



## 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: ClearySky - Sanders Trust
2. Address of Subject Property: SW Real Terrace
3. Parcel ID Number(s): 02579-002
4. Existing Future Land Use Map Designation: Columbia County Commercial
5. Proposed Future Land Use Map Designation: City of Lake City Commercial
6. Zoning Designation: Columbia County Commercial, Intensive ("CO CI")
7. Acreage: +/-2.00
8. Existing Use of Property: Vacant
9. Proposed use of Property: Medical Treatment Facility

### B. APPLICANT INFORMATION

1. Applicant Status                      ☐ Owner (title holder)                      ☒ Agent
2. Name of Applicant(s): Brandon M. Stubbs                      Title: Senior Planner  
Company name (if applicable): North Florida Professional Service  
Mailing Address: P.O. Box 3823  
City: Lake City                      State: FL                      Zip: 32056  
Telephone: (386)752-4675                      Fax: ( )                      Email: bstubbs@nfps.net

**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 Blvd  
City: Lake City                      State: FL                      Zip: 32025  
Telephone: ( )                      Fax: ( )                      Email:

**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: The Sanders Trust  
If yes, is the contract/option contingent or absolute:    ☒ Contingent    ☐ Absolute
2. Has a previous application been made on all or part of the subject property? ☐ Yes    ☒ No  
Future Land Use Map Amendment:    ☐ Yes \_\_\_\_\_    ☒ No \_\_\_\_\_  
Future Land Use Map Amendment Application No. \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes \_\_\_\_\_ ☒ No \_\_\_\_\_  
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. \_\_\_\_\_  
Variance: ☐ Yes \_\_\_\_\_ ☒ No \_\_\_\_\_  
Variance Application No. \_\_\_\_\_  
Special Exception:    ☐ Yes \_\_\_\_\_    ☒ No \_\_\_\_\_  
Special Exception Application No. \_\_\_\_\_

**D. ATTACHMENT/SUBMITTAL REQUIREMENTS**

1. Boundary Sketch or Survey with bearings and dimensions.
2. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
3. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is required.
4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
6. Proof of Ownership (i.e. deed).
7. Agent Authorization Form (signed and notarized).
8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
9. Fee. The application fee for a Comprehensive Plan Amendment is as follows:
  - a. Small Scale Comprehensive Plan Amendment (10 Acres or less) = \$750.00
  - b. Large Scale Comprehensive Plan Amendment (More Than 10 Acres) = \$1,500.00 or actual city cost
  - c. Text Amendment to the Comprehensive Plan = \$750.00

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

## NOTICE TO APPLICANT

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

A total of 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.

Brandon M. Stubbs

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

8-14-23

Date

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of Aug, 2023, by (name of person acknowledging).

(NOTARY SEAL or STAMP)



[Signature]

Signature of Notary

Megan M. Carter

Printed Name of Notary

Personally Known X OR Produced Identification  
Type of Identification Produced

Prepared by and return to:

Rob Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025  
(386) 758-1880  
File No 2023-6944VB

Parcel Identification No 35-3S-16-02579-002

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th day of July, 2023 between **Deborah S. Owens and Guy N.**

**Williams, Successor Co-Trustees of Edna C. Summers Living Trust Dated September 26, 2003**, whose post office address is **1165 NW Blackberry Court, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Real Terrace LLC, a Florida Limited Liability Company**, whose post office address is **1096 SW Main Boulevard, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

*Signed, sealed and delivered  
in our presence:*

Valarie Benz  
WITNESS  
PRINT NAME: Valarie Benz

Melissa Stokes  
WITNESS  
PRINT NAME: Melissa Stokes

Edna C. Summers Living Trust Dated September 26,  
2003

By: Deborah S. Owens  
Deborah S. Owens, Successor Co-Trustee

By: Guy N. Williams  
Guy N. Williams, Successor Co-Trustee

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ( ) online notarization this 24th day of July, 2023, Deborah S. Owens and Guy N. Williams, Successor Co-Trustees of Edna C. Summers Living Trust Dated September 26, 2003, who is/are personally known to me or has/have produced FL Drivers License as identification.

Valarie Benz  
Signature of Notary Public



## Exhibit "A"

**DESCRIPTION:**

COMMENCE AT THE SE CORNER OF LOT 5 OF LAKE HARRIS FRAMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.86°28'21"W., 32.52 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE CONTINUE S.86°28'21"W., 265.76 FEET; THENCE N.05°53'00"E., 348.40 FEET; THENCE S.85°44'26"E., 264.60 FEET TO SAID WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE S.06°19'00"W., ALONG SAID WEST RIGHT-OF-WAY, 312.46 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

<b>Document Number</b>	L23000236967
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	05/15/2023
<b>Effective Date</b>	05/15/2023
<b>State</b>	FL
<b>Status</b>	ACTIVE

### 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

### Annual Reports

**No Annual Reports Filed**

### Document Images

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

[View image in PDF format](#)



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

### AGENT AUTHORIZATION FORM

I, Thomas Eagle, Registered Agent for Real Terrace, LLC. (owner name), owner of property parcel

number 2579-002 (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. Brandon M. Stubbs, NFPS	1.
2. Darin Kilfoyl, NFPS	2.
3. Greg Bailey, P.E., NFPS	3.
4. Megan Carter, NFPS	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.

Thomas Eagle 8-8-23  
Owner Signature (Notarized) Date

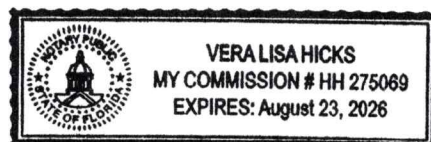
#### NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Thomas Eagle,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) \_\_\_\_\_ on this 8 day of Aug, 2023.

Vera Lisa Hicks  
NOTARY'S SIGNATURE

(Seal/Stamp)



