

GROWTH MANAGEMENT

205 North Marion Ave. Lake City, FL 32055 Telephone: (386)719-5750

E-Mail:

growthmanagement@lcfla.com

R PLANNING USE ONLY
oplication # SPR 25 -00
oplication Fee \$200.00
eceipt No.
eceipt No ling Date3/14/25
ompleteness Date

Site Plan Application

A.	PRO	DJECT 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.	APP	LICANT INFORMATION						
		Applicant Status □ Owner (title holder) ■ Agent						
	2.	Name of Applicant(s): Lance JonesTitle: 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.						
	2	If the applicant is agent for the property owner*.						
	3.	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 ② No _
3.	Future Land Use Map Amendment:
	Future Land Use Map Amendment Application No.
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): □YesNo
	Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application No
	Variance:□YesNo
	Variance Application No.
	Special Exception:
	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).
 - i. 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 City of Lake City Growth Management Department 205 North Marion Ave, Lake City, FL 32055 ◆ (386) 719-5750

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 NOTORY ON FOLLOWING PAGE

NOTICE TO APPLICANT

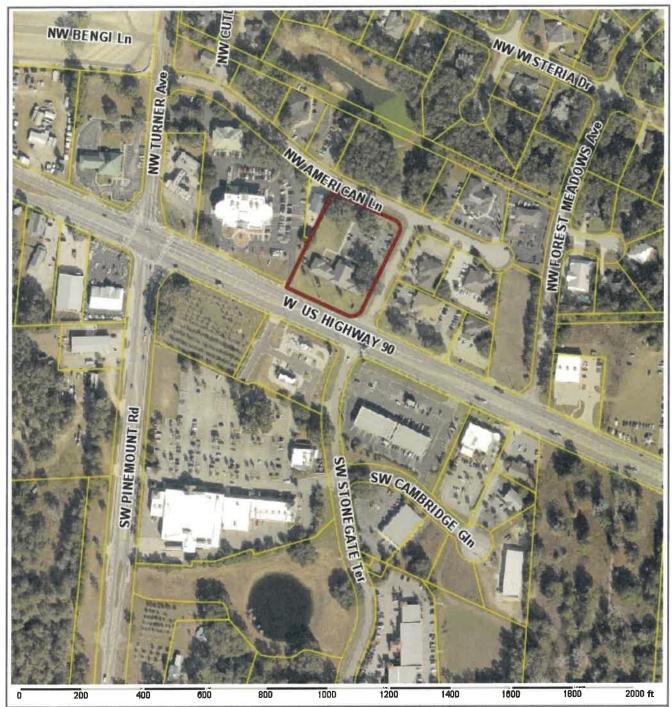
All eleven (13) attachments listed above are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in 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 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.

Lance Jones	Christopher L	Digitally signed by Christopher L Jones Date: 2025.03.14 11:30:02
Applicant/Agent Name (Type or Print)	Jones	-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 r	ne thisday of, 20_	, by (name of person acknowledging).
(NOTARY SEAL or STAMP)	Signature of Printed Nam	
Personally, KnownOR Produced Identification Type of Identification Produced		



Columbia County Property Appraiser Jeff Hampton | Lake City, Florida | 386-758-1083

NOTES:

Columbia County, FL

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

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l	ODOM, MOSE	S & COMPANY LLP		2025 Wo	orking Val	ues
Owner	r: 4641 US HIGHW	AY 90 W	Mkt Lnd	\$866,685	Appraised	\$1,620,843
	LAKE CITY, FL 3	2055	Ag Lnd	\$0	Assessed	\$1,620,843
Site:		CAN LN, LAKE CITY	Bldg	\$710,102	Exempt	\$0
Sales	3/13/2015 8/20/2007	\$725,000 V (Q) \$900,000 V (Q)	XFOB	\$44,056		county:\$1,620,843
Info	6/28/2001	\$160,000 V(P)	Just 9	\$1,620,843	Total Taxable	city:\$1,620,843 other:\$0
1						school:\$1,620,843

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 enyone 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.

