



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # Z 2-0613
Application Fee \$1,850.00
Receipt No. 763810
Filing Date 5-1-23
Completeness Date 5-15-23

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

A. PROJECT INFORMATION

1. Project Name: NW TURNER AVENUE COMMERCIAL
2. Address of Subject Property: TBD NW TURNER AVENUE, LAKE CITY, FL
3. Parcel ID Number(s): 33-3S-16-02440-003
4. Future Land Use Map Designation: RESIDENTIAL-LOW
5. Existing Zoning Designation: RFS-2
6. Proposed Zoning Designation: CI: COMMERCIAL INTENSIVE
7. Acreage: 0.98
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): _____
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): SHARON FRIEDMAN, ERNEST LITTLE & RAY LITTLE
Mailing Address: 804 PLANTATION WAY
City: PANAMA CITY State: FL Zip: 32405
Telephone: (561) 389.9074 Fax: () Email: sharon4art@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: n.a.
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
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. Z _____
Variance: ☐ Yes ☒ No
Variance Application No. V _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE _____

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 Section 16.2 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 county.
 - p. Whether it is impossible to find other adequate sites in the county 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 county'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 county'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 \$1,850.00. 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.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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

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

Applicant/Agent Name (Type or Print)

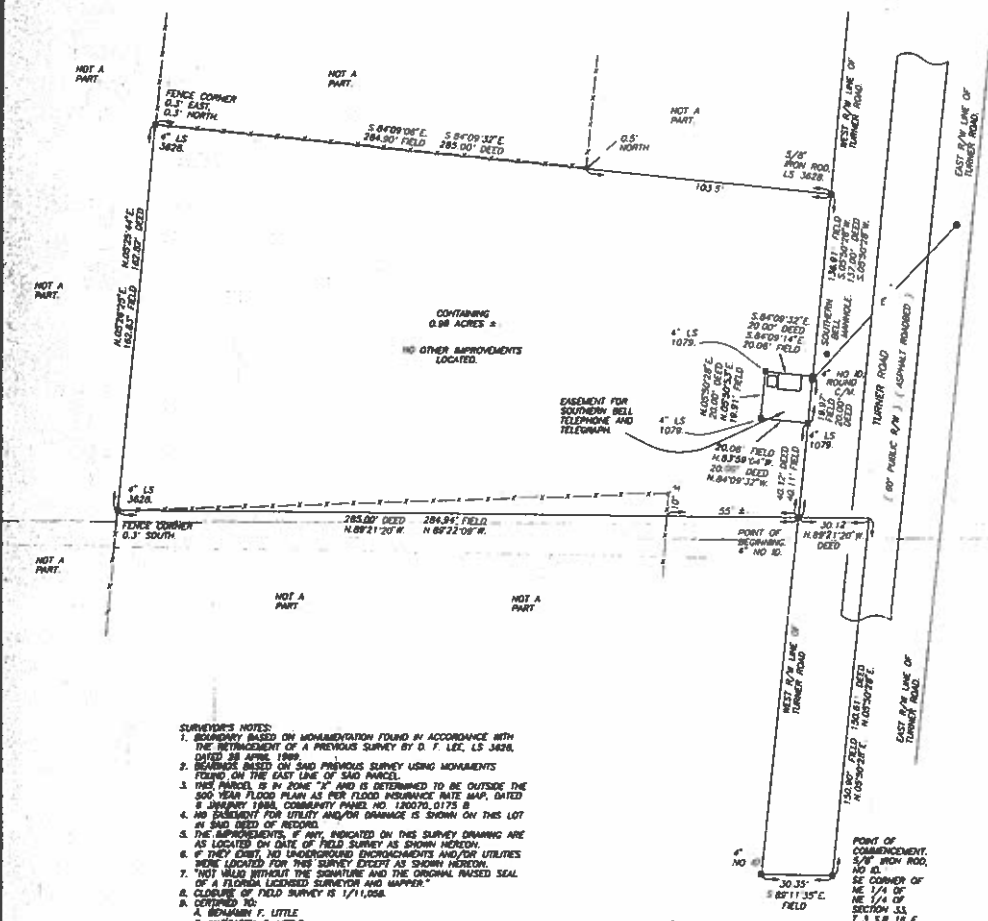
Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
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BOUNDARY SURVEY
IN SECTION 33,
TOWNSHIP 3 SOUTH,
RANGE 18 EAST,
COLUMBIA COUNTY,
FLORIDA



