



GROWTH MANAGEMENT

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

FOR PLANNING USE ONLY

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

Less Than or Equal to 10 Acres: \$750.00

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

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

A. PROJECT INFORMATION

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

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): NA
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): REAL TERRACE, LLC
Mailing Address: 1096 SW MAIN BOULEVARD
City: LAKE CITY State: FL Zip: 32025
Telephone: (386) 961.1086 Fax: () Email: tomeagle45@gmail.com

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- k. Whether the proposed change will adversely affect property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the City.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
 - i. The need and justification for the change.
 - ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the City's comprehensive plan.

- 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 6. Proof of Ownership (i.e. deed).
- 7. Agent Authorization Form (signed and notarized).
- 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 9. Fee. The application fee for a Site Specific Amendment to the Official Zoning Atlas is As listed in fee schedule. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

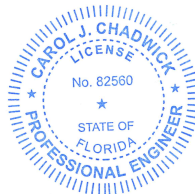
All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an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

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

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

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

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

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

Date

STATE OF FLORIDA
COUNTY OF _____

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

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

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

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

PARCEL # 02585-011
COLUMBIA COUNTY, FLORIDA

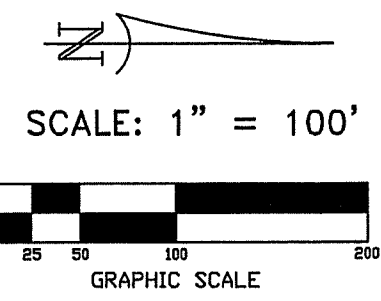
PARCEL # 02585-012
COLUMBIA COUNTY, FLORIDA

LINE TABLE

Line	Bearing	Distance
L1	N73°29'18"E	21.35'
L2	N85°53'14"E	36.13'
L3	N78°42'38"E	45.97'
L4	N22°45'38"E	49.67'
L5	N17°56'43"E	64.19'
L6	N71°07'41"E	70.57'
L7	N67°37'38"E	62.64'
L8	N58°03'18"E	73.84'
L9	S78°27'00"E	81.87'
L10	S40°43'48"E	55.08'
L11	S47°00'43"E	46.61'
L12	S58°33'02"E	70.36'
L13	S37°49'15"E	59.61'
L14	S70°41'11"E	46.37'
L15	S05°59'58"W	76.93'
L16	S19°47'10"W	49.18'
L17	S33°00'17"E	65.53'
L18	S26°40'52"W	28.34'
L19	S89°25'43"W	96.12'
L20	S12°58'28"W	62.34'
L21	S16°25'24"W	37.17'
L22	S26°59'19"E	34.56'
L23	S24°24'13"E	59.63'
L24	S62°32'38"E	37.61'
L25	N71°28'59"E	44.31'
L26	S89°57'21"E	55.89'
L27	S38°42'35"E	36.52'
L28	N04°31'54"E	27.56'
L29	N20°48'49"W	53.26'
L30	N50°15'15"E	31.40'
L31	S65°22'46"E	39.51'
L32	S33°34'09"W	40.21'
L33	S04°14'04"E	38.47'
L34	N59°01'16"E	13.79'
L35	N09°02'35"W	25.96'
L36	N70°19'45"E	55.34'
L37	N45°34'54"E	32.32'
L38	N36°09'52"E	44.05'
L39	N14°04'12"E	38.96'
L40	N16°06'59"W	38.30'
L41	N26°55'39"W	38.72'
L42	N07°23'18"E	47.28'
L43	N35°32'07"E	39.28'
L44	N18°24'25"W	52.14'
L45	N74°39'42"W	79.93'
L46	S87°41'11"W	62.25'
L47	N27°32'58"W	51.28'
L48	N01°57'35"E	81.49'
L49	N02°07'05"W	60.77'
L50	N45°58'41"W	86.11'
L51	N53°14'29"W	51.52'
L52	N36°14'10"E	33.88'
L53	N52°06'26"E	83.36'
L54	N24°47'07"E	65.30'
L55	N74°14'38"E	83.69'
L56	N73°01'51"E	95.88'
L57	N61°04'22"E	66.73'
L58	N71°27'41"E	103.01'
L59	N59°20'00"E	99.76'
L60	N27°22'22"E	85.16'
L61	N20°48'41"W	66.63'
L62	N70°01'54"E	75.58'
L63	N52°57'56"E	37.09'
L64	N25°07'45"W	74.05'
L65	N42°49'33"E	88.64'
L66	N06°50'53"E	110.12'
L67	N20°40'14"W	54.13'
L68	N30°37'55"W	70.04'
L69	N38°44'13"E	95.10'
L70	N39°54'36"E	112.96'
L71	N15°40'28"W	64.47'

SYMBOL LEGEND:

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



SURVEYOR'S NOTES:

1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°15'31"E. FOR THE NORTH LINE OF SAID EAST 1/2 OF NE 1/4, SECTION 35.
3. IT IS APPARENT THAT A PORTION OF THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. A PORTION OF THIS PARCEL IS IN ZONE "X-SHADED" AND IS SUBJECT TO AREAS DETERMINED TO BE WITHIN 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN (ALSO KNOWN AS THE 500-YEAR FLOOD ZONE). A PORTION OF THIS PARCEL IS IN ZONE "AE" AND IS SUBJECT TO FLOODING. A BASE FLOOD ELEVATION IS ESTABLISHED TO BE 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

REVISIONS
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

L-29769 (BOUNDARY WORK)
L-29931 (WETLAND LOCATION)

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

BRITT

1. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472027, FLORIDA STATUTES.