## Columbia County Tax Collector

generated on 8/2/2023 4:32:40 PM EDT

## Tax Record

Last Update: 8/2/2023 4:29:52 PM EDT


 Register for eBill

## Ad Valorem Taxes and Non-Ad Valorem Assessments

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

<b>Account Number</b>	<b>Tax Type</b>	<b>Tax Year</b>
R02579-002	REAL ESTATE	2022
<b>Mailing Address</b> SUMMERS EDNA C LIVING TRUST P O BOX 2817 LAKE CITY FL 32056		
<b>Property Address</b>  <b>GEO Number</b> 353S16-02579-002		
<b>Exempt Amount</b>	<b>Taxable Value</b>	
See Below	See Below	
<b>Exemption Detail</b>	<b>Millage Code</b>	<b>Escrow Code</b>
NO EXEMPTIONS	001	
<b>Legal Description (click for full description)</b>		
35-3S-16 1000/10002.19 Acres LOT 5 EX THE N 350 FT OF THE E 150 FT, ALSO THE N 330 FT OF THE W 67 FT & THE E 83 FT OF LOT 6 EX THE N 330 FT, EX 0.41 AC DESC IN ORB 603-048 & EX A 0.35 AC PARCEL DESC ORB 847-920. (PART OF LOTS 5 & 6 LAKE HARRIS FARMS S/D UNIT A). See Tax Roll For Extra Legal		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>
CITY OF LAKE CITY	4.9000	286,758
BOARD OF COUNTY COMMISSIONERS	7.8150	286,758
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	286,758
LOCAL	3.2990	286,758
CAPITAL OUTLAY	1.5000	286,758
SUWANNEE RIVER WATER MGT DIST	0.3368	286,758
LAKE SHORE HOSPITAL AUTHORITY	0.0001	286,758
		<b>Exemption Amount</b>
		0
		<b>Taxable Value</b>
		\$286,758
		<b>Taxes Levied</b>
		\$1,405.11
		\$2,241.01
		\$214.49
		\$946.01
		\$430.14
		\$96.58
		\$0.03
<b>Total Millage</b>		<b>Total Taxes</b>
18.5989		\$5,333.37
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>
XLCF	CITY FIRE ASSESSMENT	\$50.40
<b>Total Assessments</b>		<b>Amount Due</b>
		\$0.00
<b>Taxes &amp; Assessments</b>		<b>Amount Due</b>
		\$5,383.77
<b>If Paid By</b>		<b>Amount Due</b>
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
12/10/2022	PAYMENT	9921964.0001	2022	\$5,222.26

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

### 2023 Working Values

updated: 7/27/2023

### Owner & Property Info

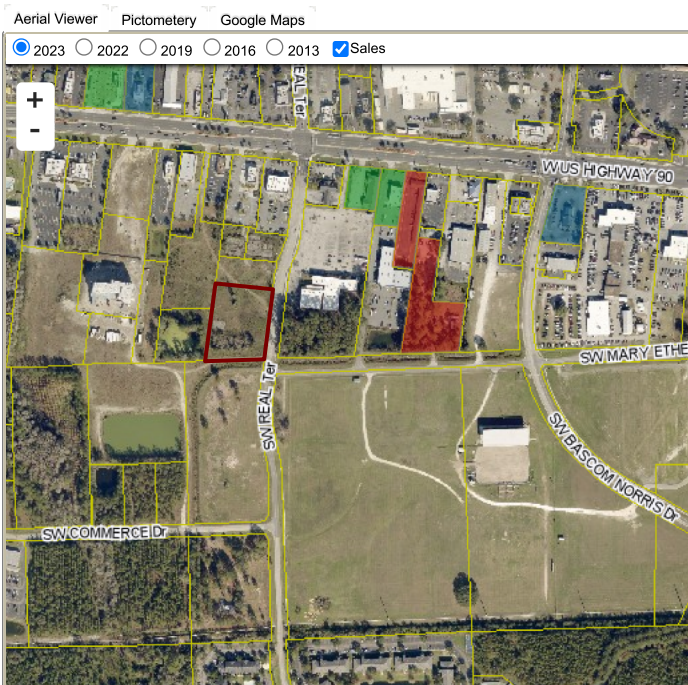
Result: 1 of 0

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

### 2022 Certified Values

## 2023 Working Values

Mkt Land	\$286,758	Mkt Land	\$286,758
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$286,758	Just	\$286,758
Class	\$0	Class	\$0
Appraised	\$286,758	Appraised	\$286,758
SOH Cap <a href="#">[?]</a>	\$0	SOH Cap <a href="#">[?]</a>	\$0
Assessed	\$286,758	Assessed	\$286,758
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$286,758 city:\$286,758 other:\$0 school:\$286,758	Total Taxable	county:\$286,758 city:\$286,758 other:\$0 school:\$286,758



#### ▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/8/2012	\$100	<a href="#">1236/0673</a>	PR	V	U	30
1/13/1995	\$40,500	<a href="#">0800/1079</a>	WD	V	Q	
3/4/1991	\$37,000	<a href="#">0742/1279</a>	WD	V	Q	
8/8/1988	\$30,200	<a href="#">0658/0740</a>	WD	V	Q	
11/1/1986	\$26,000	<a href="#">0607/0292</a>	WD	V	Q	

### ▼ Building Characteristics

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

▼ **Extra Features & Out Buildings** (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

## ▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	95,586.000 SF (2.194 AC)	1.0000/1.0000 1.0000/ /	\$3 /SF	\$286,758

Search Result: 1 of 0

## **Legal Description of Tax Parcel 02579-002**

### **Description:**

Commence at the SE Corner of Lot 5 of "Lake Harris Farms", according the plat thereof recorded in the Plat Book 1, Page 22, Public Record of Columbia County, Florida, and run thence S.86°28'21"W., 32.52 feet to the Point of Beginning, said point being on the West Right-of-Way of SW Real Terrace; Thence continue S.86°28'21"W., 265.76 feet; Thence N.05°53'00"E., 348.40 feet; Thence S.85°44'26"E., 264.60 feet to said West Right-of-Way of SW Real Terrace; Then S.06°19'00"W., along said West Right-of-Way, 312.46 feet to the Point of Beginning.

Containing 2.00 Acres, more or less

Tax Parcel Number 02579-002



# NFPS



PO BOX 3823  
LAKE CITY, FL 32056



PHONE (386) 752-4675  
FAX (386) 752-4674



[www.nfps.net](http://www.nfps.net)

## DATA ANALYSIS AND CONCURRENCY REPORT

Application for Amendment to the City  
of Lake City Future Land Use Map of the  
Comprehensive Plan and Official Zoning  
Atlas of the Land Development Regulations

Prepared for:

**THE SANDERS TRUST**  
*Strategic Healthcare Properties Nationwide<sup>SM</sup>*

Prepared by:



Brandon M. Stubbs, Senior Planner  
North Florida Professional Services, Inc.



## General Project Information

SUBJECT:	A request for a Small Scale Amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from Columbia County COMMERCIAL to COMMERCIAL and an amendment to the Official Zoning Atlas of the Land Development Regulations from Columbia County COMMERCIAL, INTENSIVE ("Co CI") to COMMERCIAL, INTENSIVE ("CI") on an approximate 2.00-acre subject property.
APPLICANT/AGENT:	Brandon M. Stubbs, Senior Planner for North Florida Professional Services, Inc.
PROPERTY OWNER(S):	Real Terrace, LLC.
LOCATION:	North of SW Mary Ethel Lane; South of U.S. Highway 90, Five Guys, Panda Express, and Dairy Queen; East of Vacant Commercial Lands; and West of SW Real Terrace, Regal UA Cinema 90, TD Bank, and Planet Fitness; Columbia County, Florida.
PARCEL ID NUMBER(S):	02579-002
ACREAGE:	±2.00-Acres
EXISTING FLUM	Columbia County Commercial
PROPOSED FLUM	Commercial
EXISTING ZONING	Columbia County Commercial, Intensive ("Co CI")
PROPOSED ZONING	Commercial, Intensive ("CI")



## SUMMARY

The proposal is for two separate; yet, companion amendments and applications. The first amendment proposes to amend  $\pm 2.00$ -acres of the Future Land Use Map of the Comprehensive Plan from Columbia County Commercial to City of Lake City Commercial. The second, companion amendment proposes to amend  $\pm 2.00$ -acres of the Official Zoning Atlas of the Land Development Regulations from Columbia County Commercial, Intensive ("Co CI") to City of Lake City Commercial, Intensive ("CI"). The subject property is currently vacant.