DESCRIPTION:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.05°50'28"E. ALONG THE EAST LINE OF SAID SECTION 33, BEING ALSO THE CENTERLINE OF TURNER ROAD 150.01 FEET; THENCE N.89°21'20"W. 30.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID TURNER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N.89°21'20"W. 283.00 FEET; THENCE N.05°23'44"E. 162.82 FEET; THENCE S.84°09'12"E. 285.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.05°50'28"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE 137.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING DESCRIBED SOUTHERN BELL TELEPHONE EASEMENT:
A PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 18 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4 AND RUN N.8°50'28"E. ALONG THE EAST LINE THEREOF, 150.01 FEET; THENCE N.89°21'20"W. 30.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE N.89°21'20"W. ALONG SAID WEST RIGHT-OF-WAY LINE 40.12 FEET FOR A POINT OF BEGINNING; THENCE N.84°09'12"W. 20.00 FEET; THENCE N.5°50'28"E. 20.00 FEET; THENCE S.84°09'12"E. 20.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF TURNER ROAD; THENCE S.5°50'28"W. ALONG SAID WEST RIGHT-OF-WAY LINE 20.00 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.



- SURVEYOR'S NOTES:**
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETAINMENT OF A PREVIOUS SURVEY BY D. F. LEE, LS 3628, DATED 28 APRIL 1989.
 2. BEARINGS BASED ON SAID PREVIOUS SURVEY USING MONUMENTS FOUND ON THE EAST LINE OF SAID PARCEL.
 3. THIS PARCEL IS IN ZONE "A" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED 8 JANUARY 1988, COMMUNITY FLOOD NO. 130070 0175 B.
 4. NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT IN SAID DEED OF RECORD.
 5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
 6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
 7. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 8. CLOSURE OF FIELD SURVEY IS 1/11/08.
- BY: A. BENJAMIN F. LITTLE
B. BURGUNDIA F. LITTLE
C. TERRY MOORE, ATTORNEY AT LAW
D. ATTORNEY'S TITLE INSURANCE FUND, INC.

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 MAPMERS IN CHAPTER 81C17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: Mark D. Duren
MARK D. DUREN, LS 4708



- SYMBOL LEGEND**
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MARK D. DUREN, P.S.M.
LS 4708
RT. 18 BOX 555
SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(904) 758-9831 OFFICE
(904) 758-8010 FAX

FIELD SURVEY DATE: 11 OCTOBER 1997
DATE DRAWN: 11 OCTOBER 1997
FOR: BSA BLACKBURN
FIELD BOOK: 35 PAGE: 82-83
DRAWN BY: [Signature]
W0# 503-10-97



CAROL CHADWICK, P.E.

Civil Engineer

208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 1, 2023

re: NW Turner Avenue Commercial Concurrency Impact Analysis

The subject property is currently vacant. A zoning and future land use change will have no impact on the existing infrastructure, public utilities or schools. Criteria for general office was used for calculations. A 5,000 s.f. office was assumed for this report.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 710
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 7.5 Peak PM trips (Total ADT information not available in ITE Trip Generation Rates - 9th Edition)
- Potable Water: 750 gallons per day
- Potable Water: 750 gallons per day
- Solid Waste: 9 pounds per day

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by
Carol Chadwick
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o=Florida,
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cn=Carol
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Date: 2023.05.01
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Carol Chadwick, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
710	General Office	11.01	1.49	5.00	55.05	7.45

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

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)
per 100 s.f.	15.00	50	750

* 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. (5000 s.f. office)

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)
Store per bathroom	200.00	2	400

* 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. (5000 s.f. office)

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	S.F.	Total (Tons Per Year)
Office	1.00	5000.00	9.10

**1# per 100 s.f. per day

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

May 1, 2023

re: NW Turner Avenue Commercial Analysis of the Requirements of Section 16.2 of the Land Development Regulations

The NW Turner Avenue Commercial proposed zoning change is consistent with Columbia County's requirements of Section 16.2 of the Land Development Regulations.

