



## GROWTH MANAGEMENT

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

### FOR PLANNING USE ONLY

Application # ~~SPR 25-06~~ SPR 25-06  
Application Fee \$200.00  
Receipt No. \_\_\_\_\_  
Filing Date 3/14/25  
Completeness Date \_\_\_\_\_

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: Odom, Moses & Company Building Expansion
2. Address of Subject Property: 4641 US Highway 90 W, Lake City, FL 32055
3. Parcel ID Number(s): 34-3S-16-02461-506 (10080)
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: \_\_\_\_\_
6. Acreage: 1.989 +/-
7. Existing Use of Property: Professional Business Office
8. Proposed use of Property: Professional Business Office
9. Type of Development (Check All That Apply):  
☐ Increase of floor area to an existing structure: Total increase of square footage \_\_\_\_\_  
☒ New construction: Total square footage 3632 SF  
☐ Relocation of an existing structure: Total square footage \_\_\_\_\_

## B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Lance Jones Title: Agent  
Company name (if applicable): Jones Engineering & Consulting  
Mailing Address: 855 SW Baya Dr  
City: Lake City State: FL Zip: 32025  
Telephone: (386) 965-9000 Fax: ( ) Email: ljones@jonesengineering.net

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

3. If the applicant is agent for the property owner\*.  
Property Owner Name (title holder): Odom, Moses & Company LLP  
Mailing Address: 4641 US Highway 90 W  
City: Lake City State: FL Zip: 32055  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

4. Mortgage or Lender Information: ☐ Yes ☐ No

Name of Mortgage or Lender: \_\_\_\_\_  
Contact Name: \_\_\_\_\_ Telephone Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_

*If property has a mortgage or lender, the mortgage or lender shall be required to provide a release for this application to proceed.*

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

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

### C. ADDITIONAL INFORMATION

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

### D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. **Vicinity Map** – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. **Site Plan** – Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
  - m. For multiple-family, hotel, motel, and mobile home park site plans:
    - i. Tabulation of gross acreage.
    - ii. Tabulation of density.
    - iii. Number of dwelling units proposed.
    - iv. Location and percent of total open space and recreation areas.
    - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
  - vii. Number of proposed parking spaces.
  - viii. Street layout.
  - ix. Layout of mobile home stands (for mobile home parks only).
3. **Stormwater Management Plan**—Including the following:
- a. Existing contours at one-foot intervals based on U.S. Coast and Geodetic Datum.
  - b. Proposed finished elevation of each building site and first floor level.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water management district surface water management permit.
4. **Fire Department Access and Water Supply Plan:** The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
5. **Mobility Plan:** Mobility plan shall include accessibility plan for ADA compliance, safe and convenient onsite traffic flow, and accessibility plan for bicycle and pedestrian safety. The City shall require additional right of way width for bicycle and pedestrian ways to be provided for all proposed collector and arterial roadways, as integrated or parallel transportation facilities per Policy II.1.4 of the Comprehensive Plan.
6. **Concurrency Impact Analysis:** Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
7. **Comprehensive Plan Consistency Analysis:** An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. **Legal Description with Tax Parcel Number** (In Word Format).
9. **Proof of Ownership** (i.e. deed).
10. **Agent Authorization Form** (signed and notarized).
11. **Proof of Payment of Taxes** (can be obtained online via the Columbia County Tax Collector’s

Office).

12. **Fee:** The application fee for a Site and Development Plan Application is \$200.00. No application shall be accepted or processed until the required application fee has been paid

13. **Notices:** All property owners within three hundred (300) feet must be notified by certified mail by the proponent and proof of the receipt of these notices must be submitted as part of the application package submittal.

The Growth Management Department shall supply the name and addresses of the property owners, The notification letters, and the envelopes to the proponent.

**ACKNOWLEDGEMENT, SIGNATURES, AND NOTARY ON FOLLOWING PAGE**

## NOTICE TO APPLICANT

All eleven (13) attachments listed above 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 eight (2) copies of proposed site plan application and all support materials must be submitted along with a PDF copy on a CD. See City of Lake City submittal guidelines for additional submittal requirements.

**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.

Lance Jones

Applicant/Agent Name (Type or Print)

Christopher L  
Jones

Digitally signed by  
Christopher L Jones  
Date: 2025.03.14 11:30:02  
-04'00'

Applicant/Agent Signature

Date

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

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

(NOTARY SEAL or STAMP)

Signature of Notary

Printed Name of Notary

Personally, Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_ OR verified on-line virtually \_\_\_\_\_  
Type of Identification Produced





## Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 34-3S-16-02461-506 (10080) | OFFICE BLD 1STY (1700) | 1.989 AC**

LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D. WD 1128-2128, WD 1291-232, WD 1291-232, CLOSED EASEMENT QC 1314-537,

### ODOM, MOSES & COMPANY LLP

Owner: 4641 US HIGHWAY 90 W  
LAKE CITY, FL 32055

Site: 4330 NW AMERICAN LN, LAKE CITY

Sales 3/13/2015 \$725,000 V (Q)  
8/20/2007 \$900,000 V (Q)  
Info 6/28/2001 \$160,000 V (P)

### 2025 Working Values

Mkt Lnd	\$866,685	Appraised	\$1,620,843
Ag Lnd	\$0	Assessed	\$1,620,843
Bldg	\$710,102	Exempt	\$0
XFOB	\$44,056		
Just	\$1,620,843	Total	county:\$1,620,843
		Taxable	city:\$1,620,843
			other:\$0
			school:\$1,620,843

### NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser 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. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/19/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

CLC SITE DEVELOPMENT PLAN APPLICATION  
NOT FOR CONSTRUCTION

CIVIL CONSTRUCTION PLANS  
FOR

ODOM, MOSES & COMPANY EXPANSION

VICINITY MAP

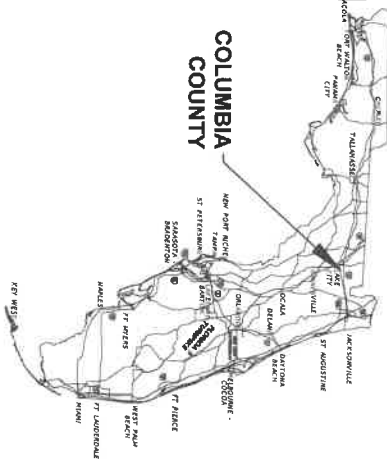
LAKE CITY, FL

SECTION 34, TOWNSHIP 3S, RANGE 16E

PROJECT LOCATION



PLANS PREPARED FOR:  
ODOM, MOSES & COMPANY  
4641 US HIGHWAY 90 W  
LAKE CITY, FL 32055  
(386) 752-4621  
INFO@ODOMMOSES.COM



Sheet List Table

Sheet Number	Sheet Title
G100	KEY SHEET
C100	GENERAL NOTES
C101	EXISTING CONDITIONS & DEMO PLAN
C102	EROSION & SEDIMENT CONTROL PLAN
C200	OVERALL SITE PLAN
C201	GEOMETRIC PLAN
C300	PAVING GRADING & DRAINAGE PLAN
C301	PAVING, GRADING & DRAINAGE DETAILS
C302	PAVING, GRADING & DRAINAGE DETAILS
C400	UTILITIES PLAN
C401	UTILITY DETAILS-SANITARY
C402	UTILITY DETAILS-WATER