### Existing FLUM of Subject Property

The Columbia County Commercial FLUM Designation is described as follows in Policy I.1.6 of the Future Land Use Element of the Comprehensive Plan:

*"Commercial land use. Lands classified as commercial use consist of areas used for the sale, rental and distribution of products, or performance of services, as well as public, charter and private elementary, middle and high schools. In addition, churches and other houses of worship, private clubs and lodges, and other similar uses compatible with commercial uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio."*

### Proposed FLUM of Subject Property

The City of Lake City Commercial FLUM Designation is described as follows in Policy I.1.2 of the Future Land Use Element of the Comprehensive Plan:

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

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

### Existing ZONING of Subject Property

The Columbia County Commercial, Intensive ("Co CI") Designation is described as follows in Section 4.14.1 of the Land Development Regulations:

*"The "CI" Commercial, Intensive category includes one zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county's comprehensive plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county."*



## Proposed ZONING of Subject Property

The City of Lake City Commercial, Intensive ("CI") Designation is described as follows in Section 4.13.1 of the Land Development Regulations:

*"The "CI" Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire City."*

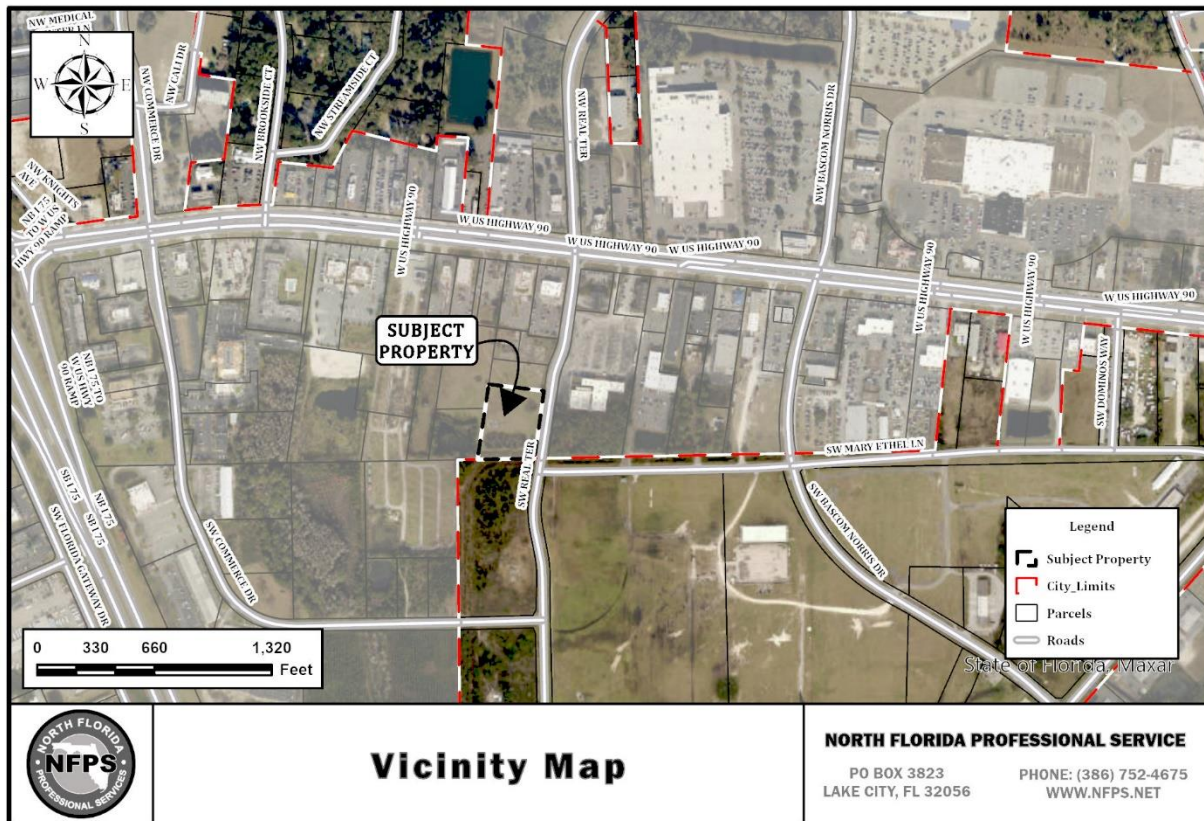
## SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	U.S. Highway 90/Dunkin Donuts/ Panda Express/Ruby Tuesday	Commercial	Commercial, Intensive ("CI")
South	SW Mary Ethel Lane/Florida Gateway Arena	Columbia County Residential, Low Density	Columbia County Residential, Single Family-2 ("Co RSF-2")
East	Regal UA Cinema 90/Planet Fitness	Commercial	Commercial, Intensive ("CI")
West	Vacant Commercial Lands	Commercial	Commercial, Intensive ("CI")

### Map 1. Vicinity Map



## CONSISTENCY WITH THE COMPREHENSIVE PLAN

If approved, the applicant proposes to apply for a zoning designation that is consistent with the proposed underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Proposed FLUM Designation	Existing Zoning Designation	Proposed Zoning Designation	Consistent
Columbia County Commercial	Commercial	Columbia County Commercial, Intensive ("CI")	Commercial, Intensive ("CI")	✓