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

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.

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

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

SHEET
1 of 1



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)
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discount club			0.00
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* 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)
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discount club			0.00
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* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

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

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 9, 2024

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

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

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

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

- b) The existing land use pattern.

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

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

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

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

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

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

Analysis: The site is not suited for residential development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

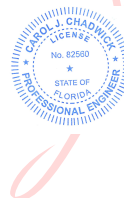
- i. The need and justification for the change.
- ii. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the City's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these

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

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

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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

Carol Chadwick, P.E.

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

CC Job #FL24324

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 7/25/2024

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

Owner & Property Info

Result: 1 of 0

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

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

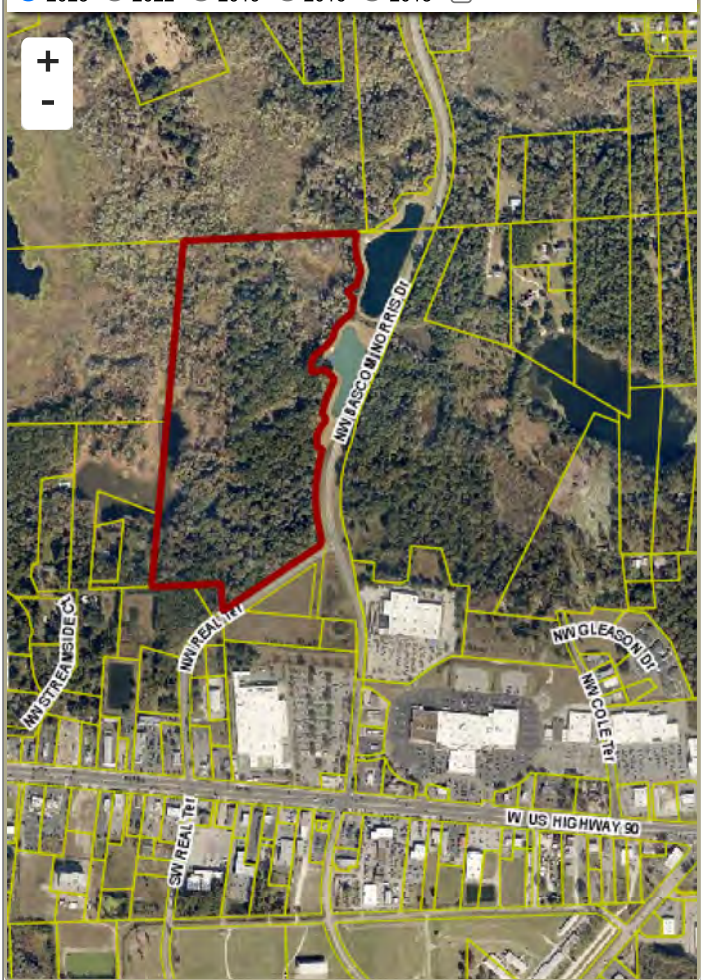
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

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

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

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

Building Characteristics

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

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

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

Search Result: 1 of 0

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

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

Warranty Deed

This Warranty Deed is executed this 30 of May, 2024, by Richard C. Cole and Janice C. Bates, Individually and as Trustees of Overflow Land Trust, under agreement dated October 7, 1994, whose address is , hereinafter called the grantor, to Real Terrace, LLC, a Florida Limited Liability Company, whose address is: 1096 Southwest Main Boulevard, Lake City, FL 32025, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

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

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

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

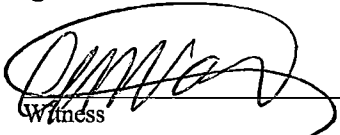
Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:



Witness

Maddy Van
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address



Witness

Ally Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

Overflow Land Trust, under agreement
dated October 7, 1994

By: 
Richard C. Cole, Individually and as
Trustee

By: 
Janice C. Bates, Individually and as
Trustee

STATE OF FLORIDA
COUNTY OF Columbia

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



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



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

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

4-12455

EXHIBIT "A"

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



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

Detail by Entity Name

Florida Limited Liability Company
REAL TERRACE, LLC

Filing Information

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

Principal Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Mailing Address

1096 SW MAIN BLVD
LAKE CITY, FL 32025

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Title MGR

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

Annual Reports

Report Year	Filed Date
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
09/11/2023 -- LC Amendment	View image in PDF format
05/15/2023 -- Florida Limited Liability	View image in PDF format



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

AGENT AUTHORIZATION FORM

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

number 02519-000 (parcel number), do certify that

the below referenced person(s) listed on this form is/are contracted/hired by me, the owner, or, is an officer of the corporation; or, partner as defined in Florida Statutes Chapter 468, and the said person(s) is/are authorized to sign, speak and represent me as the owner in all matters relating to this parcel.

Printed Name of Person Authorized	Signature of Authorized Person
1. Carol Chadwick, PE	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the owner, realize that I am responsible for all agreements my duly authorized agent agrees with, and I am fully responsible for compliance with all Florida Statutes, City Codes, and Land Development Regulations pertaining to this parcel.

If at any time the person(s) you have authorized is/are no longer agents, employee(s), or officer(s), you must notify this department in writing of the changes and submit a new letter of authorization form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to use your name and/or license number to obtain permits.

 12-10-24
Owner Signature (Notarized) Date

NOTARY INFORMATION:

STATE OF: FLA COUNTY OF: Columbia

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


NOTARY'S SIGNATURE

(Seal/Stamp)



Columbia County Tax Collector

generated on 7/28/2024 8:42:12 AM EDT

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