KEY SHEET



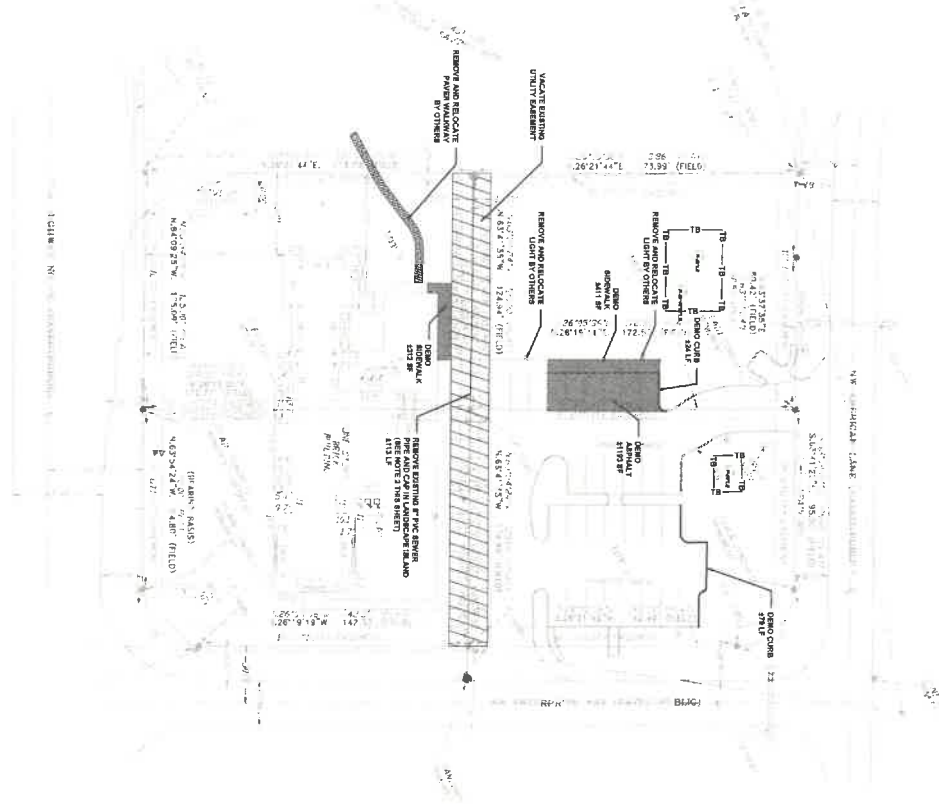
DATE: 05/29/25  
BY: G100

START DATE	NO	DATE	DESCRIPTION
DESIGNED BY:	CL		
DRAFTED BY:	CL		
CHECKED BY:	CL		



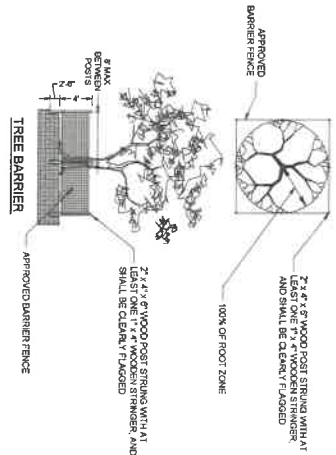






### DISCUSSION GENERAL NOTES

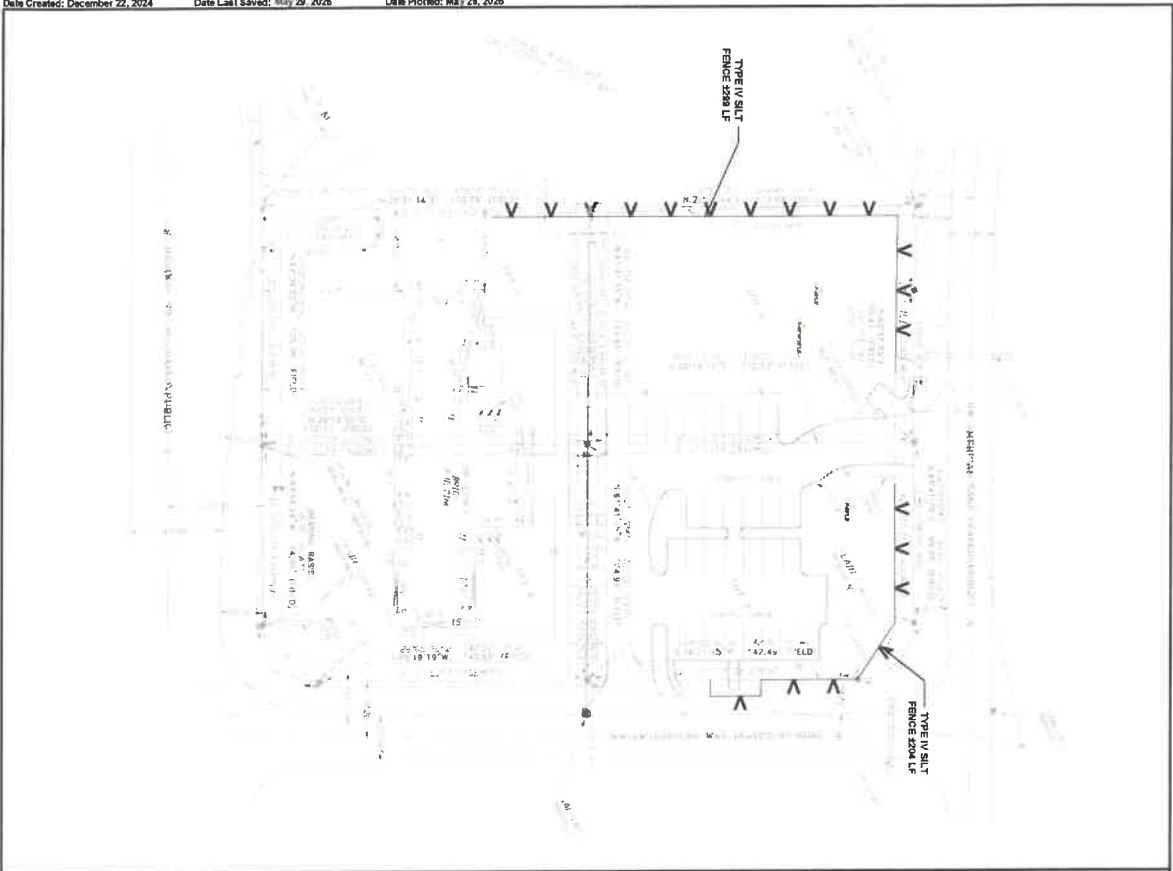
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DRAWING NO. PROJECT SHEET NO. C101	CHINA RAILWAY GROUP CRCC	START DATE		REVISION HISTORY		
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		DESIGNED BY				
		CLJ				
		DRAFTED BY				
		CLJ				
CHECKED BY						
CLJ						

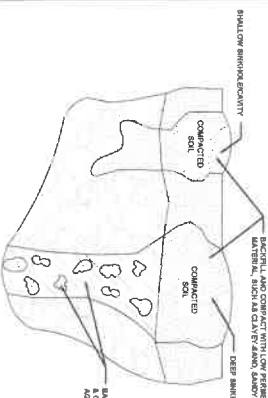
**ODOM, MOSES & COMPANY EXPANSION  
EXISTING CONDITIONS & DEMO PLAN  
LAKE CITY, FL**

**JONES**  
ENGINEERING & CONSULTING, LLC  
855 SW BAYA DRIVE, LAKE CITY, FL 32025  
386.965.9000 [LJONES@JONESENGINEERING.NET](mailto:LJONES@JONESENGINEERING.NET)



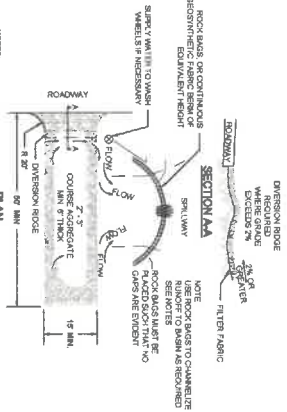
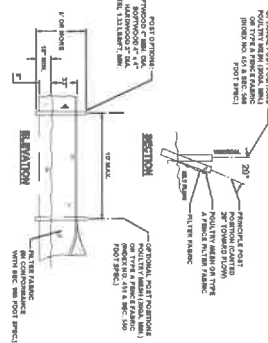
#### EROSION CONTROL NOTES

1. THE EROSION AND SEDIMENTATION CONTROL PLAN COMPLETES WITH THE REQUIREMENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN, AND THE EROSION AND SEDIMENTATION CONTROL.
2. THE CONTRACTOR SHALL ADHERE TO COLUMBIA COUNTY, FLORIDA, AND OTHER GOVERNING AGENCIES FOR EROSION AND SEDIMENTATION CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO OBTAIN A PERMIT FROM THE FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
3. THE CONTRACTOR SHALL ADHERE AND REVIEW THE PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY EROSION SHALL BE REMOVED BY THE CONTRACTOR.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL AND RE-PLACED AS NECESSARY.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETED AND A PERMANENT EROSION CONTROL PLAN IS SUBMITTED.
6. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PLACED AS REQUIRED BY THE EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.
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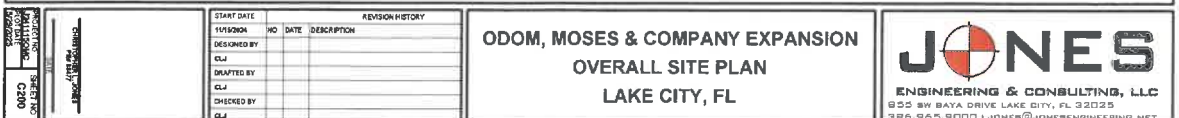
#### KARST FEATURE REPAIR DETAIL