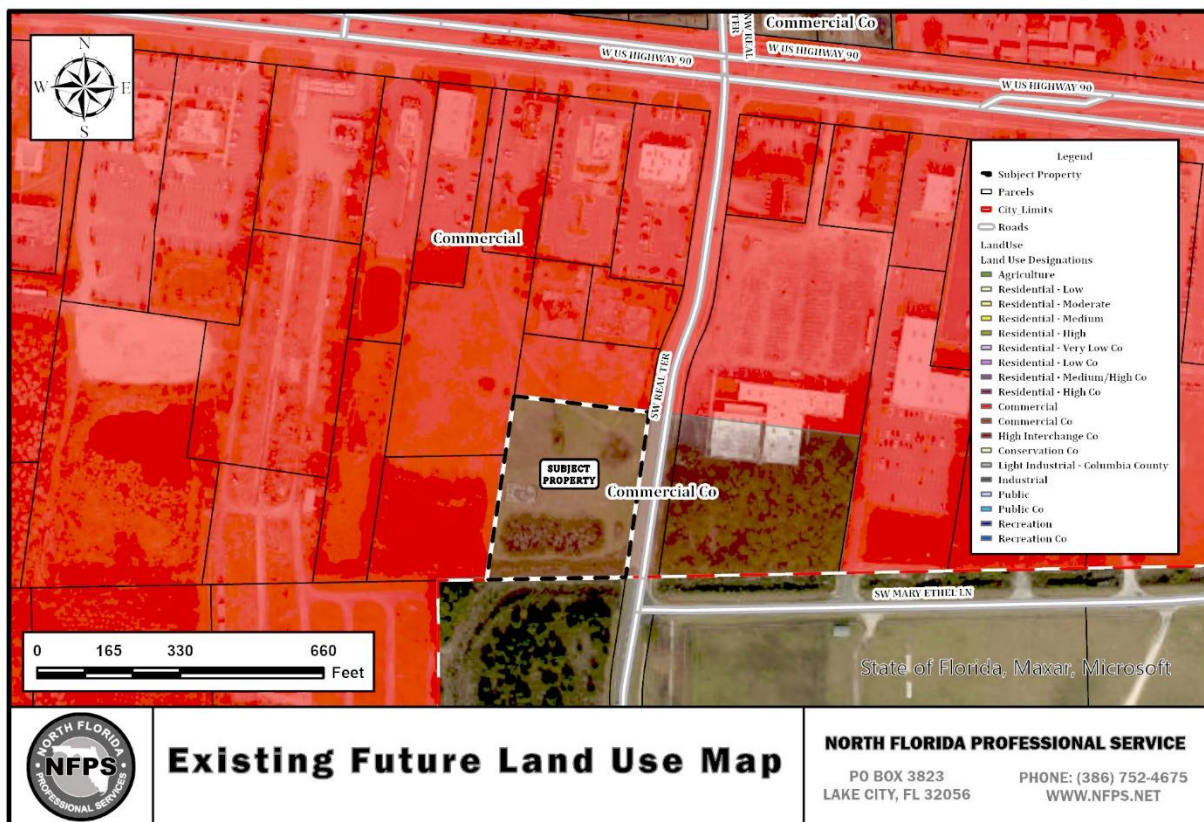


The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Future Land Use Map Amendment to the Comprehensive Plan:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

An analysis of Section 15.2.2 of the Land Development Regulations along with a Comprehensive Plan Consistency Analysis have been submitted as an accessory document to this report. According to the analysis, this application is consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

