



GROWTH MANAGEMENT
 205 North Marion Ave.
 Lake City, FL 32055
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 E-Mail:
 growthmanagement@lcfla.com

FOR PLANNING USE ONLY
 Application # _____
 Application Fee: **\$200.00**
 Receipt No. _____
 Filing Date _____
 Completeness _____ **Date**

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Bell Road
2. Address of Subject Property: NW Bell Street, Lake City, FL
3. Parcel ID Number(s): 08-3S-17-04903-002
4. Future Land Use Map Designation: Industrial
5. Zoning Designation: Industrial
6. Acreage: 16.16
7. Existing Use of Property: Vacant
8. Proposed use of Property: Light Industrial
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 5,000
 - Relocation of an existing structure: Total square footage _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
 2. Name of Applicant(s): Tori Humphries Title: Owner
 - Company name (if applicable): North Florida Professional Services
 - Mailing Address: P.O. Box 3823
 - City: Lake City State: Florida Zip: 32056
 - Telephone: (386) 752-4675 Fax: () Email: thumphries@nfps.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): Daniel Crapps for I-10-441, LLC
 - Mailing Address: P.O. Box 3176
 - City: Lake City State: Florida Zip: 32056
 - Telephone: () Fax: () Email: dcrapps@danielcrapps.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: NO
If yes, is the contract/option contingent or absolute: Contingent Absolute
2. Has a previous application been made on all or part of the subject property? Yes No
Future Land Use Map Amendment: Yes _____ No _____
Future Land Use Map Amendment Application No. _____
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.
Please see the attached Construction Plans.
2. Site Plan – Including, but not limited to the following: ***Please see the attached Construction Plans.***
 - 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: ***Please see the attached Construction Plans.***
 - 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. ***Please see the attached Fire Access Plan in the Construction Plans.***
5. 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. ***Please see the attached Concurrency Analysis.***
6. 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). ***Please see the attached Comprehensive Plan.***
7. Legal Description with Tax Parcel Number (In Word Format). ***Please see the attached legal description in Word Format.***
8. Proof of Ownership (i.e. deed). ***Please see the attached Warranty Deed.***
9. Agent Authorization Form (signed and notarized). ***Please see the attached agent authorization.***
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office). ***Please see the attached document from Columbia County Tax Collector.***
11. 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.
The permit fee will be delivered to the City of Lake City by the Owner.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

A total of ten (10) 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.

Tori Humphries

Applicant/Agent Name (Type or Print)

Tori Humphries

Applicant/Agent Signature

11/23/22

Date

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 9/1/2022

Parcel: << **08-3S-17-04903-002 (45439)** >>

Owner & Property Info				Result: 1 of 0
Owner	I-10 TIMBER CO & I-10-441 LLC P O BOX 3176 LAKE CITY, FL 32056			
Site				
Description*	S1/2 OF NE1/4 & S1/2 EX N1/2 OF SW1/4 AS LIES W OF US-441 & N OF I-10 & EX 14.463 AC IN NW COR OF NE1/4 OF SW1/4 E OF US-441 & N OF I-10 & EX RD & EX 15 AC IN E1/2 OF SW1/4 & EX 15.85 AC IN SW1/4. ORB 463-037 EX THAT PORTION OF S1/2 OF NE1/4 LYING N OF FRA ...more>>>			
Area	24.12 AC	S/T/R	08-3S-17	
Use Code**	TIMBERLAND 70-79 (5600)	Tax District	1	
<p>*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.</p>				

Property & Assessment Values			
2021 Certified Values		2022 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$13,799	Ag Land	\$6,922
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$167,500	Just	\$313,560
Class	\$13,799	Class	\$6,922
Appraised	\$13,799	Appraised	\$6,922
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$13,799	Assessed	\$6,922
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$13,799 city:\$13,799 other:\$0 school:\$13,799	Total Taxable	county:\$6,922 city:\$6,922 other:\$0 school:\$6,922



Attached Warranty Deed is for the cutout of 16.16 acres that has been recorded. The property appraiser has not updated their site yet.

