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.

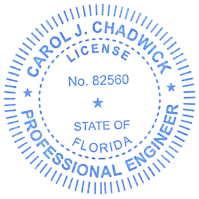
NOTICE TO APPLICANT

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 BEFORETHE 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=A01410D0000018D463B4E7500032FEE, 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)

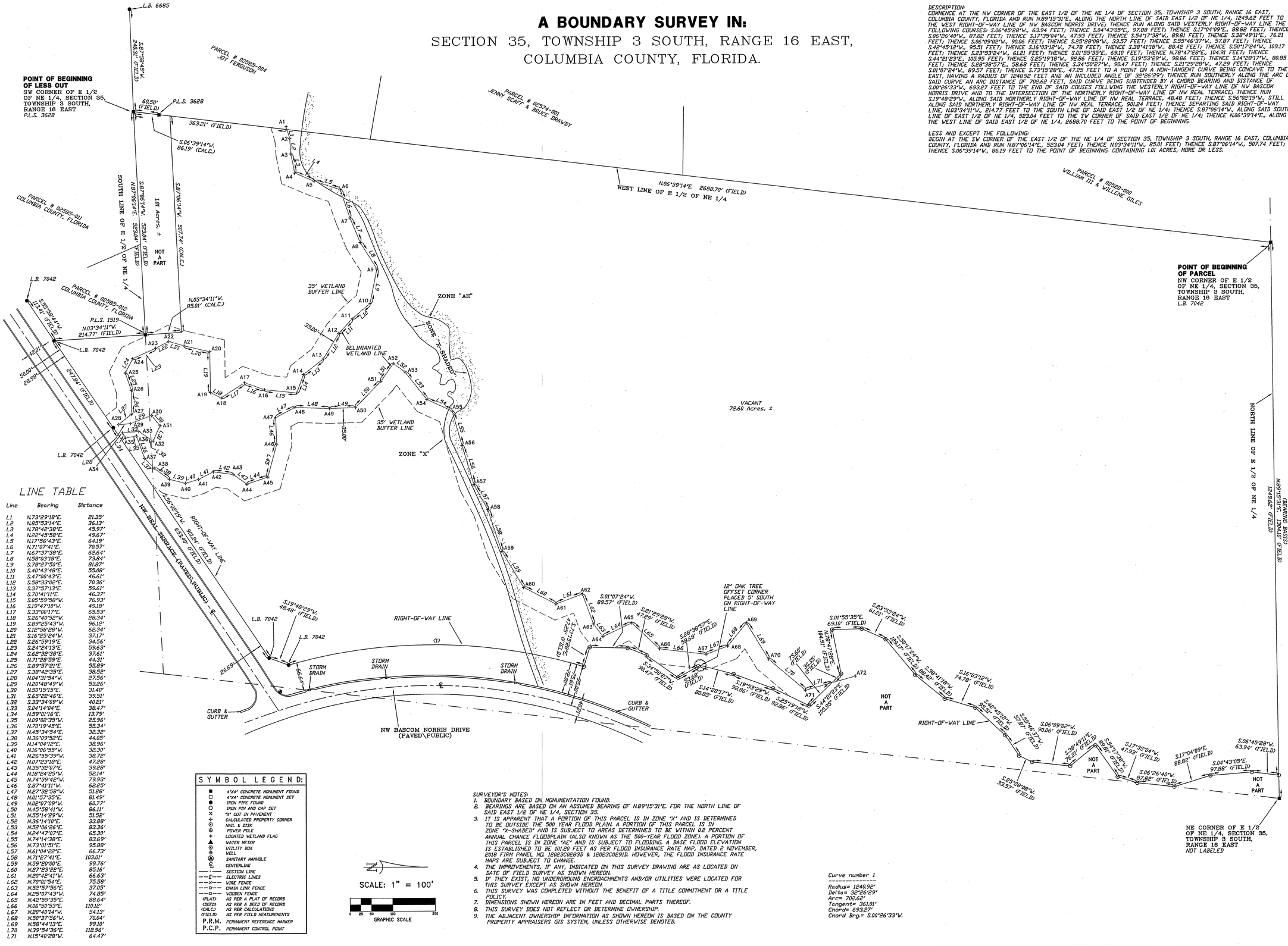
_____
Signature of Notary

_____
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.



LINE TABLE

Line	Bearing	Distance
L1	N.73°29'18"E.	21.35'
L2	N.85°53'14"E.	36.13'
L3	N.78°42'38"E.	45.97'
L4	N.22°45'58"E.	49.67'
L5	N.17°56'43"E.	64.19'
L6	N.71°07'41"E.	70.57'
L7	N.67°37'38"E.	62.64'
L8	N.58°03'18"E.	73.84'
L9	S.78°27'50"E.	81.87'
L10	S.40°43'48"E.	55.08'
L11	S.47°00'43"E.	46.61'
L12	S.58°33'02"E.	70.36'
L13	S.37°57'13"E.	59.61'
L14	S.70°41'11"E.	46.37'
L15	S.05°59'58"W.	76.93'
L16	S.19°47'10"W.	49.18'
L17	S.33°00'17"E.	65.53'
L18	S.26°40'52"W.	28.34'
L19	S.89°25'43"W.	96.12'
L20	S.12°59'28"W.	62.34'
L21	S.16°25'24"W.	37.17'
L22	S.26°59'19"E.	34.56'
L23	S.24°24'13"E.	59.63'
L24	S.62°32'39"E.	37.61'
L25	N.71°28'59"E.	44.31'
L26	S.89°57'21"E.	55.89'
L27	S.38°42'35"E.	98.52'
L28	N.04°31'54"W.	27.56'
L29	N.20°48'49"W.	53.26'
L30	N.50°15'13"E.	31.40'
L31	S.45°52'46"E.	39.51'
L32	S.33°34'09"W.	40.21'
L33	S.04°14'04"E.	38.47'
L34	N.59°01'16"E.	13.79'
L35	N.09°02'25"W.	25.96'
L36	N.70°19'45"E.	55.34'
L37	N.45°34'54"E.	32.32'
L38	N.36°09'52"E.	44.05'
L39	N.14°04'12"E.	38.96'
L40	N.16°06'55"W.	32.30'
L41	N.26°55'39"W.	38.72'
L42	N.07°23'18"E.	47.88'
L43	N.35°32'07"E.	39.28'
L44	N.18°24'25"W.	52.14'
L45	N.74°39'42"W.	79.93'
L46	S.87°41'11"W.	62.25'
L47	N.27°32'58"W.	51.28'
L48	N.01°57'35"E.	81.49'
L49	N.02°07'09"W.	60.77'
L50	N.45°58'41"W.	86.11'
L51	N.55°14'29"W.	51.52'
L52	N.36°14'10"E.	33.89'
L53	N.52°06'26"E.	83.36'
L54	N.24°47'07"E.	65.30'
L55	N.74°14'38"E.	83.69'
L56	N.73°01'51"E.	95.88'
L57	N.61°04'22"E.	66.73'
L58	N.71°27'41"E.	103.01'
L59	N.59°20'00"E.	99.76'
L60	N.27°23'22"E.	85.16'
L61	N.20°42'41"W.	66.63'
L62	N.70°01'54"E.	75.58'
L63	N.52°57'56"E.	37.05'
L64	N.25°07'43"W.	74.85'
L65	N.42°59'35"E.	88.64'
L66	N.06°50'53"E.	110.12'
L67	N.20°40'14"W.	54.13'
L68	N.50°37'56"W.	70.04'
L69	N.58°44'13"E.	99.10'
L70	N.39°54'36"E.	112.96'
L71	N.15°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
- —E— ELECTRIC LINES
- —x— WIRE FENCE
- —o— CHAIN LINK FENCE
- —▫— WOODEN FENCE
- (PLAT) AS PER A PLAT OF RECORD
- (DEED) AS PER A DEED OF RECORD
- (CALC.) AS PER CALCULATIONS
- (FIELD) AS PER FIELD MEASUREMENTS
- P.R.M. PERMANENT REFERENCE MARKER
- P.C.P. PERMANENT CONTROL POINT

SCALE: 1" = 100'

GRAPHIC SCALE 0 25 50 100 200

SURVEYOR'S NOTES:
1. BOUNDARY BASED ON MONUMENTATION FOUND.
2. BEARINGS ARE BASED ON AN ASSUMED BEARING OF N.89°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 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°28'09"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., 105.55 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., 47.23 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 COUSES FOLLWING 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 N.56°02'19"E., 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.

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 N.87°06'14"E., 523.04 FEET; THENCE N.03°34'11"W., 85.01 FEET; THENCE S.87°06'14"W., 507.74 FEET; THENCE S.06°39'14"W., 86.19 FEET TO THE POINT OF BEGINNING. CONTAINING 1.01 ACRES, MORE OR LESS.

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

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.brittsurvey.com

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS 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.

L. SCOTT BRITT, P.S.M.
CERTIFICATION # 5757
FLORIDA REGISTERED SURVEYOR & MAPPER

12/06/23 — FIELD SURVEY DATE
01/21/24 — DRAWING 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.

CERTIFIED TO:
RODNEY PASCAL
ABSTRACTOR, 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,

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, 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 very 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 very 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 in 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.

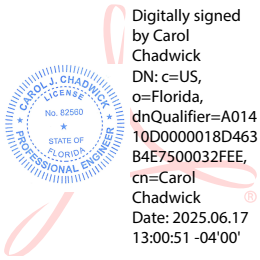
p) Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The Planning and Zoning Board shall consider and study:
   i. The need and justification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



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

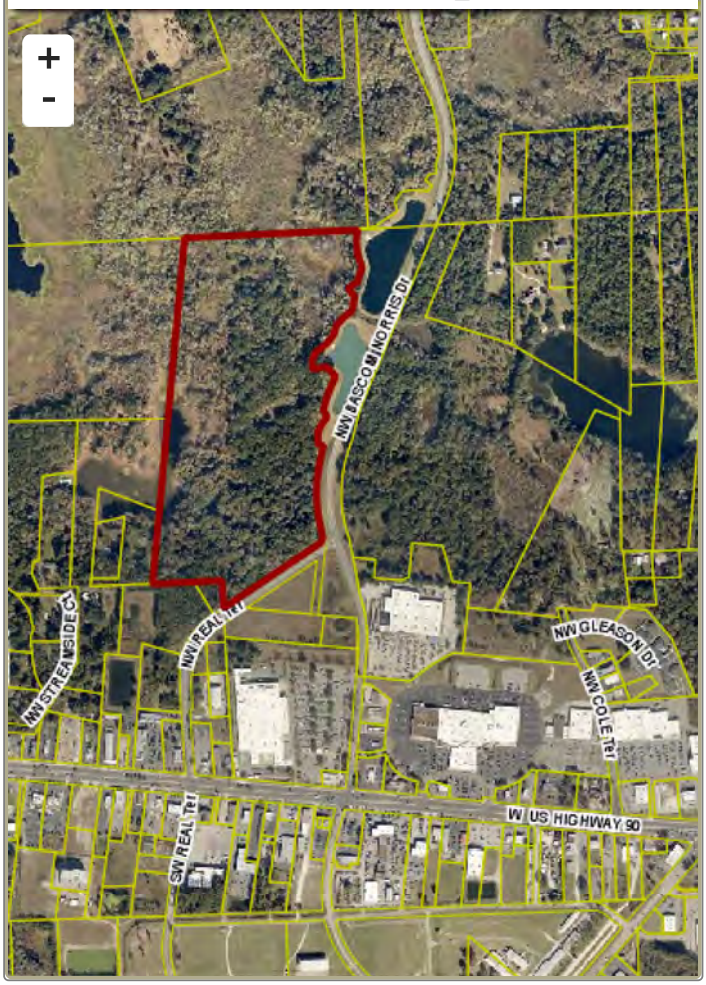
Result: 1 of 0

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.

Aerial Viewer | Pictometery | Google Maps

2023 2022 2019 2016 2013 Sales



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
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

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
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 Vann
Printed Name

283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address

Witness

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

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.

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 13 day of Dec, 2024.

Vera Lisa Hicks
NOTARY'S SIGNATURE (Seal/Stamp)

VERA LISA HICKS
MY COMMISSION # HH 275069
EXPIRES: August 23, 2026

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

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year
R02519-000	REAL ESTATE	2023

Mailing Address
OVERFLOW LAND TRUST
P O BOX 16
LAKE CITY FL 32056

Property Address

GEO Number
353S16-02519-000

Exempt Amount	Taxable Value
See Below	See Below

Exemption Detail NO EXEMPTIONS

Millage Code 002

Escrow Code

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