## Map 2. Existing FLUM Map





# NFPS



PO BOX 3823  
LAKE CITY, FL 32056

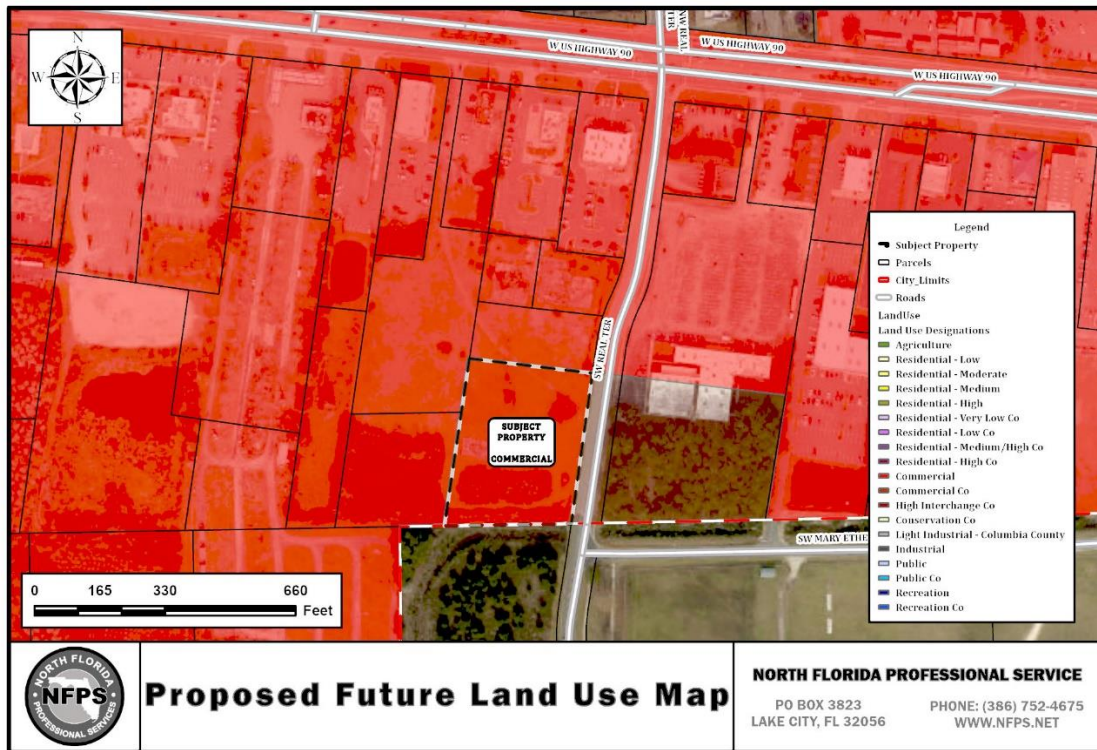


PHONE (386) 752-4675  
FAX (386) 752-4674

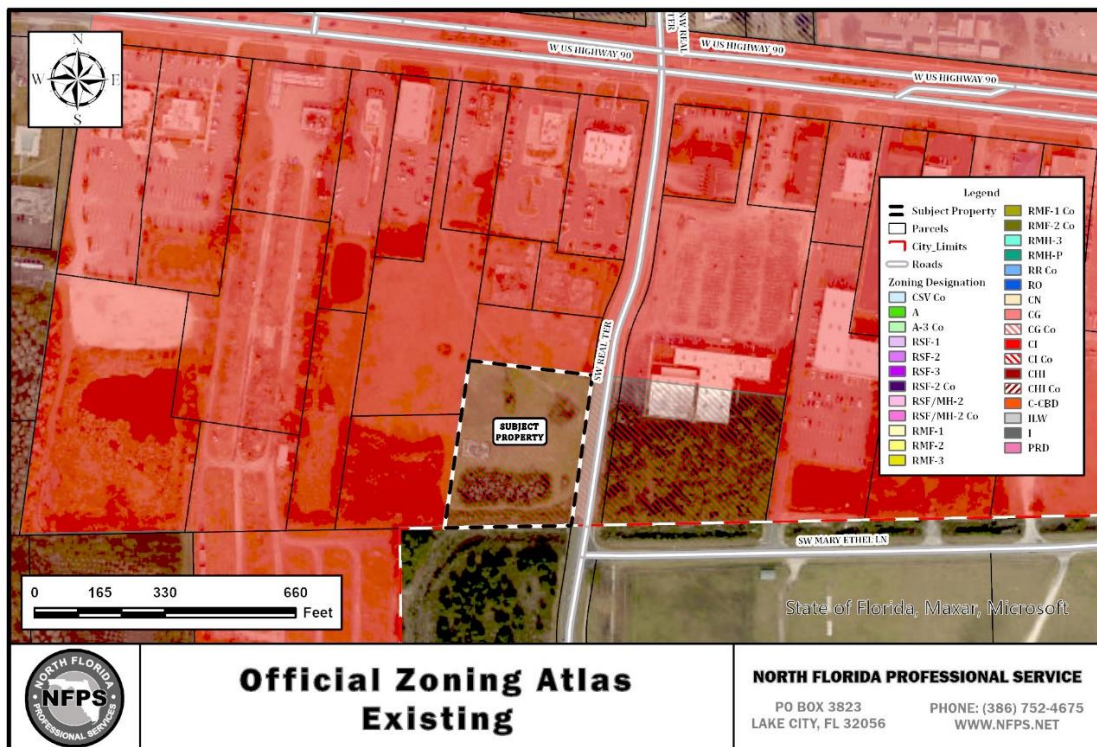


www.nfps.net

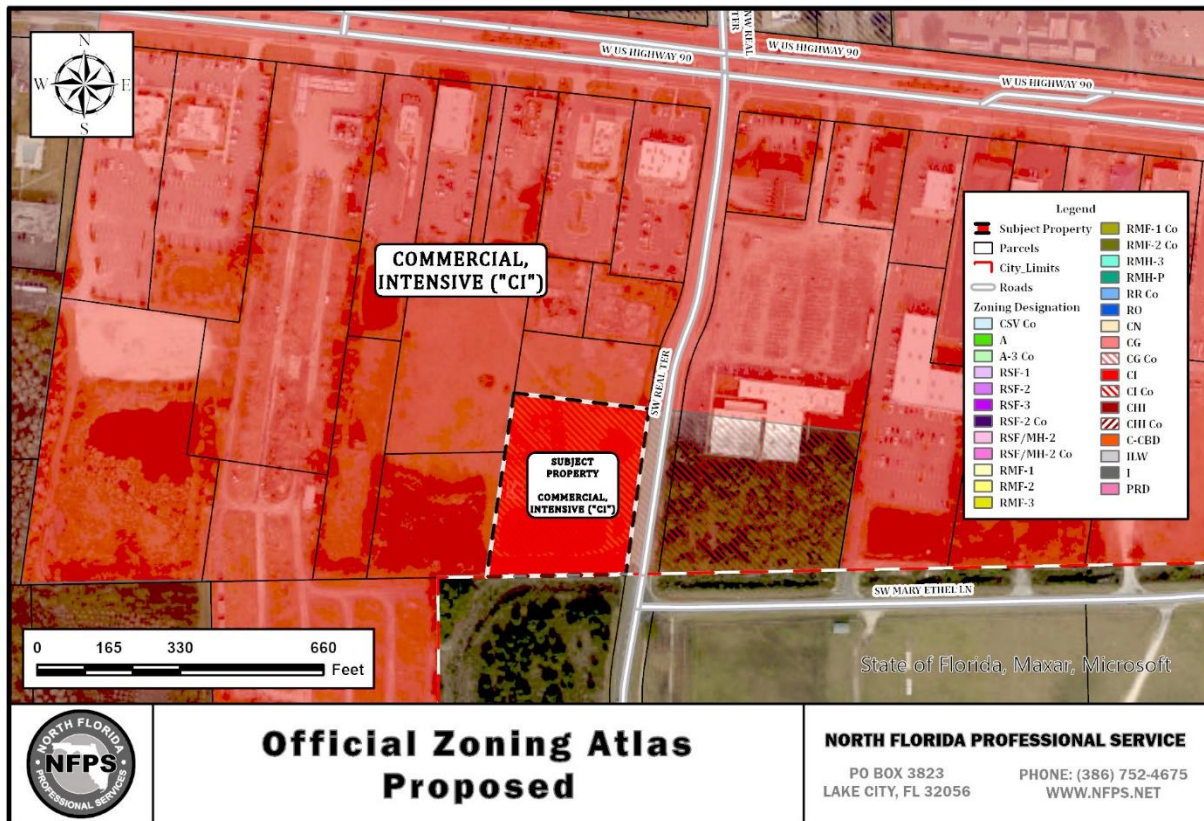
### Map 3. Proposed FLUM Map



### Map 4. Existing Zoning Map



## Map 5. Proposed Zoning Map



## FLUM DESIGNATION COMPARISON

	Existing Designation	Proposed Designation
Land Use District:	Columbia County Commercial	Commercial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	1.0	1.0

## ENVIRONMENTAL CONDITIONS ANALYSIS

### Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

Evaluation: Given the subject property contains no wetlands, there are no issues related to wetland protection.

**Map 6. NWI Wetlands Map**



### Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated 2002. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher

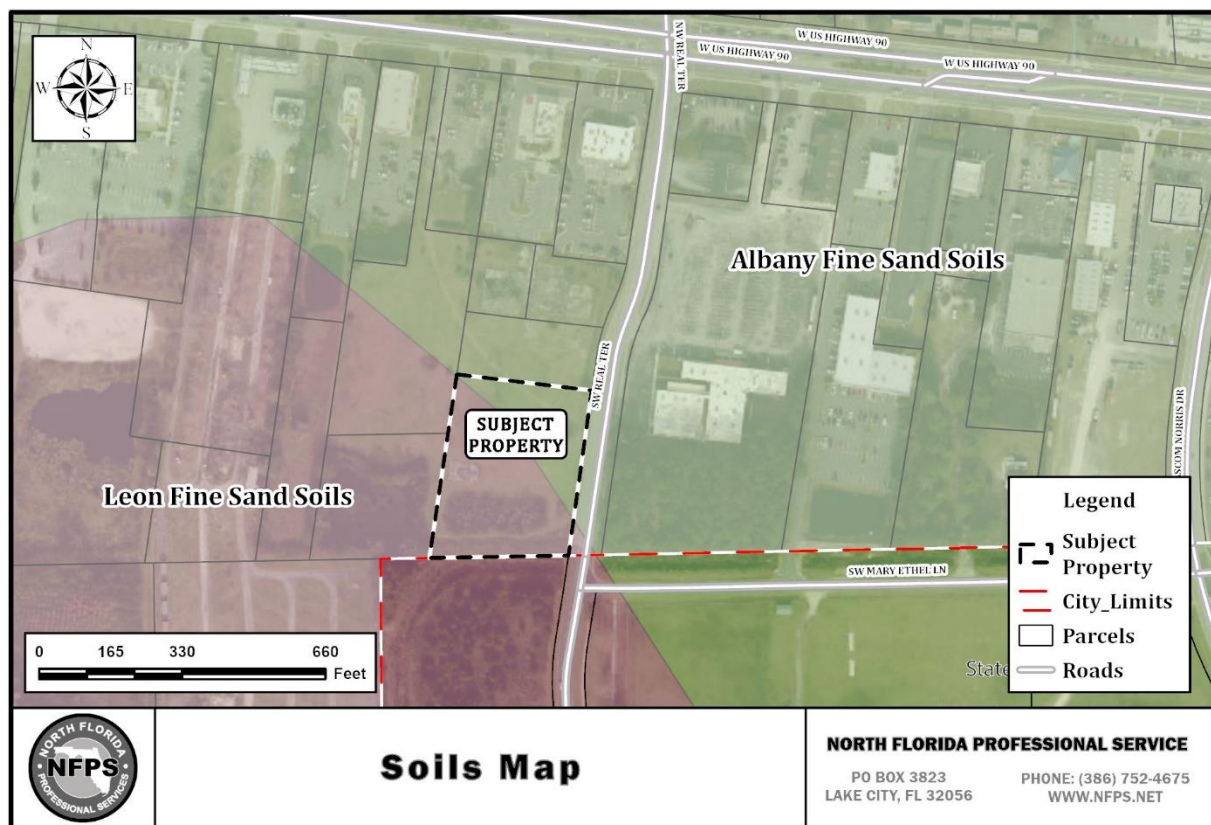
infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

- 1) Albany Fine Sand soils (0 to 5 percent slopes) are somewhat poorly drained, nearly sloping soils on short hillsides in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 9 to 25 inches. The subsoil layer is comprised of dark loam sand to a depth of 80 inches or more. Albany fine sand soils (0 to 5 percent slope) have severe limitations for building site development and for septic tank absorption fields.
- 2) Leon Fine Sand soils are poorly drained, nearly level soils in broad flatwoods and in areas adjacent to wet depressions and drainageways in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 19 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Leon fine sand soils have severe limitations for building site development and for septic tank absorption fields.

Evaluation: The soil types found on the subject property are Albany Fine Sand and Leon Fine Sand Soils (0 to 5 percent slopes). Both soil types pose severe limitations for building development and severe limitations for septic tank absorption field. During the site and development plan process, the applicant will have to accommodate for the soil types and stormwater. Further, any development shall be required to connect to the Community Potable and Sanitary Sewer Water Systems. At this time, there are no issues related to soil suitability.

## Map 7. Soils Map

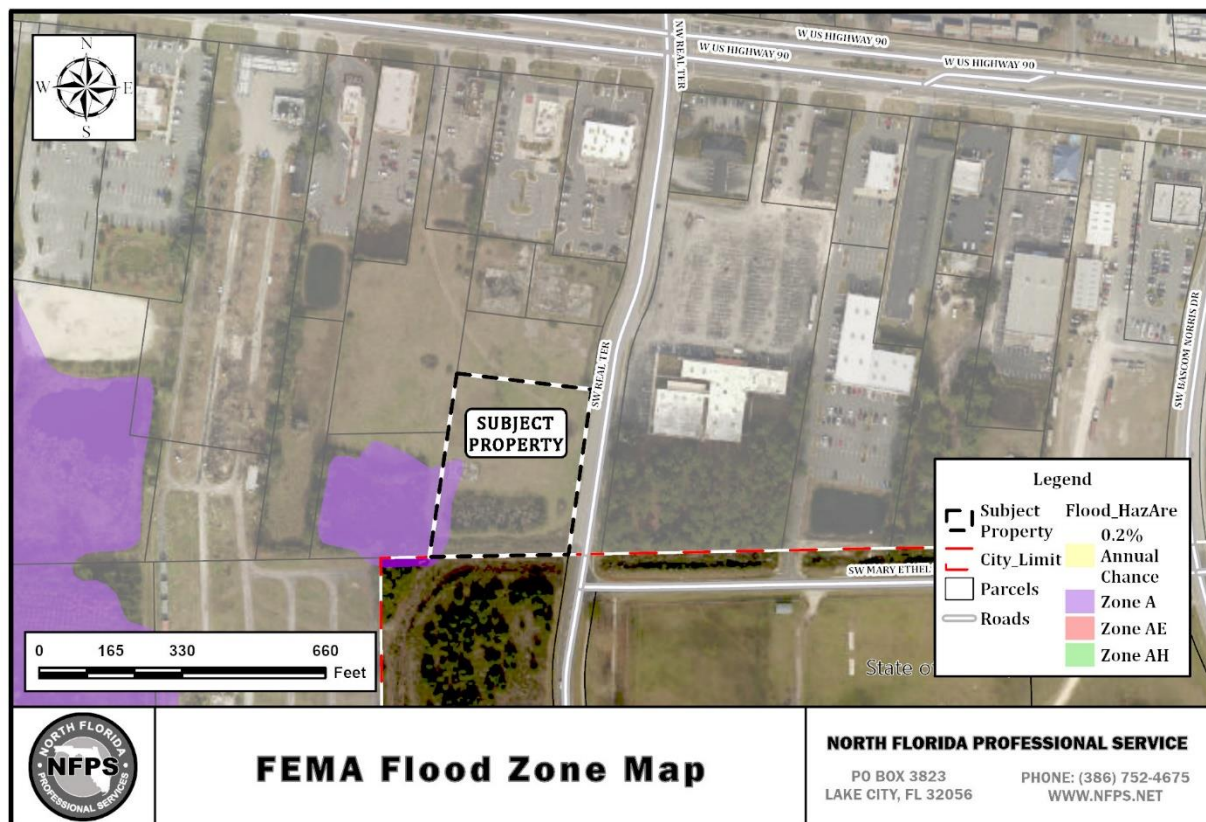


## Flood Potential

Panel 0291D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "A" (area inundated by the annual one-percent chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: While the FEMA Firm Map indicates a very small portion in the southwest corner of the subject property in a Flood Zone "A", the actual flood zone is located over the existing pond on the adjacent property. The small portion of FEMA flood zone shown on the subject property is due to a discrepancy in spatial data. Therefore, there is no concern of flooding on the subject property.

### Map 8. FEMA FIRM Map



## Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District, the subject property is not located within a stream to sink area.

Evaluation: Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.



## Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain any minerals.

Evaluation: There are no issues related to minerals.

## Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1998, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

## Aquifer Vulnerability

According to the Prime Natural Groundwater Aquifer Recharge Areas Map 2019, prepared by the Suwannee River Water Management District, dated 2000, the subject property is not located in a high Groundwater Aquifer Recharge area.

Evaluation: Given the subject property is not located in a High Groundwater Aquifer Recharge Area, there is no issue related to aquifer vulnerability at this time. During the engineering and site planning phase, special consideration will be given to the design of the site to accommodate the aquifer vulnerability.

## Vegetative Communities/Wildlife

The subject property is located within an area not known as a vegetative community.

Evaluation: There are no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife. However, the subject property should be subject to an environmental impact assessment at the time of development.