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

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	
5600	TIMBER 3 (AG)	24.120 AC	1.0000/1.0000 1.0000/ /	\$287 /AC	\$6,922	
9910	MKT.VAL.AG (MKT)	24.120 AC	1.0000/1.0000 1.0000/ /	\$13,000 /AC	\$313,560	

**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
110	General Light Industrial	51.80	2.16	5.00	259.00	10.80

*Per thousand square feet (i.e. 5,000 sq ft / 1,000 = 5.00)

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

Potable Water Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Potable Water Usage (GPD)
110	General Light Industrial	10.00	22.50	225.00

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

*Per thousand square feet (i.e. 5,000 sq ft / 1,000 = 5.00)

Sanitary Sewer Analysis

ITE Code	Use	Floor Area Ratio (SF) x 1 employee per 500 SF	Statistical data from N FL Regional Planning Council (GPD)	Total Sanitary Sewer Effluent (GPD)
110	General Light Industrial	10.00	17.50	175.00

Per US Green Building Council, ITE for Industrial Park Land Use Code 130 is 500 SF per employee

GPD = Gallons per Day

*Per thousand square feet (i.e. 5,000 sq ft / 1,000 = 5.00)

**CONCURRENCY
WORKSHEET**

Bell Road Site

Solid Waste Analysis

ITE Code	Use	Floor Area Ratio (SF) per 1,000 SF of gross floor area	Statistical data from N FL Regional Planning Council (pounds)	Total Sanitary Sewer Effluent (GPD)
110	General Light Industrial	5.00	5.50	27.50

*Per thousand square feet (i.e. 5,000 sq ft / 1,000 = 5.00)



NFPS



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Comprehensive Plan Consistency Analysis Legends at Lake City

The following analysis identifies how this application is consistent with the City's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in bold and italics font.

Proposed Site Plan

The property is 16.16 acres located along eastbound I-10 and NW Bell Street in Lake City, FL. The proposed development to be built on the parcel will be a light industrial business. (Tax Parcel 08-3S-17-04903-002)

Future Land Use Element

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.

Consistency: The proposed industrial use is consistent with the types of uses allowed by the Industrial category. The property is located along EB I-10 and NW Bell Street in Lake City, FL in an industrial development area and is bordered by adjacent city zoned ILW area.

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 proposed industrial site is located along EB I-10 and Bell Road in Lake City, FL and there are public facilities available to support the development.

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:

INDUSTRIAL

Lands classified as industrial consist of areas used for the manufacturing, assembly, processing, or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, off site signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions.

Industrial uses shall be limited to an intensity of less than or equal to 1.0 floor area ratio.

Consistency: The proposed use is in General Light Industrial with a 1.0 floor area or less.

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: The conversion of a parcel of vacant land that is currently designated Industrial and is surrounded by other industrial areas will take advantage of nearby public facilities rather than remain dormant.

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: This section of the City & County has increased industrial developments that shall be completed by 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.

Consistency: The subject property shall utilize the existing high spots and leverage the low-lying areas for stormwater treatment while discharging as little stormwater off site prior to treatment.

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 subject property shall be designed in accordance with City of Lake Land Development, Suwannee River Water Management District stormwater (SRWMD), Florida Department of Environmental Protection (FDEP), Florida Department of Health (FDOH), & Florida Department of Transportation (FDOT) standards.

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.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

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 subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

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

1. A concept which requires land to be under unified control, planned and developed as a whole in a single development or in an approved, programmed series of developments for dwelling units and related uses and facilities;
2. A plan which, when adopted, becomes the land development regulations for the land to which it is applied;
3. Inclusive of principal and accessory structures substantially related to the character of the development itself and the surrounding area of which it is a part; and
4. A concept which, when implemented, allows for development according to comprehensive and detailed plans that include streets, utilities, building sites and the like and site plans and elevations for all buildings as intended to be located, constructed, used, and related to each other.

It also includes detailed plans for other uses and the improvements on the land as related to the buildings.

Consistency: The subject property will not interfere with any existing or future PRD's.

Policy I.4.1 The City's land development regulations shall continue to contain specific and detailed provisions to manage future growth and development to implement the Comprehensive Plan which shall contain at a minimum the following provisions to:

1. Regulate the subdivision of land;
2. Regulate the use of land and water consistent with this Element to maintain the compatibility of adjacent land uses and provide for open space;
3. Protect environmentally sensitive lands identified within the Conservation Element;
4. Regulate areas subject to seasonal and periodic flooding and provide for drainage and stormwater management;
5. Protect potable water wellfields and aquifer recharge areas;
6. Regulate signage;
7. Provide safe and convenient onsite traffic flow and vehicle parking needs; and
8. Provide that development orders and permits shall not be issued which result in a reduction of the level

of service standards adopted in this Comprehensive Plan.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

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: The subject properties location to existing City Utilities makes it desirable to route utility extensions that will support future growth and is still shown on the future land use map.