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

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

- b) The existing land use pattern.

Analysis: The subject property is located on NW Turner Avenue. The adjacent properties along NW Turner Avenue are currently zoned CI and CG.

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

Analysis: The adjacent properties along NW Turner Avenue are currently zoned CI and CG.

- 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, streets or utilities.

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

Analysis: The area seems to be trending towards a change in zoning and land to more commercial uses.

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

Analysis: The adjacent properties along NW Turner Avenue are currently zoned CI and CG.

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

□

Analysis: The adjacent properties along NW Turner Avenue are currently zoned CI and CG.

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

Analysis: The traffic impact to NW Turner Avenue will be minimal.

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

Analysis: No drainage problems will be created with the zoning change.

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

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

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

Analysis: The zoning change may increase the value of adjacent properties as more sites are developed for commercial uses.

- 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 NW Turner Avenue corridor 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 adjacent properties along NW Turner Avenue are currently zoned CI and CG.

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

Analysis: The subject property fronts NW turner Avenue with direct access to US Hwy. 90.

- p) Whether it is impossible to find other adequate sites in the County 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 County'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 County's comprehensive plan.

Analysis: The owners of the property wish to rezone to property to increase the uses once for sale.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000017E86
D924CE0005954C, cn=Carol
Chadwick
Date: 2023.05.01 11:58:07 -04'00'

Carol Chadwick, P.E.

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 3/9/2023

Parcel: << 33-3S-16-02440-003 (9942) >>

Owner & Property Info

Owner	LITTLE ERNEST MARIO FRIEDMAN SHARON NAN 804 PLANTATION WAY PANAMA CITY, FL 32405		
Site			
Description*	COMM SE COR OF NE1/4 OF NE1/4, RUN N 150.61 FT, W 30 12 FT TO W R/W TURNER RD FOR POB, CONT W 285 FT, N 162 82 FT, E 285 FT, S 137 FT TO POB. 879-446, 853-500, DC 1130-1576, PB 1131-2069, PB 1428-38		
Area	1 AC	S/T/R	33-3S-16
Use Code**	VACANT (0000)	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

2022 Certified Values		2023 Working Values	
Mkt Land	\$43,560	Mkt Land	\$43,560
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$43,560	Just	\$43,560
Class	\$0	Class	\$0
Appraised	\$43,560	Appraised	\$43,560
SOH Cap [?]	\$436	SOH Cap [?]	\$0
Assessed	\$43,560	Assessed	\$43,560
Exempt	\$0	Exempt	\$0
Total	county:\$43,124 city:\$0	Total	county:\$43,560 city:\$0
Taxable	other:\$0 school:\$43,560	Taxable	other:\$0 school:\$43,560

Aerial Viewer Pictometry Google Maps

2022 2019 2018 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/6/2021	\$100	1428/0038	PB	V	U	18
2/9/1998	\$19,900	0653/0500	WD	V	Q	
3/21/1989	\$27,800	0679/0446	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
0000	VAC RES (MKT)	43,560.000 SF (1.000 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$43,560

**PERSONAL REPRESENTATIVES' RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL
PROPERTY
(multiple individual personal representatives)**

The undersigned, ERNEST MARIO LITTLE, whose post office address is 804 Plantation Way, Panama City, Florida 32404 and SHARON NAN FRIEDMAN, whose post office address is 9007 69th Ave., E., Palmetto, Florida 34221-9254, as co-personal representatives of the estate of Margarita F. Little a/k/a Margarita Flores, deceased, hereby acknowledge that title to the real property located in Columbia County, Lake City, Florida, owned by the decedent at the time of death, described as follows:

See Exhibit "A" attached for legal description.