GrizzivLogic.com

PROJECT LOCATION-

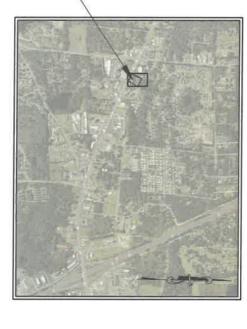
CLC SITE DEVELOPMENT PLAN APPLICATION NOT FOR CONSTRUCTION

CIVIL CONSTRUCTION PLANS

FOR

ODOM, MOSES & COMPANY EXPANSION

SECTION 34, TOWNSHIP 3S, RANGE 16E



LAKE CITY, FL

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4641 US HIGHWAY 90 W LAKE CITY, FL 32055 (386) 752-4621 VFO@ODOMMOSES.COM	OM, MOSES & COMPANY	
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	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	UTILTIES PLAN
C401	UTILITY DETAILS-SANITARY
C402	UTILITY DETAILS-WATER

	START DATE			REVISION HISTORY
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KEY SHEET



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CHRISTOPHER L. JOHN

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TELEPHONE 201 443 8319 BOUNDARY HARORMATION SHOWN, WAS OBTAINED FROM A TOPOGRAPHIC AND UNDARY SURVEY PREPARED BY BRITT SURVEYING & MAPPHYS, LLC. BALL LE THE CONTRACTOR'S RESPONSEMENTY TO CALL IN AN 811 DNO TICKET AT T THREE (3) NORMAL WORKING DAYS PROR TO BEDINING O TREDICING O CR VATION. THE CONTRACTOR SHALL BE RESPONSEME FOR CONTRACTING ALL TY COMPANIES IN THE AREA TO AIDE IN LOCATING POTENTIAL UNDERGROUND HERE L WEILAND BUFFERS SHALL BE PERMANENTLY MONUMENTED ACCORDING TO RECOMPENENTS AS ESTABLISHED IN CHAPTER 41017-4, F.A.C., PRON TO REVENENT OF ROAD CONSTRUCTION OR THE BALE OF ANY LOT, WHICHEVER IS PRIST. HE SITE IS LOCATED IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE (6 EAST, UMBIA COUPITY, FLORIDA. CONTRACTOR SHALL, MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER BY TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS QENERAL PUBLIC. PUBLIC LAND CORNER WITHIN THE LINETS OF CONSTRUCTION SHALL BE ITED, IF A CORNER MONUMENT IS IN DANACER OF BEING DESTROYED AND IMAS IN PROPERLY REFERENCED, THE CONTRACTOR SHOULD INFORM THE SK AND NOTIFY: ONTRACTIO BAULL COMPY, WITH ALL CONSTINUS & SET FORTH BY THE BEWARREET RIVER WILL THE AMAZINGHAT DESIRED FOR THE PROPERTY OF YOUNG THE CONTROL OF THE PROPERTY OF THAT AND THE PROPERTY OF YOUNG THE PROPERTY OF THE PROPERTY OF THAT AND THE PROPERTY OF GREEN AND THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF PERSON AS RECURRENCE. ENCHMARKS NOTED IN THE PLANS WERE DETERMINED FROM THE LIBGS NGLE MAP. AS ENVIOUS FAUL IS EMPROAUS DALATIMATION OF BUILDAY WITHOUT WRITTEN HOTTENAND TO THE CENTER AND CENTER THAT AND CENTER FOR THA A THE COMPRIACION SHALL COORDINATE THE STEAM TO THE EXIST HAW MATER.