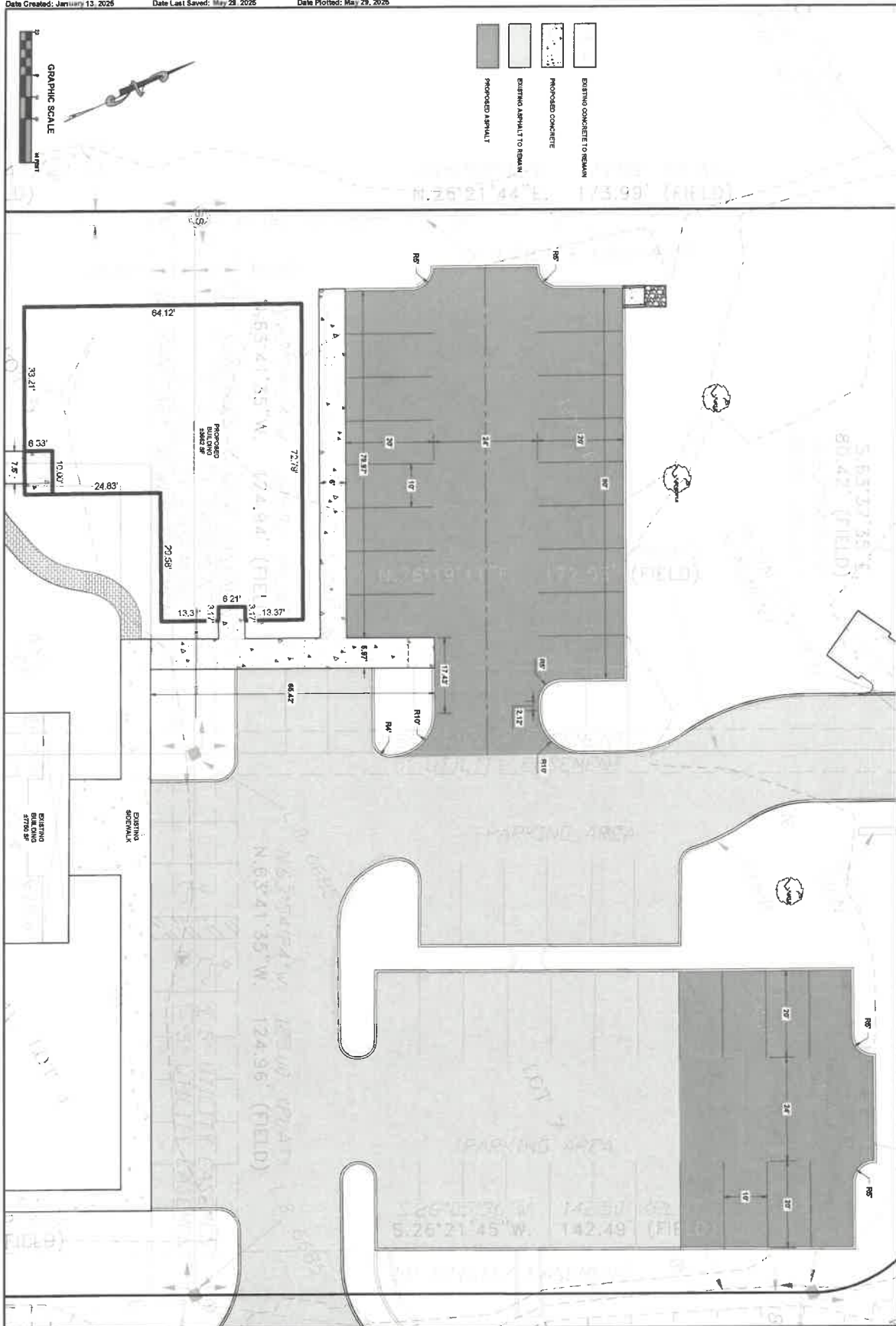
#### TYPE IV SILT FENCE OR EQUIVALENT



#### TEMPORARY CONSTRUCTION ENTRANCE

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT EROSION AND SEDIMENTATION FROM OCCURRING DURING CONSTRUCTION. E.G. SOLUTION CEMENTS, CEMENTS, EROSIONS.
2. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE EROSION AND SEDIMENTATION CONTROL INSPECTOR IMMEDIATELY WHEN THE FEATURES ARE ENCOUNTERED. THE METHOD OF REPAIR SHALL BE SUBMITTED FOR REVIEW, COMMENT, AND APPROVAL PRIOR TO ATTEMPTING ANY REPAIR.
3. SHALLOW KARST FEATURES ARE TYPICALLY LESS THAN 2 FEET DEEP AND ONLY HAVE SMALL Voids IN THE LIMESTONE. THE REPAIR SHALL BE MADE BY FILLING THE VOID WITH A MIXTURE OF 1 PART CEMENT, 2 PARTS SAND, AND 1 PART GRAVEL OR CLAY. COMPACT THE BACKFILL AND CREATE A SMALL MOUND SLIGHTLY ABOVE GRADE TO ACCOUNT FOR SETTLEMENT.
4. DEEP KARST FEATURES SHALL BE REPAIRED MORE PERMANENTLY. EXCAVATE THE FEATURE TO THE LIMESTONE BEDROCK. FILL WITH A MIXTURE OF 1 PART CEMENT, 2 PARTS SAND, AND 1 PART GRAVEL OR CLAY. COMPACT THE BACKFILL TO GRADE.





<p><b>DATE</b> 2025.05.28</p> <p><b>DESIGNED BY</b> CLJ</p> <p><b>DRAWN BY</b> CLJ</p> <p><b>CHECKED BY</b> CLJ</p>	<p><b>REVISION HISTORY</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION													<p><b>ODOM, MOSES &amp; COMPANY EXPANSION</b></p> <p><b>GEOMETRIC PLAN</b></p> <p><b>LAKE CITY, FL</b></p>	<p><b>JONES</b></p> <p><b>ENGINEERING &amp; CONSULTING, LLC</b></p> <p>805 SW BAY DRIVE LAKE CITY, FL 32025</p> <p>386.965.9000 LJONES@JONESENGINEERING.NET</p>
NO.	DATE	DESCRIPTION																





ODOM, MOSES & COMPANY EXPANSION  
PAVING, GRADING & DRAINAGE DETAILS  
LAKE CITY, FL

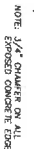
## N.T.S.



## N.T.S.



## 1



## 25.



## N.T.S.



## N.T.S.



**JONES**  
ENGINEERING & CONSULTING, LLC  
4605 EAST US HWY 90 LAKE CITY, FL 32025  
PHONE: 386.965.9000 EMAIL: LANGE@UFL.EDU

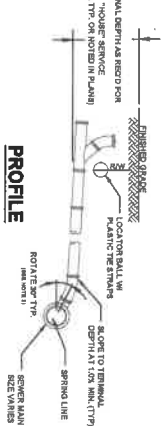
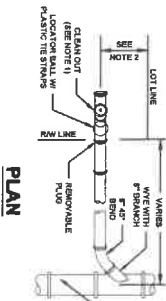


**JONES**  
ENGINEERING & CONSULTING, LLC  
955 SW BAYA DRIVE LAKE CITY, FL 32025  
386.965.9000 LJONES@JONESENGINEERING.NET

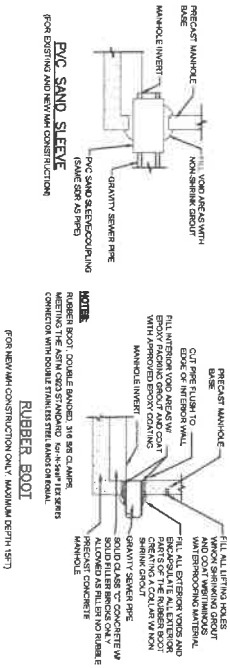
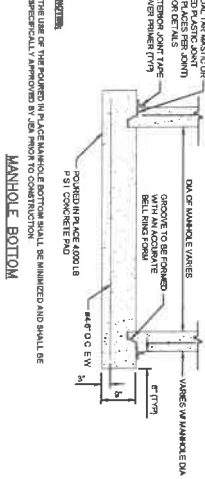


### SANITARY SEWER SERVICE LATERAL DETAIL

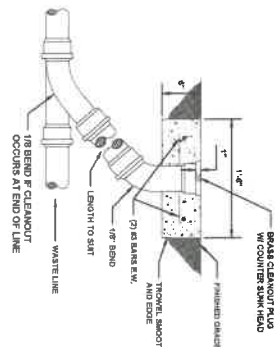
- NOTES:
1. ALL SANITARY SEWER SERVICE LATERALS SHALL BE INSTALLED BY THE BUILDING IN ACCORDANCE WITH STANDARD PLUMBING CODE AS CLOSE TO LOT LINE AS POSSIBLE, 2' MINIMUM.
  2. SERVICE LATERALS SHALL NOT ENTER SEWER MAIN BELOW SPRAWL LINE.
  3. SERVICE LATERALS SHALL BE INSTALLED WITH PLASTIC PIPE. LATERAL SHALL BE RECORDED TO LATERAL, INCLUDING DEPTH.



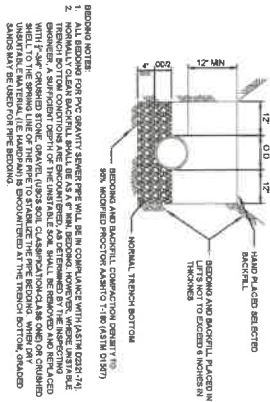
### CONCRETE MANHOLE PIPE CONNECTION DETAIL (ONLY USE IF CONNECTING TO CITY MANHOLE IN ROW)



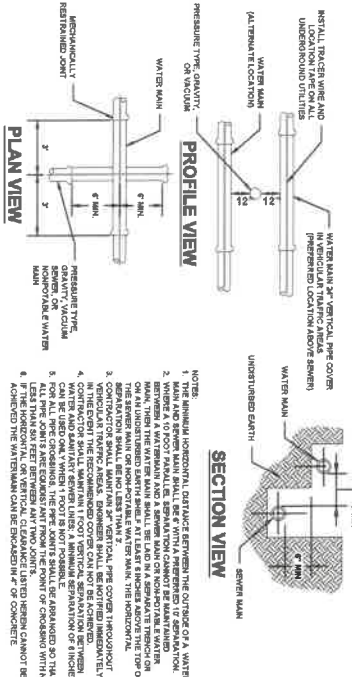
### SANITARY CLEAN OUT DETAIL



### SANITARY SEWER BEDDING DETAIL



### WATER/SEWER PIPE SEPARATION DETAIL



ODOM, MOSES & COMPANY EXPANSION  
UTILITY DETAILS-SANITARY  
LAKE CITY, FL

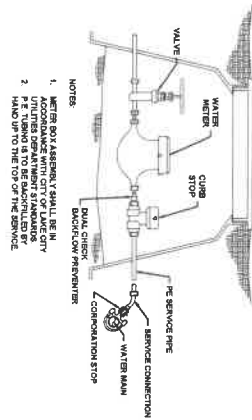
**JONES**  
ENGINEERING & CONSULTING, LLC  
1605 EAST 1ST HWY 30 LAKE CITY, FL 33605  
PHONE: 386.965.9000 EMAIL: LANCE@JONES-EDU

SUBMITTAL/REVISION HISTORY		START DATE	NO.	DATE	DESCRIPTION
DESIGNED BY	CLJ	2/16/2025	1		INITIAL SET-OUT FOR CONSTRUCTION
DRAFTED BY	CLJ				
CHECKED BY	CLJ				
DATE					

PROJECT NO.	24111600M
DATE	2/16/2025
SCALE	AS SHOWN
REVISION	CLJ

# 1 METER BOX ASSEMBLY DETAIL

CS2 SCALE: N.T.S.

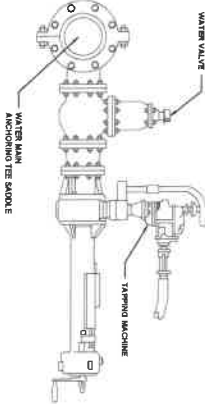


ITEM	DESCRIPTION
1	BACKFLOW PREVENTER
2	ORATE VALVE
3	ANCHORING TIE RODS
4	TEST COCKS
5	TYMATED PIPE

- NOTES:
- UNDER NO CIRCUMSTANCES SHALL ANY CONNECTION BE ALLOWED BETWEEN THE SERVICE METER AND A BACKFLOW PREVENTER USED FOR SYSTEM DOWNSTREAM OF METER.
  - IF A REDUCED PRESSURE BACKFLOW PREVENTER IS USED, THE VALVE ATTACHMENT SHALL BE INSTALLED AS SHOWN. THE VALVE ATTACHMENT SHALL BE INSTALLED AS SHOWN. THE VALVE ATTACHMENT SHALL BE INSTALLED AS SHOWN.
  - ANCHORING TIE RODS SHALL BE INSTALLED AS SHOWN. THE VALVE ATTACHMENT SHALL BE INSTALLED AS SHOWN. THE VALVE ATTACHMENT SHALL BE INSTALLED AS SHOWN.
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## 2 REDUCED PRESSURE BACKFLOW ASSEMBLY

CS2 SCALE: N.T.S.

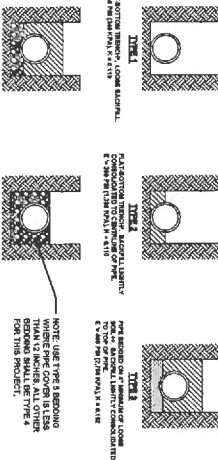
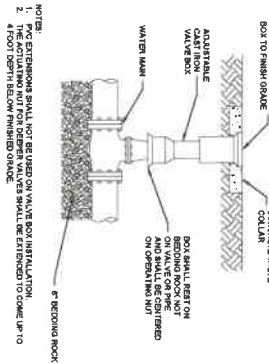


### 5 WET TAP AND SADDLE ASSEMBLY

CS2 SCALE: N.T.S.

# VALVE AND BOX DETAIL

CS2 SCALE: N.T.S.



## 6 PVC INSTALLATION STANDARD AMWA C605

CS2 SCALE: N.T.S.



January 13, 2025

Subject: Odom, Moses & Company Concurrency Impact Analysis

The subject application is for new construction of a +/- 3662 square foot office building adjacent to the existing Odom Moses & Company office building on their +/- 1.97 acres property located at 4641 W US Highway 90, Lake City, FL 32055.

Criteria for analyses (Concurrency impact analysis performed for a new 3662 square foot office building):

- Trip generation was calculated per the ITE Trip Generation, 9<sup>th</sup> Edition, ITE Code 710 General Office.
- Potable water analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** per 64E-6.008 Florida Administrative Code, Table 1.
- Sanitary sewer analysis for **Office Building (a) per employee per 8 hour shift or (b) per 100 square feet of floor space, whichever is greater** per 64E-6.008 Florida Administrative Code, Table 1.
- Solid waste analysis based on standard of 5.5 lbs per 1000 square feet of gross floor area per day.

Summary of analyses:

- Trip generation report: 40.37 Total ADT and 5.71 Peak Hour Trips
- Potable water: 550 gpd
- Sanitary sewer: 550 gpd
- Solid Waste: 20.13 lbs/day

Please see attached concurrency worksheets for analyses.

Please contact me if you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Lance Jones", written over a light blue horizontal line.

Lance Jones, P.E.

"Keeping It Civil"

## CONCURRENCY WORKSHEET

### Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	Peak Hour Multiplier	Building Area	Total ADT	Total PM Peak
710	General Office	11.03	1.56	3.66	40.37	5.71

\* Multiplier is based upon ITE Trip Generation 9th Edition for ITE Code 710-General Office. Building area units are per ksf.

### Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	36.62	549.30

\* 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.

### Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Office Building	15.00	36.62	549.30

\* 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	Pounds Per Thousand Square Feet of Floor Area	Floor Area (KSF)	Total (Lbs Per Day)
Office Building	5.50	3.66	20.13

\*5.5 lbs per 1000 square feet of gross floor area per day





February 11, 2025

Mr. Robert Angelo  
Planning and Zoning Tech  
City of Lake City Growth Management  
205 North Marion Avenue  
Lake City, FL 32055

**SUBJECT: Comp Plan Consistency Analysis for Odom, Moses & Company Phase II**

Dear Mr. Angelo:

Jones Engineering and Consulting, LLC (JEC) is representing the owner of the subject project. In support of the enclosed application please find the following:

**4. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). For text amendments to the Comprehensive Plan, include the proposed text amendment in strike-thru and underline format.**

#### **FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES**

**GOAL I - IN RECOGNITION OF THE IMPORTANCE OF ENHANCING THE QUALITY OF LIFE IN THE CITY, DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.**

- **Objective I.1 The City Concurrence Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.**
- **Policy I.1.1 The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to areas adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public facilities are available to support such higher density or intensity.**

*Consistency: The property is located on US Hwy 90 near Interstate 75 with utilities available to support the proposed use.*

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

*Consistency: Floor area ratio(s) shall be maintained per the land development regulations.*

- **Policy I.1.3 The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).**

*Consistency: Public facilities are available at the site with an acceptable level of service to serve the proposed use.*

"Keeping It Civil"

- **Policy I.1.4** The City shall continue to limit the designation of residential, commercial and industrial lands depicted on the Future Land Use Plan map to acreage which can be reasonably expected to develop by the year 2025.

*Consistency: It is reasonable to expect the property to commence construction in 2025.*

- **Objective I.2** The City shall adopt performance standards which regulate the location of land development consistent with topography and soil conditions and the availability of facilities and services.
- **Policy I.2.1** The City shall restrict development within unsuitable areas due to flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development:

1. Streets shall be related appropriately to the topography. All streets shall be arranged so as to obtain as many as possible building sites at or above the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided.

2. Local streets shall be laid out to discourage use by through traffic, to permit efficient drainage and utility systems and to require the minimum number of streets necessary to provide convenient and safe access to property.

3. The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.

4. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the City Council, such extension is not necessary or desirable for the coordination of the layout or the most advantageous future development of adjacent tracts..

*Consistency: The property is not located in a flood area and would not include steep slopes or rock formations that would be adverse to the arrangement of development in accordance with the comprehensive plan.*

- **Objective I.3** The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.
- **Policy I.3.1** The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

*Consistency: The level of service standards will not be adversely affected from existing conditions by the development.*

- **Objective I.4** The City shall continue to include provisions for Planned Residential Development regulations. A Planned Residential Development (PRD) is:

*Consistency: Does not apply, this is not a PRD application.*

- **Objective I.5** The City shall continue to limit the extension of public facility geographic service areas to the adjacent urban development area, except that water line extensions may be made outside such designated urban development area to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located

outside such designated urban development area. The boundary of this designated urban development area is depicted within the Future Land Use Map Series of this Comprehensive Plan.

*Consistency: No extension of public utilities are required as the site has direct access to public utilities.*

- **Objective I.6** The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

*Consistency: The project will not be a deterrent to the improvement or development of adjacent land uses as it will have the same classification of adjacent land uses. Concurrency impacts are minimal in comparison to existing land use.*

- **Objective I.7** The City shall identify and designate blighted areas which are feasible for redevelopment or renewal, through the updating of the housing condition survey based upon information as available from the University of Florida, Shimberg Center for Affordable Housing.

*Consistency: Does not apply, this is not a blighted area.*

- **Objective I.8** The City shall reduce inconsistencies in land uses with the provisions of this Comprehensive Plan through the establishment of such inconsistencies as non-conforming land uses.

*Consistency: The proposed use is consistent with existing land uses.*

- **Objective I.9** The City shall continue to use a Historic Preservation Agency appointed by the City Council to assist the City Council with the designation of historic landmarks and landmark sites or historic districts within the City based upon criteria utilized for the National Register of Historic Places and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Historic Preservation Agency shall review applications for historic designation and after conducting a duly noticed public hearing shall make a recommendation to the City Council based upon the criteria stated in the maintenance and reuses of historical structures policy contained within the Future Land Use Element of the Comprehensive Plan.

*Consistency: The proposed use is not located in a Historical Preservation area.*

- **Objective I.10** The City shall protect natural resources and environmentally sensitive lands (including but not limited to wetlands and floodplains). For the purposes of this Comprehensive Plan "wetlands" means those areas that are inundated or saturated by surface water or groundwater at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

*Consistency: The proposed use is not located in an environmentally sensitive area, including but not limited to wetlands or floodplains.*

- Objective I.11 The City shall establish a process for coordination with agencies responsible for the implementation of any regional resource planning and management plan prepared pursuant to Chapter 380, Florida Statutes, as amended.

*Consistency: This item will be completed in the City of Lake City Growth Management application review process.*

- Objective I.12 The City shall coordinate review of all proposed subdivision plats with the Water Management District for subdivisions proposed within the drainage basin of any designated priority water body to provide the Water Management District an opportunity to review such subdivision to determine if the plat is consistent with any approved management plans within that basin.

*Consistency: This project will be designed to meet the SRWMD permitted conditions.*

Please contact me at 386-965-9000 if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Lance Jones", with a stylized flourish at the end.

Lance Jones, P.E.



## **LEGAL DESCRIPTION:**

**PARCEL 34-3S-16-02461-506 (10080) (FROM SURVEY):**

LOTS 4, 5, 6, & 7 OF "PLANTATION VILLAGE SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 210 & 211 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Prepared by and return to:

Guy W. Norris  
Attorney at Law  
Norris & Norris, P.A.  
253 NW Main Blvd.  
Lake City, FL 32055  
386-752-7240  
File Number: G600

Inst: 201512004816 Date: 3/16/2015 Time: 4:45 PM

Doc Stamp Deed: 5075.00

D.C.P. DeWitt Cason, Columbia County Page 1 of 2 B:1291 P:232

Parcel Identification No. 34-3S-16-02461-506

[Space Above This Line For Recording Data]

## Warranty Deed

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

This Indenture made this 13th day of March, 2015, between Gateway Prescription Center, Inc., a Florida corporation, 780 SE Baya Drive, Lake City, FL 32026, grantor\*, and Odom, Moses & Company, L.L.P., a Florida limited liability partnership, 4424 NW American Lane, Suite 101, Lake City, FL 32055, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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's successors and assigns forever, the land, situate, lying and being in Columbia County, Florida, described in Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Ad valorem taxes and special assessments for 2015 and subsequent years; restrictions and easements of record; easements shown by a plat of the property; and visible easements;

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in our presence:

Gateway Prescription Center, Inc., a Florida corporation

By: Carl Allison, President  
Carl Allison, President

Witness Name: Guy W. Norris

Witness Name: LAURELLA WILLIAMS

(Corporate Seal)

State of Florida  
County of Columbia

The foregoing instrument was acknowledged before me this 13th day of March, 2015 by Carl Allison, President of Gateway Prescription Center, Inc., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

[Notary Seal]

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires \_\_\_\_\_



## Exhibit A

Lots 4, 5, 6 and 7, Plantation Village Subdivision, according to the plat thereof recorded in Plat Book 6, Pages 210 and 211, of the Public Records of Columbia County, Florida.

TOGETHER WITH an easement for ingress and egress to be used as common driveway over and across the following described property: Commence at the SW corner of NW 1/4 of Section 34, Township 3 South, Range 16 East, Columbia County, Florida; thence run N 06°09'09" E along the West line of Section 34, a distance of 321.31 feet to the North right-of-way line of State Road No. 10 (US 90); thence run S 63°54'24" E, along the North right of way line a distance of 500.49 feet to point of beginning; thence continue S 63°54'24" E, 20.00 feet; thence run N 26°05'36" E, a distance of 60.00 feet; thence run N 63°54'24" W, a distance of 40.00 feet; thence run S 26°05'36" W, to North right of way line of State Road No. 10 (US 90), a distance of 60.00 feet; thence run S 63°54'24" E, a distance of 20.00 feet to point of beginning. Said common driveway lying 20 feet of each side of the Westerly lot line of Lot 5, Plantation Village Subdivision.

Parcel Identification Number: 34-3S-16-02461-506



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

### AGENT AUTHORIZATION FORM

I, Deserrai Goosen (owner name), owner of property parcel

number 34-3S-16-02461-506 (10080) (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. Christoher Lance Jones	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)

12/27/24  
Date

#### NOTARY INFORMATION:

STATE OF: Florida COUNTY OF: Columbia

The above person, whose name is Deserrai Goosen,  
personally appeared before me and is known by me or has produced identification  
(type of I.D.) \_\_\_\_\_ on this 27 day of December, 20 24.

NOTARY'S SIGNATURE





Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

8656.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

THIS BILL IS FULLY PAID

4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

135 NE Hernando Ave, Suite 125, Lake City, FL 32055  
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
CITY OF LAKE CITY					
LAKE CITY	1,620,843	4.9000	0	1,620,843	7,942.13
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	1,620,843	7.8150	0	1,620,843	12,666.89
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	1,620,843	0.7480	0	1,620,843	1,212.38
LOCAL	1,620,843	3.1430	0	1,620,843	5,094.32
CAPITAL OUTLAY	1,620,843	1.5000	0	1,620,843	2,431.27
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	1,620,843	0.2936	0	1,620,843	475.88
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	1,620,843	0.0001	0	1,620,843	0.16

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia  
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	18.3997	AD VALOREM TAXES	29,823.03
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
XLCF CITY FIRE ASSESSMENT	5.00 Units @ 311.2600	1,617.89

SAVE TIME PAY ONLINE @ [www.columbiataxcollector.com](http://www.columbiataxcollector.com)

NON AD VALOREM ASSESSMENTS	1,617.89
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COMBINED TAXES AND ASSESSMENTS	31,440.92	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

Kyle Keen, CFC  
Columbia County Tax Collector

2024 Real Estate  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM  
ASSESSMENTS

8656.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

THIS BILL IS FULLY PAID

4330 AMERICAN LAKE CITY 32055  
LOTS 4, 5, 6 & 7 PLANTATION VILLAGE S/D.

ODOM, MOSES & COMPANY LLP  
4641 US HIGHWAY 90 W  
LAKE CITY FL 32055

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	31,440.92	-1,257.64	0.00	30,183.28	0.00

Receipt(s) 2024-13456 on 11/20/24 for \$30,183.28 by ODOM, MOSES, & COMPANY LLP

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS