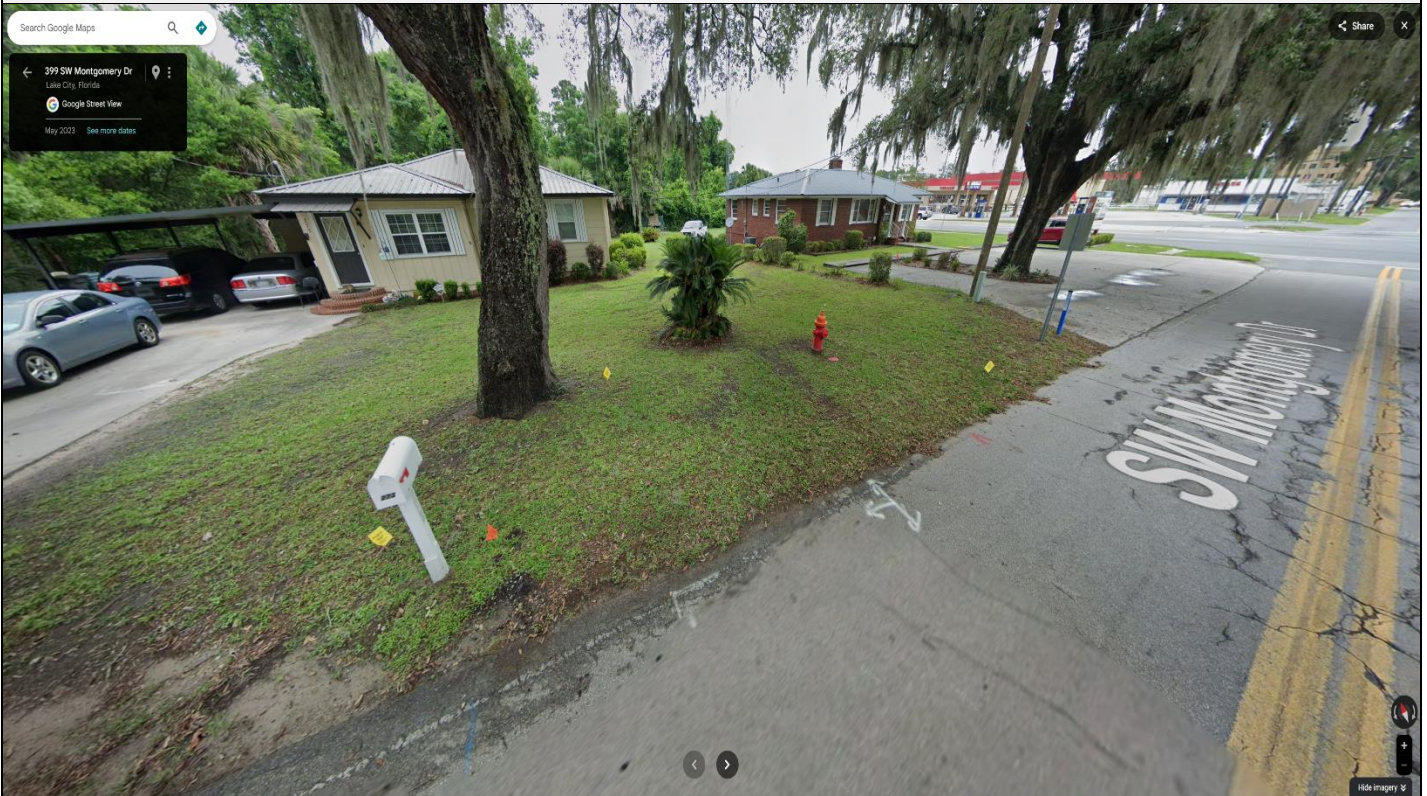
Subject Property Information	
Size	+/- 0.365 Acres
Location	273 SW Montgomery Dr
Parcel Number	13991-000
Future Land Use	Residential Moderate
Proposed Future Land Use	Commercial
Current Zoning District	Residential Single-Family 2
Proposed Zoning	Commercial General
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Commercial	CG	Vacant	
E	Commercial	CG	Office	
S	Road	NA	Road	
W	Residential Moderate	RSF-2	Residential	

Zoning Review		
Zoning Requirements	Current Zoning	Proposed Zoning
Minimum lot requirements.	10,000 square feet	None
Minimum yard requirements (setbacks) Front-Each Side-Rear.	F-25, S-10, R-15	F-20, S-10, R-15
Are any structure within 35 feet of a wetland?	NA	NA
Max height of signs.	18 Feet	18 Feet
Max square footage of signs.	NA	1.5 SQFT times lot frontage
Lot coverage of all buildings.	40%	1.0
Minimum landscape requirements.	None	20 feet if abutting a residential district or none if not.
Minimum number of parking spaces.	It depends on the permitted use.	It depends on the permitted use.
Minimum number of ADA parking spaces.	1 Space for every 25 up to 100	1 Space for every 25 up to 100
Parking space size requirement.	10x20	10x20
ADA parking space size.	12x20 with 5x20 access aisle	12x20 with 5x20 access aisle.



Picture of Location



Summary of Request

The applicant has petitioned to change the FLUM from Residential Moderate to Commercial and change the Official Zoning Atlas from Residential Single Family 2 to Commercial General.