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OTHERWISE NOTED. 6. PVC PIPE POTABLE WATER LINE S. CONFLICTS BETWEEN PROPOSED WATER LINES THAT CROSS SANITARY SEMER, STORM SEMER, PORCE MAINS, OR RECLAIMED WATER LINES SHALL CROSS ABOYE SUCH PIPELINES BY A MINIMUM OF TWELVE RICHES. 2. THE COMPRACTOR SHALL MAINTAIN EXSTRIC WATER MAINS IN SERVICE DURING CONSTRUCTION, IN THE EYEST OF HIT ERCHITONS TO SERVICE ARE REQUIRED DURING CONSTRUCTION, SUCH INSTANCES SHALL BE MINIMIZED. 34.THE CONTRACTOR SHALL HOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF THE PRESSURE AND LEAVAGE TESTS. 18. CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 45 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION. 31. IF UNBUTTABLE MATERIAL IS ENCONTERED DURING GRADING, COMTRACTION BHALL TREMOVE UNBUTTABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS. 28. CONTRACTOR SHALL PERFORM SURVEY AND PERFORM TESTING UNLESS OTHERWISE SPECIFIED BY THE ENGINEER. 27. 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LOCATOR BALLS SHALL BE PROVIDED AT THE END OF ALL WATER SERVICE LATERALS. THE LOCATOR BALLS SHALL BE SECURED TO THE LATERALS WITH A PLASTIC TIE STRAP. (2. ALL PIPE AND PIPE ETTINGS WSTALLED LINDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8 OK. LEDD. AND ANY BOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN HO MORE THAN 8.2% LED. 4. PVC PIPE & FITTHOS (4"-15") SHALL BE SOR 26 CONFORMING TO THE REQUIREMENTS OF ASTIN COOLA, POR OPE 4. FITHINGS (18" OF ORBATTER) SHALL BE SOR 26 CONFORMING TO THE REQUIREMENTS OF ASTIM FITS 1-1. GRAVITY SIRMIN SYSTEM NOTES 24. AFTER FLUSHINO, WATER SAMPLES COLLECTED ON TWO SUCCESSIVE DAYS FROM THE TREATED PRING 3 YEARS SHALL SHOW ACCEPTABLE BACTERIOLOGICAL RESULTS, ALL BACTERIOLOGICAL TESTING SHALL BE WITHESSED BY THE CITY AT THE EXPENSE OF THE CONTRACTOR. 17. ALL WATER MAINS SHALL BE INSTALLED WITH CONTRINCIUS, INSILATED 10 DAUGE SOLIO COPPER WIRE TARED DIRECTIL ON TOP OF THE PIPE FOR LOCATION HURPOSES. AS TO COMPEN WINES TARED DIRECTIL TO MAINTE INSULATED LOCATION WINES. CAPABLE OF EXTERIORS 12 INCHES ABOVE TOP OF BOX, AT ENCHYALVE BOX PAO. 4. ALL WHITER MARY TEES, BIRNOS, HUGS, AND HYDRANTS NETTALLED WORDS THE PROJECT SHALL GE PROVINCED WITH RESTRICTED JOINTS OF PRESIDENT AND VIOLENT IN MOVEMENT IN MOVEMENT IN THE WORLD WAS AND CONSTRUCTION STANDARDS. 13. NEW OR ALTERED WATER MAINS INCLUDED IN THE PROJECT SMALL BE NETALLED IN ACCORDANCE WITH APPLICABLE AWAY & STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS I RECOMMENDED PROCEDURES. WATER AND SANITARY SEWER LATERALS SHALL BE LEFT UNCOVERED UNTIL INSPECTED BY THE ENGINEER OR THE ENGINEER'S INSPECTOR. 18. 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NO DATE DESCRIP

ODOM, MOSES & COMPANY EXPANSION **GENERAL NOTES** LAKE CITY, FL

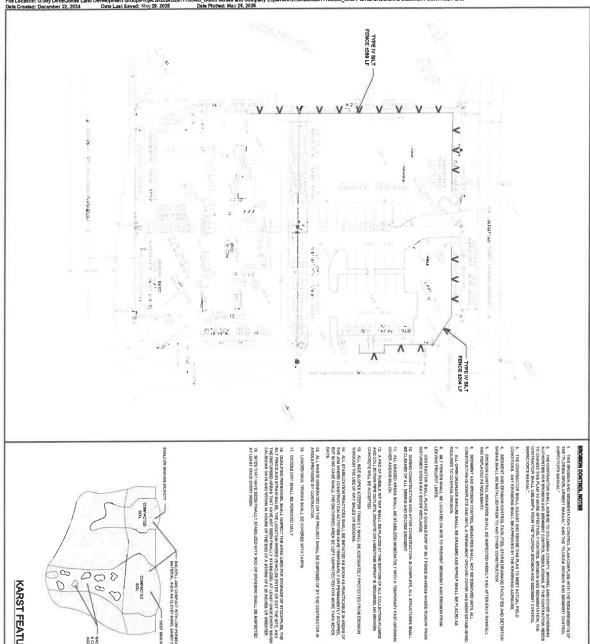






DOM, MOSES & COMPANY EXPANSION EXISTING CONDITIONS & DEMO PLAN LAKE CITY, FL





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CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNDIF TURBED AREAS NAY ENTER WETLANDS.

TYPE IV SILT FENCE OR EQUIVALENT

ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS WIRED TO CONTROL ENGINON.

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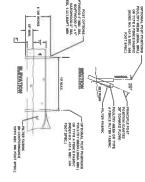
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TEMPORARY CONSTRUCTION ENTRANCE

ODOM, MOSES & COMPANY EXPANSION **EROSION & SEDIMENT CONTROL PLAN** LAKE CITY, FL



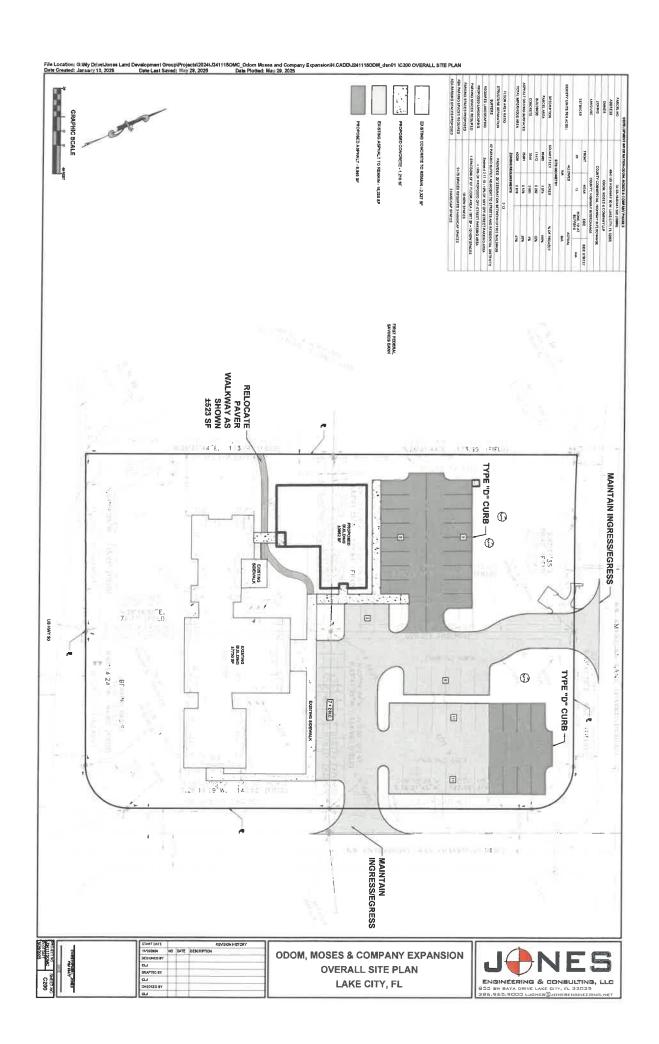
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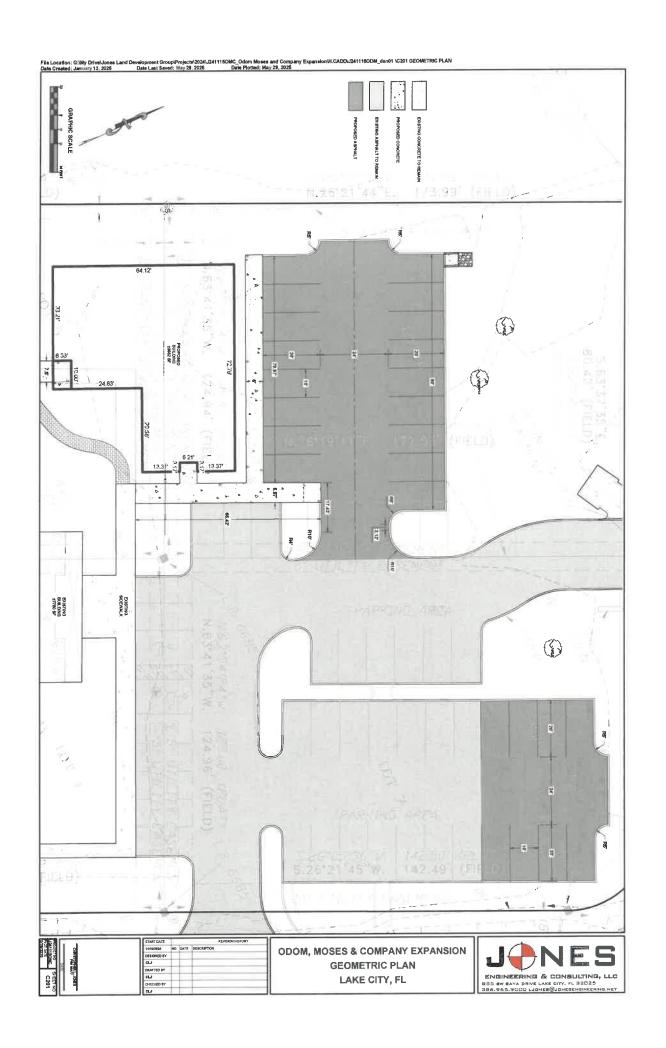
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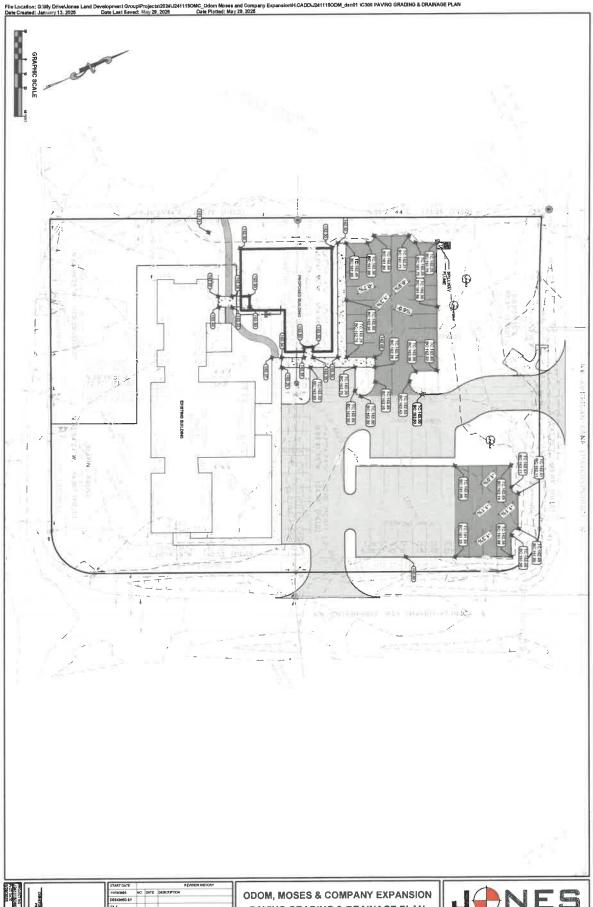
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J O NES
ENGINEERING & CONSULTING, LLC
855 BW BAYA DRIVE LAKE CITY, FL 32025 386,965,9000 LJDNEB@JONEBENGINEGRING.NET











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



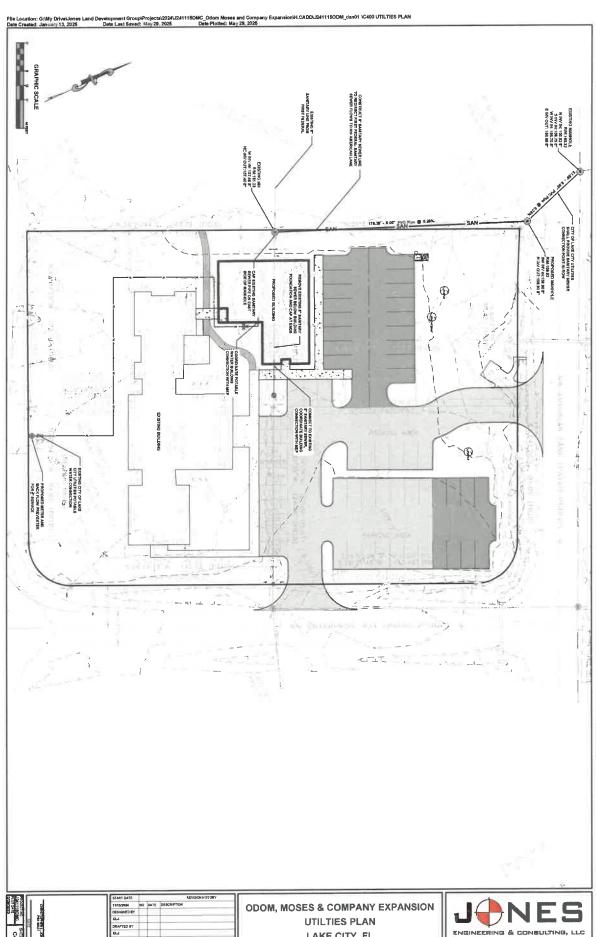
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ODOM, MOSES & COMPANY EXPANSION PAVING, GRADING & DETAILS LAKE CITY, FL



4605 EAST US HWY 90 LAKE DITY, FL 32025 HONE: 386,965,9000 EMAIL: LANGEJ@UFL.ED







LAKE CITY, FL



SANITARY SEWER SERVICE LATERAL DETAIL

OFFIELD .

OFFIELD STATE OF ST

LOCATOR BALL WI PLASTIC TIE STRAPS PLAN - REMOVABLE SEWER MAIN SIZE VARIES

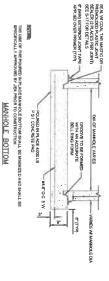
"HOUSE" SERVICE (3" MIN. TYP. OR HOTED IN PLANS) DEPTH AS REGID FOR PROFILE D SLOPE TO TERMINAL DEPTH AT 1.0% MIN. (TYP) SPRING LINE SEWER MAIN SIZE VARIES

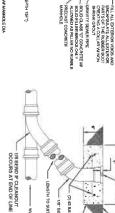
CONCRETE MANHOLE PIPE CONNECTION DETAIL (ONLY USE IF CONNECTING TO CITY MANHOLE IN ROW)

PRESSURE TYPE, GRAVITY, OR VACUUM

PROFILE VIEW 12

WATER MAIN





PVC SAND SLEEVE FOR EXISTING AND NEW MAY CONSTRUCTION

FOR NEW WH

RUBBER BOOT

PVC SAND SLEEVE/COUPLING (SAME SDR AS PIPE)

EDGE OF INTERIOR WALL

FILL ALL LIFTING HOLES

VANCH SHRINKING GROUT
AND COAT WEITIMINOUS

WATERPROOFING MATERIAL

BRASS CLEANOUT PLUG WI COUNTER SUNK HEAD

1/8 BEND IF CLEANOUT OCCURS AT END OF LINE (2) ICS BLARS E.W. 1/8" BEND - WASTELINE

WATER/SEWER PIPE SEPARATION DETAIL

NOTES:

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1 THE MINISSIAN HORIZONTAL DISTANCE SETVICES THE OUTSIDE OF A WATER
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MECHANICALLY RESTRAINED JOINT

PLAN VIEW

WATER MAIN 24" VERTICAL PIPE COVER IN VEHICULAR TRAFFIC AREAS [PREFERRED LOCATION ABOVE SEWER) SECTION VIEW SEWER MAIN

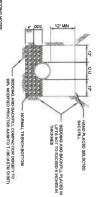
INSTALL TRACER WIRE AND LOCATION TAPE ON ALL UNDERGROUND UTILITIES

WATER MAIN .

12

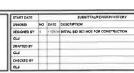
SANITARY SEWER BEDDING DETAIL

SANITARY CLEAN OUT DETAIL



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



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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 pert the ITE Trip Generation, 9th 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,

Lance Jones, P.E.

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 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)
Office Building	15.00	36.62	549.30

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

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.

- 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 1.5 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 1.8 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,

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.

Inst. Number: 201512004816 Book: 1291 Page: 232 Date: 3/16/2015 Time: 4:45:17 PM Page 1 of 2 Doc Deed: 5075.00 P.DeWitt Cason Clerk of Courts, 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

mst;291512004816 Deta:3/16/2015 Time:4:45 PM

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 Fiorida corporation, 780 SE Baya Drive, Lake City, FL 32025, 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 tawful claims of all persons whomsoever.

" "Grantor" and "Grantee" are used for singular or plurat, 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:

SS Name: LAURFUA WILLIAMS

Gateway, Prescription Center, Inc., a Florida corporation

(Corporate Seal)

State of Florida County of Columbia

The foregoing instrument was acknowledged before me this 13th day of March, 2015 by Carl Alison, President of Geteway Prescription Center, Inc., a Florida corporation, on behalf of the corporation. He is personally known as identification.

to me or [_] produced

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires

Inst. Number: 201512004816 Book: 1291 Page: 233 Date: 3/16/2015 Time: 4:45:17 PM Page 2 of 2

Doc Deed: 5075.00 P.DeWitt Cason Clerk of Courts, Columbia County, Florida

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 (owner name), owner of property parcel (parcel number), do certify that number 34-3S-16-02461-506 (10080) 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 ↑ Christoher Lance Jones 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) NOTARY INFORMATION: COUNTY OF: Colination STATE OF: Florida Deservai The above person, whose name is personally appeared before me and is known by me or has produced identification (type of I.D.) on this 27 day of December MY COMMISSION # HH 134672

EXPIRES: June 18, 2025

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

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

THIS BILL IS FULLY PAID

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

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

AD VALOREM TAXES

	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
UWANNEE RIVER WATER MGT DIST					
WATER MGT	1,620,843	0.2936	0	1,620,843	475.88
AKE SHORE HOSPITAL AUTHORITY					
LK SHORE	1,620,843	0.0001	0	1,620,843	0.16
County Property Appraiser for exemption/asses			AD VALOREM TAXES		29.823.03
County Property Appraiser for exemption/asses		act the Columbia	AD VALOREM TAXES		29,823.03
County Property Appraiser for exemption/asses OTAL MILLAGE		18.3997	AD VALOREM TAXES		
County Property Appraiser for exemption/asses OTAL MILLAGE ON AD VALOREM ASSESSMENTS			AD VALOREM TAXES	AMOUN	
County Property Appraiser for exemption/asses OTAL MILLAGE ION AD VALOREM ASSESSMENTS LEVYING AUTHORITY	sment avestions.	18.3997	AD VALOREM TAXES	AMOUN	29,823.03 IT 1,617.89
County Property Appraiser for exemption/asses OTAL MILLAGE ION AD VALOREM ASSESSMENTS EVYING AUTHORITY KLCF CITY FIRE ASSESSMENT SAVE TIME PAY ONLINE @ www.columbia	sment questions. 5.	18.3997 RATE	AD VALOREM TAXES	AMOUN	IT 1,617.89
IMPORTANT: All exemptions do not apply to all County Property Appraiser for exemption/asses OTAL MILLAGE ION AD VALOREM ASSESSMENTS LEVYING AUTHORITY KLCF CITY FIRE ASSESSMENT SAVE TIME PAY ONLINE @ www.columbia ION AD VALOREM ASSESSMENTS	sment questions. 5.	18.3997 RATE .00 Units @ 311.2600	AD VALOREM TAXES		1,617.89
COUNTY Property Appraiser for exemption/asses OTAL MILLAGE ON AD VALOREM ASSESSMENTS EVYING AUTHORITY KLCF CITY FIRE ASSESSMENT SAVE TIME PAY ONLINE @ www.columbia	sment questions. 5.	18.3997 RATE	AD VALOREM TAXES	AMOUN See reverse side for imp	1,617.89

Kyle Keen, CFC

Paid In Full

-1,257.64 0.00 2024 Real Estate

Discount / Interest

Amount Due 0.00 8656.0000

Columbia County Tax Collector

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM **ASSESSMENTS**

Fees

PARCEL NUMBER	ESCROW CD	Millage Code
R02461-506		1

Taxes

31,440.92

ODOM, MOSES & COMPANY LLP

THIS BILL IS FULLY PAID

Payments

30,183.28

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

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