## **PUBLIC FACILITIES IMPACT**

### Traffic Impact

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	U.S. 90 (from I-75 to SW Bascom Norris Rd)	6-D	Arterial I	Transition	D
<small><sup>1</sup> Source: City of Trenton Comprehensive Plan, Capital Improvements Element. <sup>2</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</small>					



**Table 4. Existing Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Shopping Center <sup>1</sup> (ITE Code 820)	3,740	326
<b>Total</b>	<b>3,740</b>	<b>326</b>

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formula: AADT = ITE, 10<sup>th</sup> Edition – 42.94 trips per thousand SQ FT x 87,120 SQ FT = 3,740 AADT  
<sup>3</sup> Formulas: PM Peak = ITE, 10<sup>th</sup> Edition – 3.75 trips per SQ FT x 87,120 SQ FT = 326 PM Peak Trips

**Table 5. Proposed Trip Generation<sup>1</sup>**

Land Use	AADT <sup>2</sup>	PM Peak Hour <sup>3</sup>
Shopping Center <sup>1</sup> (ITE Code 820)	3,740	326
<b>Total</b>	<b>3,740</b>	<b>326</b>

<sup>4</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>5</sup> Formula: AADT = ITE, 10<sup>th</sup> Edition – 42.94 trips per thousand SQ FT x 87,120 SQ FT = 3,740 AADT  
<sup>1</sup> Formulas: PM Peak = ITE, 10<sup>th</sup> Edition – 3.75 trips per SQ FT x 87,120 SQ FT = 326 PM Peak Trips

**Table 6. Net Increase Trip Generation<sup>1</sup>**

Land Use	AADT	PM Peak Hour
Shopping Center (ITE Code 820)	3,740	326
Shopping Center (ITE Code 820)	3,740	326
<b>Net Increase</b>	<b>0</b>	<b>0</b>

**Table 7. Projected Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	US 90 Segment #4 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	56,800
Existing Traffic <sup>3</sup>	35,500
Reserved Trips <sup>4</sup>	0
Available Capacity	21,300
Projected Daily Trips	0
<b>Residual Capacity</b>	<b>21,300</b>
PM Peak Hour Traffic Analysis	US 90 Segment #4 <sup>1</sup>
Maximum Service Volume <sup>2</sup>	5,110
Existing Traffic <sup>3</sup>	3,372
Reserved Trips <sup>4</sup>	0
Available Capacity	1,738
Projected PM Peak Hour Trips	0
<b>Residual Capacity</b>	<b>1,738</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, City of Trenton Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2023 Multimodal Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Urbanized Areas.  
<sup>3</sup> Florida Department of Transportation, District II, Annual Average Daily Traffic Report.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.



## Potable Water Impacts

The subject property is located within a community potable water system service area. The subject property will be served potable water via City of Lake City Potable Water System. The City of Lake City Potable Water System is anticipated to meet or exceed the adopted level of service standard for potable water established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008, F.S.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

The proposed density allows for 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

Net Increase:  $8,712 \text{ GPD} - 8,712 \text{ GPD} = 0 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

## Sanitary Sewer Impacts

The subject property is located within a community centralized sanitary sewer system service area. The subject property will be served sanitary sewer via City of Lake City Sanitary Sewer System. The City of Lake City Sanitary Sewer System is anticipated to meet or exceed the adopted level of service standard for sanitary sewer established within the Comprehensive Plan. Note: Calculations are based upon Chapter 62-6.008, F.S.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

The proposed density allows for 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center utilizes approximately 100 per thousand square foot.  $(100 \text{ GPD} \times 87.12 \text{ SQ FT}) = 8,712 \text{ Gallons Per Day}$

Net Increase:  $8,712 \text{ GPD} - 8,712 \text{ GPD} = 0 \text{ GPD}$

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.



## Solid Waste Impacts

Solid waste facilities for uses to be located on the site are provided at the sanitary landfill. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The existing intensity allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center generates approximately 2.5 lbs of solid waste per 100 square foot per day.  $(2.5 \text{ LBS} \times 871.2 \text{ SQ FT}) = 2,178$  pounds of solid waste per day.

The proposed density allows for a 1.0 floor area ratio. The subject property is 2.00 acres; therefore, the existing intensity would allow for a total of 87,120 square feet of floor area. An average shopping center generates approximately 2.5 lbs of solid waste per 100 square foot per day.  $(2.5 \text{ LBS} \times 871.2 \text{ SQ FT}) = 2,178$  pounds of solid waste per day.

Net Increase: 2,178 lbs per day – 2,178 lbs per day = 0 lbs per day

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is acceptable.

## Recreation Facilities

The proposed development is commercial in nature; therefore, there is no impact to recreation facilities. The development will have no negative impact to the Level of Service (LOS) of recreation facilities.

## Public School Facilities

The proposed development is commercial in nature; therefore, there is no impact to public school facilities. The development will have no negative impact to the Level of Service (LOS) of public school facilities.



## Analysis of Section 16.2.2 of the Land Development Regulations

1. Conformity with the Comprehensive Plan and the effects upon the Comprehensive Plan.

**Applicant's Response:** The subject property is surrounded by urban uses, including commercial uses to the north, east, and west. To the south, there is a rodeo arena and fairgrounds. The proposed land use of Commercial is comparable and compatible with the existing surrounding land use. In fact, the subject property currently has a commercial land use designation; however, the proposed amendment would reclassify the commercial land use designation from a County designation to the City designation. Therefore, the proposed amendment to the Future Land Use Map of the Comprehensive Plan is not only more compatible than the existing land use, but it also brings the land use into compliance with the City's Comprehensive Plan.

Below is a list of Goals, Objectives, and Policies the proposed amendment is consistent with:

**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.

**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.

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

### **COMMERCIAL**

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

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

**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).

2. The existing land use pattern.

**Applicant's Response:** As previously mentioned, the subject property is juxtaposed to existing lands uses and right-of-way corridor that are consistent and compatible with the proposed land use. The existing commercial land use designation through the County is being amended to comply with the City's Comprehensive Plan and apply a commercial land use designation through the City.

3. Possible creation of an isolated district unrelated to adjacent and nearby districts.

**Applicant's Response:** The proposed land use is Commercial. The commercial land use is consistent with the surrounding Commercial land use. If fact, the proposed amendment does not create an isolated, unrelated land use district; rather, compliments and removes an isolated pocket of County Commercial land use that is inconsistent with the adjacent and surrounding uses.

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

**Applicant's Response:** The proposed amendment would reduce the tax load on the public by clustering density and intensity in a single cohesive area designed to support such uses.

5. The existing district boundaries in relation to existing conditions on the property proposed for change.

**Applicant's Response:** The existing land use designation is County Commercial. The proposed land use is commercial. While the existing land use isn't illogically drawn in relation to existing conditions and adjacent land uses, the proposed amendment will provide a city land use designation that is consistent with the City's Comprehensive Plan. Therefore, the proposed land use district boundaries are illogically drawn.

6. Changed or changing conditions which justify the recommended action on the proposed amendment.

**Applicant's Response:** The proposed amendment is a result of a prior annexation of property from the County into the City; however, after the annexation, the subject property never had the land use and zoning amended to be in compliance with the City's Comprehensive Plan and Land Development Regulations. The changed conditions resulted at the time of annexation. Therefore, it is required that the subject

**property undergo a land use and zoning change to apply designations that are consistent with the City's Comprehensive Plan and Land Development Regulations.**

7. The impact of the proposed change upon living conditions in the neighborhood.

**Applicant's Response: The proposed land use and zoning designation are complimentary to the existing land uses and zoning designations. The proposed amendment is infill development which is always desirable. Further, the proposed amendment will help existing property values and positively influence the existing commercial developments. Anytime infill development takes place, it brings up the value of the surrounding properties.**

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

**Applicant's Response: The subject property is located along U.S. Highway 90, an arterial highway corridor. Urban land uses should be located adjacent to major roadway systems. Further, U.S. Highway 90 has ample capacity to support the proposed development. Therefore, the proposed development will not create or excessively increase traffic congestion or otherwise affect public safety.**

9. Whether the proposed change will create a drainage problem.

**Applicant's Response: The subject property is currently vacant. During the design and construction phase, the subject property will be development in accordance with the Suwannee River Water Management District Stormwater Management Standards; therefore, the proposed amendment will not create a drainage problem.**

10. The impact of the proposed change upon light and air to adjacent areas.

**Applicant's Response: The proposed amendment will have no adverse effect on light and air to the adjacent areas.**

11. The impact of the proposed change upon property values in the adjacent area.

**Applicant's Response: As previously mentioned, the subject property is infill development. The nature of infill development creates better communities and helps revitalize existing developments; thus, increasing property values in the area where the redevelopment and infill takes place. Therefore, the proposed amendment will not adversely affect property values in the adjacent area.**

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

**Applicant's Response: The proposed amendment will encourage improvement and development of adjacent properties in accordance with existing regulations. The subject property is an infill area. By developing infill, it will cause adjacent and nearby areas to improve and develop new developments that meet the Land Development Regulations; thus, remove old nonconforming structures and uses.**

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

**Applicant's Response: The proposed amendment does not grant any special privileges to the owner as contrasted with the public welfare.**

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

**Applicant's Response:** The existing land use and zoning of the subject property is a County designation. The proposed land use and zoning designations will bring the land use and zoning into compliance with the City's Comprehensive Plan and Land Development Regulations; thus, allowing future development to comply with the City's regulations and not the County's. Further, the subject property is infill development. Infill development should be where more intense land uses are permitted to keep the proliferation of urban sprawl.

15. The impact of the proposed change with regard to the scale of needs of the neighborhood or the City.

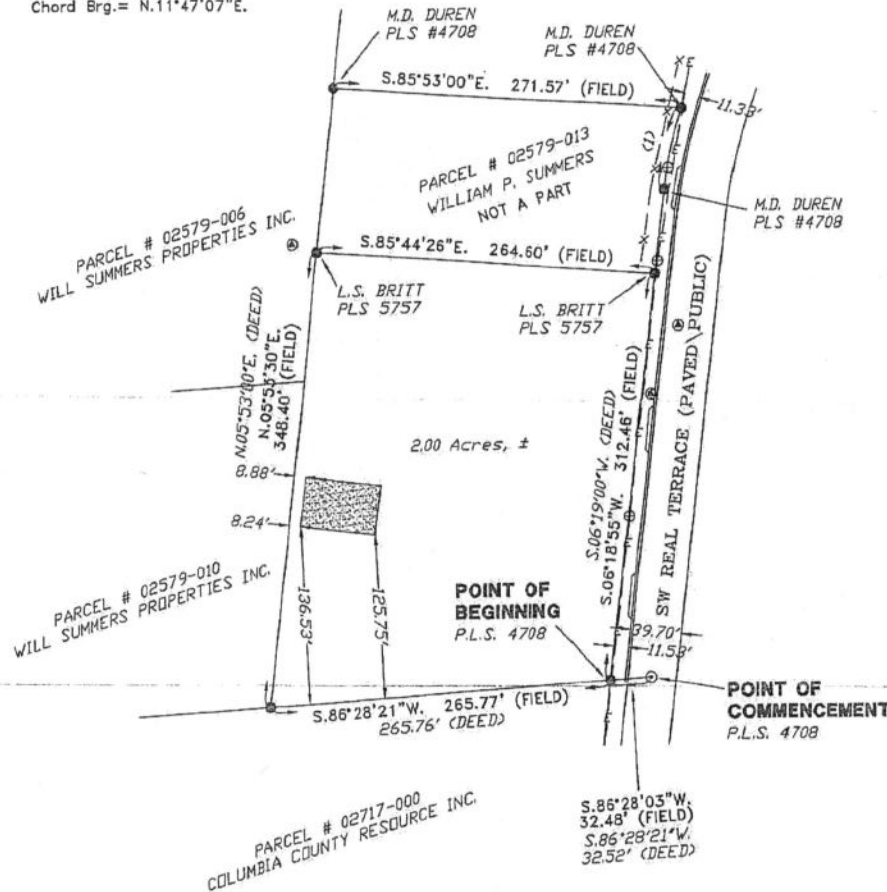
**Applicant's Response:** The proposed amendments are not out of the scale of the needs of the immediate neighborhood, adjacent area, or City as a whole. Rather, the proposed amendments will bring the land use and zoning designations into compliance with the City's Comprehensive Plan and Land Development Regulations.

16. The availability of alternate adequate sites in the City in districts already permitting such use.

**Applicant's Response:** The availability for alternative adequate sites is not possible. The subject property is infill and it's difficult to find larger tracts of infill property. The subject property is currently zoned for commercial; however, the proposed amendments will allow the commercial zoning via the City and not the County.

Curve number 1 (FIELD)

Radius= 338.00'  
Delta= 10°41'53"  
Arc= 63.11'  
Tangent= 31.65'  
Chord= 63.02'  
Chord Brg.= N.11°47'07"E.

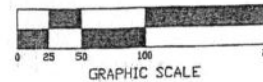


BOUNDARY SURVEY IN SECTION 35, TOWNSHIP 3 SOUTH,  
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

# SYMBOL LEGEND:

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

SCALE: 1" = 100'



DESCRIPTION:  
COMMENCE AT THE SE CORNER OF LOT 5 OF LAKE HARRIS FRAMS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 22, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S.86°28'21"W., 32.52 FEET TO THE POINT OF BEGINNING SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE CONTINUE S.86°28'21"W., 265.76 FEET; THENCE N.05°53'00"E., 348.40 FEET; THENCE S.85°44'26"E., 264.60 FEET TO SAID WEST RIGHT-OF-WAY OF SW REAL TERRACE; THENCE S.06°19'00"W., 312.46 FEET TO THE POINT OF BEGINNING.

## SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE ORIGINAL SURVEY FOR SAID PLAT OF RECORD.
2. BEARINGS ARE BASED ON A DEED OF RECORD AND THE BEARING BASIS SHOWN HEREON.
3. IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE "A" AND MAY BE SUBJECT TO FLOODING. HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR ZONE "A". SOME PORTIONS OF THIS PARCEL ARE IN ZONE "X" AND ARE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 4 FEBRUARY, 2009 FIRM PANEL NO. 12023C0291C. 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.

CERTIFIED TO:  
JANET S. RIVERS

FIELD BOOK: SEE PAGE(S): FILE

## 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 3J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 478.007, FLORIDA STATUTES.

09/27/17 10/18/17  
FIELD SURVEY DATE DRAWING DATE

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



BRITT SURVEYING  
& MAPPING, LLC

LAND SURVEYORS AND MAPPERS, L.B. # 8016  
2006 SV MAIN BLVD, SUITE 112, LAKE CITY, FLORIDA 32025  
(386)752-7163 FAX (386)752-5573  
www.brittsurveying.com  
WORK ORDER # L-24810