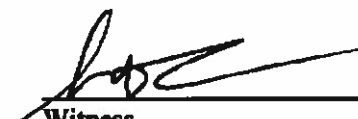
Property Appraiser's Parcel Identification Numbers 28-3S-16-02372-078, 28-3S-16-02372-079, 28-3S-16-02372-080 and 33-3S-16-02440-003 (the "Property"), vested in ERNEST MARIO LITTLE, 804 Plantation Way, Panama City, Florida 32404; SHARON NAN FRIEDMAN, 9007 69th Ave., E., Palmetto, Florida 34221-9254; and RAY MAURICE LITTLE, 918 Enisgrove Way, The Villages, Florida 32163, (the "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Bay County, Florida, Probate Division, in File No. 2020-836-CP, subject to rights of the co-personal representatives under Florida Statutes Sections 733.607 and 733.608 to:

1. take possession or control of the Property;
2. use, sell, encumber or otherwise exercise control over the Property:
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
 - b. to enforce contribution and equalize advancement;
 - c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiaries, the personal representatives hereby release the Property from all rights and powers of the personal representatives and acknowledge that the Property is vested in ERNEST MARIO LITTLE, SHARON NAN FRIEDMAN and RAY MAURICE LITTLE free of all rights of the personal representatives.

IN WITNESS WHEREOF, the undersigned, as co-personal representatives of the estate of the decedent, have executed this instrument on this 6 day of January 2021.

Executed in the presence of:



Witness



Witness

Witness

Witness



ERNEST MARIO LITTLE

As personal representative of the estate of
Margarita F. Little a/k/a Margarita Flores,
deceased

and

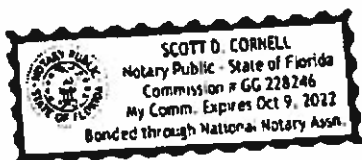
SHARON NAN FRIEDMAN

As personal representative of the estate of
Margarita F. Little a/k/a Margarita Flores,
deceased

STATE OF FLORIDA

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or () online notarization, by ERNEST MARIO LITTLE, as personal representative of the estate
of Margarita F. Little a/k/a Margarita Flores, deceased, who is personally known to me ____ or
who produced identification USAF RET ID, this 6 day of January, 2021.



[Signature]
Notary Public State of Florida

My Commission Expires: 10-09-2022

My Commission Number is: GG 228246

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of () physical presence
or () online notarization, by SHARON NAN FRIEDMAN, as personal representative of the
estate of Margarita F. Little a/k/a Margarita Flores, deceased, who is personally known to me
____ or who produced identification _____, this ____ day of January, 2021.

Notary Public State of Florida

My Commission Expires: _____

My Commission Number is: _____

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiaries, the personal representatives hereby release the Property from all rights and powers of the personal representatives and acknowledge that the Property is vested in ERNEST MARIO LITTLE, SHARON NAN FRIEDMAN and RAY MAURICE LITTLE free of all rights of the personal representatives.

IN WITNESS WHEREOF, the undersigned, as co-personal representatives of the estate of the decedent, have executed this instrument on this 7th day of January 2021.

Executed in the presence of:

Witness

ERNEST MARIO LITTLE

As personal representative of the estate of
Margarita F. Little a/k/a Margarita Flores,
deceased

and

Sharon Nan Friedman
SHARON NAN FRIEDMAN

As personal representative of the estate of
Margarita F. Little a/k/a Margarita Flores,
deceased

Witness

Sam Shumate
Witness Sam Shumate

Witness

Marianne Davison
Witness Marianne Davison

STATE OF FLORIDA

COUNTY OF BAY

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, by ERNEST MARIO LITTLE, as personal representative of the estate of Margarita F. Little a/k/a Margarita Flores, deceased, who is personally known to me ____ or who produced identification _____, this ____ day of January, 2021.

Notary Public State of Florida

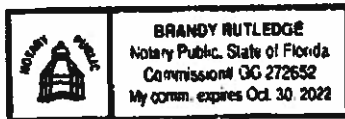
My Commission Expires: _____

My Commission Number is: _____

STATE OF FLORIDA

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, by SHARON NAN FRIEDMAN, as personal representative of the estate of Margarita F. Little a/k/a Margarita Flores, deceased, who is personally known to me ____ or who produced identification Florida Driver License, this 7th day of January, 2021.



Brandy Rutledge

Notary Public State of Florida

My Commission Expires: 10/30/2022

My Commission Number is: GG 272652

Exhibit "A"

Parcel ID #s 28-3S-16-02372-078; 28-3S-16-02372-079; 28-3S-16-02372-080

Lots 28, 29 and 30, STAR LAKE ESTATES, a subdivision according to the plat thereof as recorded in Plat Book 7, Page 119 of the public records of Columbia County, Florida.

Parcel ID # 33-3S-16-02440-003

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 33: Commence at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, Florida and run N 05°50'28"E along the East line of said Section 33, being also the centerline of Turner Road 150.61 feet; thence N 89°21'20"W 30.12 feet to a point on the Westerly right-of-way line of said Turner Road and the POINT OF BEGINNING; thence continue N 89°21'20"W 285.00 feet; thence N 05°25'44"E 162.82 feet; thence S 84°09'32"E 285.00 feet to a point on the Westerly right-of-way line of Turner Road; thence S 05°50'28"W along said Westerly right-of-way line 137.00 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, P.E.
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for rezoning change to CG Commercial General zoning
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Sharon Nan Friedman

Applicant/Owner's Title: Joint Owner (1 of 3 Owners)

On Behalf of: _____
(Company Name, if applicable)

Telephone: (561) 389-9074

Date: 3/6/2023

Applicant/Owner's Signature: Sharon N Friedman

Print Name: SHARON NAN FRIEDMAN

STATE OF FLORIDA
COUNTY OF Bay

The Foregoing instrument was acknowledged before me this 6 day of March, 2023, by Sharon Friedman,
whom is personally known by me F OR produced identification R.
Type of Identification Produced FLDL

[Signature]
(Notary Signature)

(SEAL)



APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, P.E.
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for rezoning change to CG Commercial General zoning
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Ernest Mario Little

Applicant/Owner's Title: Joint Owner (1 of 3 Owners)

On Behalf of: _____
(Company Name, if applicable)

Telephone: (850) 532-0115

Date: 3/6/2023

Applicant/Owner's Signature: *Ernest Mario Little*

Print Name: ERNEST MARIO LITTLE

STATE OF FLORIDA
COUNTY OF Bay

The Foregoing instrument was acknowledged before me this 6 day of March, 2023, by Ernest Little,
whom is personally known by me F OR produced identification OR.
Type of Identification Produced FLDL

[Signature]
(Notary Signature)

(SEAL)



APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint Carol Chadwick, P.E.
(Name of Person to Act as my Agent)

for _____
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application

for rezoning change to CG Commercial General zoning
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Ray Maurice Little

Applicant/Owner's Title: Joint Owner (1 of 3 Owners)

On Behalf of: _____
(Company Name, If applicable)

Telephone: (407) 341-7916 Date: MARCH 20, 2023

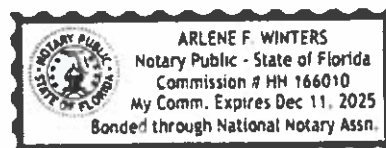
Applicant/Owner's Signature: Ray Maurice Little

Print Name: RAY MAURICE LITTLE

STATE OF FLORIDA
COUNTY OF sumter

The Foregoing instrumnt was acknoelected before me this 20th day of MARCH, 20 23, by RAY MAURICE LITTLE
whom is personally known by me F OR produced identification X.
Type of Identification Produced Driver's License

Arlene F. Winters
(Notary Signature) Arlene F. Winters (SEAL)



Columbia County Tax Collector

generated on 4/30/2023 9:20:25 PM EDT

Tax Record

Last Update: 4/30/2023 9:18:33 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.

Account Number	Tax Type	Tax Year
R02440-003	REAL ESTATE	2022
Mailing Address		Property Address
LITTLE ERNEST MARIO		
FRIEDMAN SHARON NAN		
804 PLANTATION WAY		
PANAMA CITY FL 32405		
GEO Number		
333S16-02440-003		

Exempt Amount	Taxable Value
See Below	See Below
Exemption Detail	Millage Code
NO EXEMPTIONS	002
Escrow Code	
Legal Description (click for full description)	
33-3S-16 0000/00001.00 Acres COMM SE COR OF NE1/4 OF NE1/4, RUN N 150.61	
FT, W 30.12 FT TO W R/W TURNER RD FOR POB, CONT W 285 FT, N 162.82 FT, E	
285 FT, S 137 FT TO POB. 679-446, 853-500, DC 1130-1576, PB 1131-2069,	
PB 1428-38	

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	43,124	0	\$43,124	\$337.01
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	43,560	0	\$43,560	\$32.58
LOCAL	3.2990	43,560	0	\$43,560	\$143.70
CAPITAL OUTLAY	1.5000	43,560	0	\$43,560	\$65.34
SUWANNEE RIVER WATER MGT DIST	0.3368	43,124	0	\$43,124	\$14.52
LAKE SHORE HOSPITAL AUTHORITY	0.0001	43,124	0	\$43,124	\$0.00
Total Millage	13.6989	Total Taxes			\$593.15

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$3.01
Total Assessments		\$3.01
Taxes & Assessments		\$596.16
If Paid By		Amount Due
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/10/2022	PAYMENT	3100428.0001	2022	\$572.31

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

PLANNING REVIEW COMMENTS

Friedman and Little et al – Turner Avenue, Lake City, FL

May 23, 2023

Based on the Comprehensive Plan Application and Application of Amendment to the Zoning Atlas received for the above-referenced property, we provide the following planning review comments:

Application #1: Comprehensive Plan Application

1. On page 1 of the County application, the current zoning is listed as "CI Commercial Intensive" – this is incorrect and should be stated as "RSF-2."
2. The application provides a hybrid map showing zoning and aerial, but there needs to be a clear aerial with just parcels and street names, per County application checklist item D4.
3. A legal description with parcel number in Microsoft Word format is required, per County application checklist item D7.
4. Application Agent Authorization is limited to a zoning amendment and does not include a comprehensive plan amendment. This needs to be included on the affidavit.
5. Please include a map showing the surrounding properties and their future land use designations.
6. The concurrency impact analysis provided shows only the impact created by the use, but they do not address existing capacity or residual capacity of the overall water and sewer systems. Is this property proposed to be served by Lake City utilities? Please confirm and if so, provide confirmation that the utility is able to serve the site.
7. There needs to be a brief environmental assessment, which addresses flood prone areas, natural wildlife areas and wetlands, based on available desktop information.

Application #2: Application of Amendment to the Zoning Atlas

1. The Rezoning application (p.1) has a typo and incorrectly identifies the existing zoning as "RFS-1." Please revise to state "RSF-1."
2. The application provides a hybrid map showing zoning and aerial, but there needs to be a clear aerial with just parcels and street names, per County application checklist item D4.
3. A legal description with parcel number in Microsoft Word format is required, per County application checklist item D7.
4. The Rezoning Application Agent Authorization form only specifies a rezoning to Commercial General and not Commercial Intensive, as has been listed on the first page of the rezoning application. Please revise.
5. The concurrency impact analysis provided shows only the impact created by the use, but they do not address existing capacity or residual capacity of the overall water and sewer systems. Is this property proposed to be served by Lake City utilities? Please confirm and if so, provide confirmation that the utility is able to serve the site.
6. There needs to be a brief environmental assessment, which addresses flood prone areas, natural wildlife areas and wetlands, based on available desktop information.
7. Please note that the consideration of the rezoning application will be subject to the approval of the Future Land Use Map amendment by the County Commission.