Policy I.5.1 The City shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas shall be limited to the adjacent designated urban development areas as identified within the Future Land Use Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary 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 of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban development area on first providing these facilities and services for the majority of the residents within the City which are not currently being served.

Consistency: The subject properties location to existing City Utilities makes it desirable to route utility extensions that will support future growth and is still shown on the future land use map

Policy I.5.2 The City shall allow electrical substations as a permitted use by right within all land use classifications, except Conservation future land use category and any Historic Preservation Overlay district as depicted on the Future Land Use Plan Map. New distribution electric substations should be constructed to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses. The following standards intended to balance the need for electricity with land use compatibility shall apply to new distribution electric substations.

1. In nonresidential areas, the distribution electric substation shall comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district.

2. In residential areas, a setback of up to 100 feet between the distribution electric substation property boundary and permanent equipment structures shall be maintained, as follows:

a. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material. Substation equipment shall be protected by a security fence.

b. For setback of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping shall be installed around the substation.

Consistency: The subject properties electrical needs will allow for minimal electrical equipment vs. a high demand commercial site.

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 subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.6.1 The City shall continue to permit mining activity as a special exception within areas designated on the Future Land Use Plan map as industrial.

Consistency: No mining to occur on the site.

Policy I.6.2 The City shall continue to include provisions for drainage, stormwater management, open space and safe and convenient on-site traffic flow including the provisions of needed vehicle parking for all development.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.6.3 The City shall continue to limit the intensity of development by requiring that the length of lots does not exceed three times the width of lots for the location of dwelling units.

Consistency: The subject property is to be designed for an light industrial business and will remain one lot.

Policy I.6.4 The City shall participate in the National Flood Insurance Program and regulate development and the installation of utilities in flood hazard areas in conformance with the programs requirements.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

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: The subject property is not in a designated area of blight.

Policy I.7.1 The City shall request federal and state funds to redevelop and renew any identified blighted areas, where the City finds there is a competitive feasibility to receive such funding.

Consistency: The subject property is not in a designated area of blight.

Policy I.8.1 The land development regulations of the City shall include the following provisions for nonconforming lots, structures and uses of land or structures:

1. Nonconforming lots of record shall be recognized within any zoning district in which single family dwellings are permitted. A single-family dwelling may be erected, expanded, or altered on any single lot of record. Such lots must be in separate ownership and not of continuous frontage with other lots in the same ownership.

2. Nonconforming uses of land shall be recognized where the lawful use of land exists which is not

permitted by the land development regulations, such use may be continued, so long as it remains otherwise lawful, subject to limitation concerning enlargement, movement, discontinuance, and structural addition.

3. Nonconforming structures shall be recognized where a structure exists lawfully that would not be permitted to be built under the land development regulations by reason of restrictions on requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to limitations concerning provisions addressing enlargement or alteration, destruction, and movement.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

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 subject property is not developed nor is it eligible for historic preservation.

Policy I.9.1 The City shall continue to establish criteria for designating historic structures and sites and further, establish guidelines for the maintenance and adaptive reuse of historic structures and sites.

Consistency: The subject property is not developed nor is it eligible for historic preservation.

Policy I.9.2 The City shall maintain a listing of all known prehistoric and historic sites within the City. This list shall be provided within the Land Development Regulations and shall be updated by the Planning and Zoning Board, as provided within said regulations

Consistency: The subject property is not developed nor is it eligible for historic preservation.

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 subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction.

Policy I.10.1 The City shall protect public potable water supply wells by prohibiting

- : 1. Land uses which require or involve storage, use of manufacture of regulated materials as defined by Chapter 38F-41, Florida Administrative Code, in effect upon adoption of this Objective; Code of Federal Regulations, Title 40, Part 302 and 355 and Title 49, Part 172, in effect upon adoption of this Comprehensive Plan;
2. Landfills;
3. Facilities of bulk storage, agricultural chemicals;
4. Petroleum products;
5. Hazardous toxic and medical waste;
6. Feedlots or other animal facilities;
7. Wastewater treatment plants and percolation ponds; and
8. Mines, and excavation of waterways or drainage facilities which intersect the water table, within a 300-foot radius around the water well designated by this Comprehensive Plan as a wellfield protection area.

In addition, no transportation of such regulated materials shall be allowed in the wellfield protection area, except through traffic.

Consistency: The use of the subject property does not include any of the above and will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

Policy I.10.2 The City shall prohibit the location of any structure within a wetland, other than permitted docks, piers, or walkways, except as permitted within the wetland policy contained within the Conservation Element of this Comprehensive Plan.

Consistency: A wetland buffer of 35' is in place around all areas designated as wetlands to meet the design standards of the City of Lake City and regulating agencies with jurisdiction.

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: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

Policy I.11.1 The City shall continue to require that all proposed development which is subject to the provisions of any regional resource planning and management plan shall be consistent with such plan and that proposed development be reviewed for such consistency during the development review process.

Consistency: The subject property will be designed in accordance with the design standards of the City of Lake City and regulating agencies with jurisdiction

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: The subject property is a single industrial development.

Policy I.12.1 The City shall continue to require the developer to submit development plans for all

proposed subdivision plats within the drainage basin of any designated priority water body shall be submitted to the Water Management District for review and comment as to the consistency of the proposed development with any approved management plans within such basin prior to development review by the City.

Consistency: The subject property is a single industrial development.

DESCRIPTION:

REVISED: 11/14/2022

COMMENCE at the Southwest corner of Section 8, Township 3 South, Range 17 East, Columbia County, Florida and run North $01^{\circ}31'32''$ West, along the West line of said Section 8, a distance of 1237.47 feet to the POINT OF BEGINNING; thence continue North $01^{\circ}31'32''$ West, along the West line of said Section 8, a distance of 525.85 feet; thence South $86^{\circ}48'25''$ East, a distance of 100.16 feet; thence North $01^{\circ}48'01''$ West, a distance of 99.92 feet to a point on the Southerly right-of-way line of Interstate 10 (State Road No. 8); thence South $80^{\circ}16'54''$ East, along said Southerly right-of-way line of Interstate 10 (State Road No. 8), a distance of 362.27 feet; thence South $71^{\circ}18'24''$ East, still along said Southerly right-of-way line of Interstate 10 (State Road No. 8), a distance of 234.28 feet; thence South $00^{\circ}55'40''$ West, a distance of 24.89 feet; thence North $71^{\circ}34'18''$ West, a distance of 8.09 feet; thence South $00^{\circ}33'24''$ West, a distance of 1530.49 feet to a point on the North right-of-way line of NW Bell Street; thence South $88^{\circ}52'11''$ West, along said North right-of-way line of NW Bell Street, a distance of 114.63 feet; thence North $38^{\circ}44'56''$ West, a distance of 336.61 feet; thence North $01^{\circ}39'47''$ West, a distance of 809.12 feet; thence due West, a distance of 290.13 feet to the POINT OF BEGINNING. Containing 16.16 acres, more or less.

This Instrument Prepared By:
Bell Road Enterprises LLC
291 NW Main Blvd
Lake City FL 32055
Return To:
Bell Road Enterprises LLC
291 NW Main Blvd
Lake City FL 32055

WARRANTY DEED
Corporation/LLC to Corporation/LLC

THIS WARRANTY DEED made this 14th day of NOVEMBER, 2022 by I-10-441, LLC, a Florida Limited Liability Company, conveying an Undivided One-Half (1/2) interest and I-10 Timber Co, a Florida Profit Corporation, conveying an Undivided One-Half (1/2) interest hereinafter called the Grantor, to BELL ROAD ENTERPRISES LLC whose post office address is 291 NW MAIN BLVD, LAKE CITY FL 32055 hereinafter called the Grantee.

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

THE GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells unto the Grantee all that certain land, situate in COLUMBIA County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

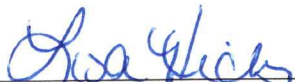
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining. To have and to hold, the same in fee simple forever.

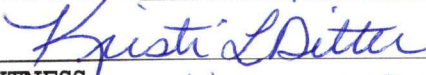
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to the prior year.

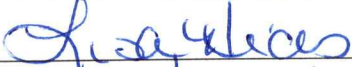
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

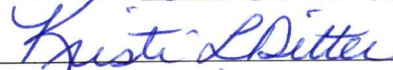
I-10-441, LLC


Daniel Crapps, as Managing Member of I-10-441, LLC
a Florida Limited Liability Company


WITNESS
Printed Name Lisa Hicks


WITNESS
Printed Name Kristi L. Ditter


WITNESS
Printed Name Lisa Hicks

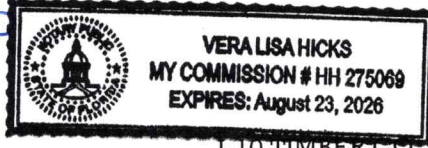

WITNESS
Printed Name Kristi L. Ditter


Thomas H. Eagle, as Managing Member of I-10-441,
LLC a Florida Limited Liability Company

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this 14 day of November, 2022, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared, DANIEL CRAPPS AND THOMAS H. EAGLE, who are personally known to me, and known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before that they executed the same, and an oath was not taken.

Vera Lisa Hicks
NOTARY PUBLIC
My Commission Expires 8-23-26



I-10 TIMBER CO

Chris A. Bullard

Lisa Hicks
WITNESS
Printed Name Lisa Hicks

Chris A. Bullard, as President of I-10 Timber Co
a Florida Profit Corporation

Kristi L. Ditter
WITNESS
Printed Name Kristi L. Ditter

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this 14 day of November, 2022, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared, CHRIS A. BULLARD, who is personally known to me, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before that he executed the same, and an oath was not taken.

Vera Lisa Hicks
NOTARY PUBLIC
My Commission Expires 8-23-26



EXHIBIT "A"

DESCRIPTION:

COMMENCE at the Southwest corner of Section 8, Township 3 South, Range 17 East, Columbia County, Florida and run North $01^{\circ}31'32''$ West, along the West line of said Section 8, a distance of 1237.47 feet to the POINT OF BEGINNING; thence continue North $01^{\circ}31'32''$ West, along the West line of said Section 8, a distance of 525.85 feet; thence South $86^{\circ}48'25''$ East, a distance of 100.16 feet; thence North $01^{\circ}48'01''$ West, a distance of 99.92 feet to a point on the Southerly right-of-way line of Interstate 10 (State Road No. 8); thence South $80^{\circ}13'22''$ East, along said Southerly right-of-way line of Interstate 10 (State Road No. 8), a distance of 361.85 feet; thence South $71^{\circ}24'45''$ East, still along said Southerly right-of-way line of Interstate 10 (State Road No. 8), a distance of 234.64 feet; thence South $00^{\circ}55'40''$ West, a distance of 24.89 feet; thence North $71^{\circ}34'18''$ West, a distance of 8.09 feet; thence South $00^{\circ}33'24''$ West, a distance of 1530.49 feet to a point on the North right-of-way line of NW Bell Street; thence South $88^{\circ}52'11''$ West, along said North right-of-way line of NW Bell Street, a distance of 114.63 feet; thence North $38^{\circ}44'56''$ West, a distance of 336.61 feet; thence North $01^{\circ}39'47''$ West, a distance of 809.12 feet; thence due West, a distance of 290.13 feet to the POINT OF BEGINNING. Containing 16.16 acres, more or less.

Columbia County Tax Collector

generated on 9/2/2022 4:17:26 PM EDT

Tax Record

Last Update: 9/2/2022 4:15:17 PM EDT



Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R04903-002	REAL ESTATE	2021			
Mailing Address I-10 TIMBER CO & I-10-441 LLC P O BOX 3176 LAKE CITY FL 32056		Property Address GEO Number 083S17-04903-002			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	001				
Legal Description (click for full description) 08-3S-17 5600/560067.00 Acres S1/2 OF NE1/4 & S1/2 EX N1/2 OF SW1/4 AS LIES W OF US-441 & N OF I-10 & EX 14.463 AC IN NW COR OF NE1/4 OF SW1/4 E OF US-441 & N OF I-10 & EX RD & EX 15 AC IN E1/2 OF SW1/4 & EX 15.85 AC IN SW1/4. ORB 463-037 EX THAT PORTION OF S1/2 OF See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	13,799	0	\$13,799	\$107.84
CITY OF LAKE CITY	4.9000	13,799	0	\$13,799	\$67.62
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	13,799	0	\$13,799	\$10.32
LOCAL	3.6430	13,799	0	\$13,799	\$50.27
CAPITAL OUTLAY	1.5000	13,799	0	\$13,799	\$20.70
SUWANNEE RIVER WATER MGT DIST	0.3615	13,799	0	\$13,799	\$4.99
LAKE SHORE HOSPITAL AUTHORITY	0.0000	13,799	0	\$13,799	\$0.00
Total Millage		18.9675	Total Taxes		\$261.74
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
Total Assessments					\$0.00
Taxes & Assessments					\$261.74
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2021	PAYMENT	1800469.0002	2021	\$251.27

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES