

District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

July 6, 2026

VIA ELECTRONIC MAIL

Daniel Gatins, owner

Re: Parcel 13-3S-16-02097-000
2118 NW County Rd. 25A
Lake City, Fl. 32061

Your Site Plan application (SDP260604) has been administratively reviewed and approved. You may proceed with the permitting process.

If you have any questions, please do not hesitate to contact me at clane@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Seth Lane
Columbia County Planner

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD 260604

Application Fee \$500.00

Receipt No. 173607

Filing Date 6-17-2026

Completeness Date 7-6-26

Site Plan Application



A. PROJECT INFORMATION

1. Project Name: Hill 3 Smith - Storage Building
2. Address of Subject Property: 2118 NW County Rd 25A
3. Parcel ID Number(s): 13-35-16-02097-000
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: _____
7. Existing Use of Property: Industrial Manufacturing
8. Proposed use of Property: No change
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 _____
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Daniel Gatins Title: Mgr
 Company name (if applicable): Hill 3 Smith
 Mailing Address: 2118 NW CB 25A
 City: Lake City State: FL Zip: 32055
 Telephone: (407) 340-6294 Fax: () Email: rbailey@hillandsmith.com

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

3. If the applicant is agent for the property owner*:
 Property Owner Name (title holder): Daniel Gatins
 Mailing Address: 987 Buckeye Park Rd
 City: Columbus State: OH Zip: 43207
 Telephone: () Fax: () Email: _____

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.

7-6 DEADLINE FOR REVIEW

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:
Future Land Use Map Amendment: _____ ☒ No
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes _____ ☒ No
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. 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. 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.
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).
7. Legal Description with Tax Parcel Number (In Word Format).
8. Proof of Ownership (i.e. deed).
9. Agent Authorization Form (signed and notarized).
10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.

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.

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

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

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

Daniel Gatins

Applicant/Agent Name (Type or Print)

Dan Gatins

Applicant/Agent Signature

5/12/26

Date

Site Plan Application

Final Audit Report

2026-05-18

Created:	2026-05-12
By:	Leslie McDaniel (lesliem.rmc@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGv77vGGbjWrAr9VYudZKMxQS7_t4iYp0

"Site Plan Application" History



Document created by Leslie McDaniel (lesliem.rmc@gmail.com)

2026-05-12 - 3:38:27 PM GMT



Document emailed to Mr. Gatins (dan.gatins@hillandsmith.com) for signature

2026-05-12 - 3:38:32 PM GMT



Email viewed by Mr. Gatins (dan.gatins@hillandsmith.com)

2026-05-12 - 4:12:10 PM GMT



Email viewed by Mr. Gatins (dan.gatins@hillandsmith.com)

2026-05-14 - 1:18:29 PM GMT



Email viewed by Mr. Gatins (dan.gatins@hillandsmith.com)

2026-05-18 - 12:49:46 PM GMT



Document e-signed by Mr. Gatins (dan.gatins@hillandsmith.com)

Signature Date: 2026-05-18 - 3:30:40 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE



Agreement completed.

2026-05-18 - 3:30:40 PM GMT



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Adobe
Acrobat Sign

PERMITTING PLANS FOR:
HILL & SMITH SITE EXPANSION
 PREPARED FOR:
HILL & SMITH INC.

2118 NW CR 25A, LAKE CITY, FL 32055
 PARCEL ID #13-35-16-02097-000



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
 HILL & SMITH INC.
 2118 NW CR 25A
 LAKE CITY, FL 32055
 914.494.0228
 rbailey@hillandsmith.com

CIVIL ENGINEER:
 COVINGTON ENGINEERING SERVICES
 272 NW COUNTRY LAKE DR
 LAKE CITY, FL 32055
 813.770.9470
 travis@covingtoneng.com

SURVEYOR:
 BRITT SURVEY AND MAPPING, LLC
 1438 SW MAIN BLVD
 LAKE CITY, FL 32025
 386.752.7163
 lsbritt@msn.com

SHEET INDEX	
SHEET NO.	DESCRIPTION
C-001	COVER
C-002	GENERAL NOTES
C-100	PRE-BASIN PLAN
C-101	POST-BASIN PLAN
C-102	OVERALL SITE PLAN
C-103	FLOODPLAIN AREAS
C-104	WETLAND IMPACT PLAN
C-105	GRADING & DRAINAGE PLAN
C-106	DETAILS

PROJECT SITE

COVER SHEET

HILL & SMITH
 2118 NW CR 25A

REVISIONS



COVINGTON
 ENGINEERING SERVICES
 272 NW Country Lake Dr, Lake City, FL
 32055-4400
 813.770.9470



PROJECT NUMBER:
 20018
 DATE: 6.11.2016
 SCALE: 6.11.2016
 SHEET: C-001

	SANITARY SEWER MAIN		ROOF DRAIN		STORM SEWER MANHOLE
	SANITARY SEWER SERVICE		BENCHMARK		STORM INLET
	WATER MAIN		REFERENCE MONUMENT		GRADED STORM INLET
	WATER SERVICE		CABLE TO RISER		SANITARY SEWER MANHOLE
	STORM SEWER		TELEPHONE RISER		CLEAN OUT
	SMALL FLOW LINE		WATER METER PIT		GAS VALVE
	CULVERT		FIRE HYDRANT		GAS METER
	OVERHEAD POWER		GATE VALVE		STREET LIGHT
	UNDERGROUND POWER		CURB STOP		DAY WIRE ANCHOR
	GAS LINE		CONSPICUOUS TREE		POWER POLE
	PHONE LINE		DECIDUOUS TREE		GAS WANGER
	FIBER OPTIC		BUSH		ELECTRIC MARKER
	CABLE TV		HEDGE/TREE LINE		TRANSFORMER SINGLE PHASE
	PROPERTY LINE		1 POLE SIGN		TRANSFORMER 3 PHASE
	R.O.W.		BOROSCOPE		ELECTRICAL VAULT
	BUILDING SETBACK LINE		MONITORING WELL		ELECTRICAL METER
	EASEMENT LINE		TRAFFIC SIGNAL		FIBER OPTIC PEDISTAL
	STRUCTURE				FIBER OPTIC VAULT
	EXISTING CONCRETE				SPRINKLER HEAD
	EXISTING ASPHALT				IRRIGATION CONTROL

	STORM SEWER MANHOLE		SANITARY SEWER MANHOLE
	STORM INLET		TELEPHONE RISER
	SANITARY SEWER MANHOLE		WATER METER PIT
	CLEAN OUT		FIRE HYDRANT
	GAS VALVE		GAS VALVE
	GAS METER		11.1/4\"/>
	STREET LIGHT		22 1/2\"/>
	GUY WIRE ANCHOR		45\"/>
	POWER POLE		CP (END OF LINE PLUG)
	TRANSFORMER SINGLE PHASE		COUPLER
	TRANSFORMER 3 PHASE		GROSS
	ELECTRICAL VAULT		DEFLECTION COUPLER
	ELECTRICAL METER		TEE
	FIBER OPTIC PEDESTAL		REDUCER
	FIBER OPTIC VAULT		SEWER FORCE MAIN
	SPRINKLER HEAD		TOP OF BANK
	IRRIGATION CONTROL		LIFT STATION
	CONSPICUOUS TREE		
	DECIDUOUS TREE		
	SHRUB		
	1 POLE SIGN		

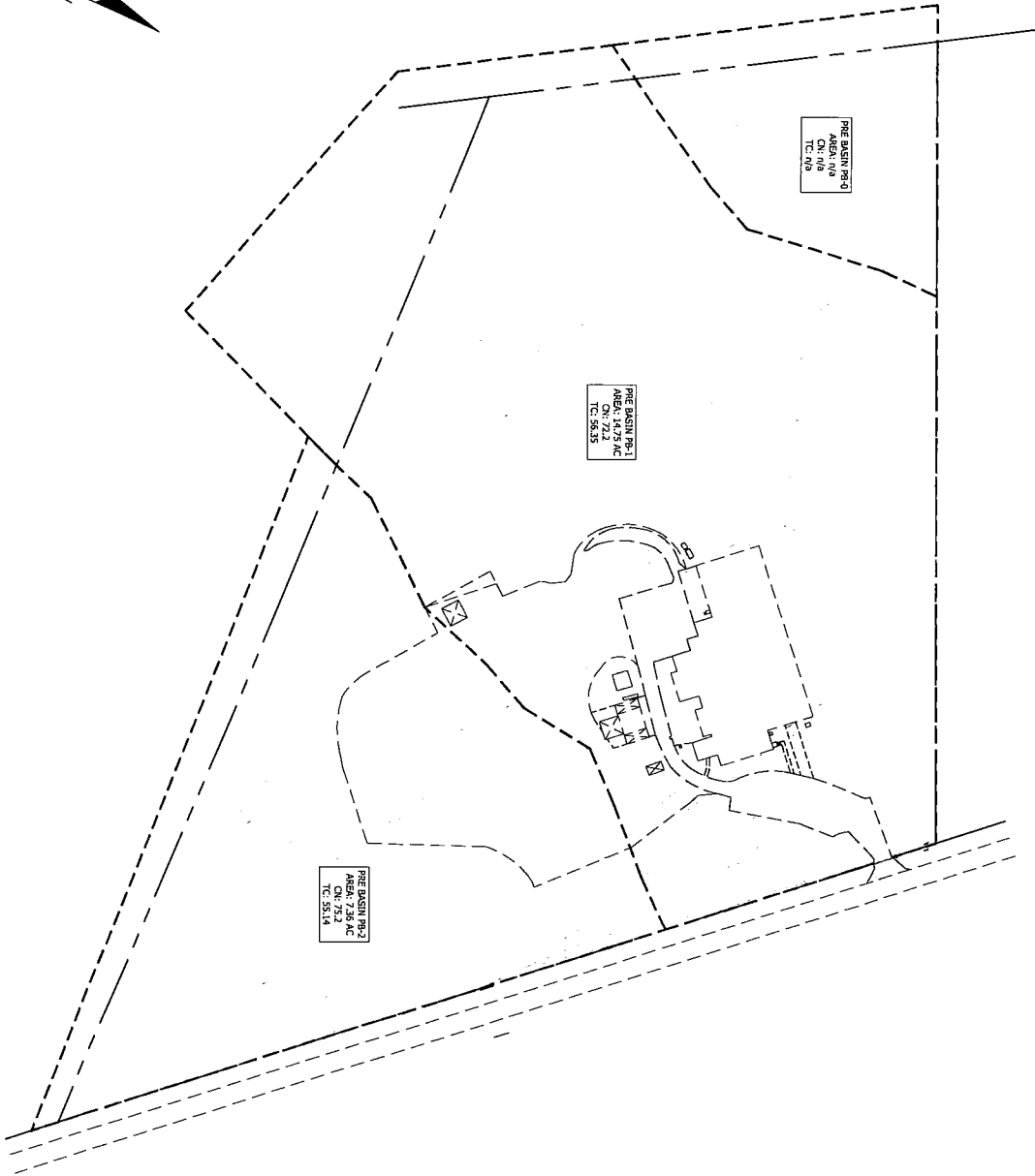
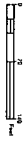
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE PROJECT SITE. SHOULD ANY CONDITIONS EXIST THAT ARE IN CONFLICT WITH THE REQUIREMENTS OF THE PLANS, THE CONTRACTOR SHALL NOTIFY THE OWNER OF OWNER'S ENGINEER OF SUCH CONDITIONS IMMEDIATELY AND IN WRITING. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK UNLESS THE OWNER OR OWNER'S ENGINEER HAS BEEN NOTIFIED AND A WRITTEN CORRECTION ORDER HAS BEEN ISSUED BY THE OWNER OR OWNER'S ENGINEER.
2. THE CONTRACTOR SHALL OBTAIN PERMITS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S ENGINEER OF ANY CHANGES PRIOR TO BEING COMPLETED AND BEFORE RESUMING ANY WORK IN THE AFFECTED AREA.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO OBTAIN, KNOW, AND COMPLY WITH THE REGULATIONS, ORDINANCES, PERMITS AND INSPECTIONS OF THE APPLICABLE GOVERNMENTAL AGENCIES INVOLVING JURISDICTION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND COMPLY WITH THE CONDITIONS OF THE VARIOUS PERMITS OF THE APPLICABLE AGENCIES.
4. ALL QUANTITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL SCHEDULE THE REQUIRED INSPECTIONS AND APPROVALS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT CONDITIONS.
6. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN ADEQUATE TRAFFIC CONTROL AND TO PROVIDE DETOURS AROUND CONSTRUCTION ACTIVITIES.
7. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR SHALL INSTALL ANY REQUIRED EROSION CONTROL MEASURES AS SHOWN ON THE PLANS FOR SITE/EROSION CONTROL.
8. ALL CONSTRUCTION STAGING & MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. ALL EXISTING CONCRETE, ASPHALT, TREES, STUMPS, AND OTHER DESTRUCTIBLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR CONSTRUCTION.
10. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR CONSTRUCTION.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HEREIN WILL BE REQUIRED TO OBTAIN THE PRIVATE ENGINEER'S REVIEW AND APPROVAL OF ALL CONSTRUCTION MATERIALS, METHODS, AND PROCEDURES, AND TO MAINTAIN THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PROTECTION OF ALL PERSONS AND PROPERTY, AND ALL LIABILITY FOR DAMAGE TO OR DESTRUCTION OF ANY PROPERTY OR PERSONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, IF/WHEN WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN, INDEMNIFY AND HOLD DESIGN PROFESSIONAL WORKERS HONORARY AND AT ALL TIMES, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

1. EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVEALER MANUAL, EDITION 2004.
2. EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR WHEN DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS TO ENSURE COMPLIANCE WITH REGULATIONS.
3. ADDITIONAL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING ANY OTHER CONSTRUCTION.
4. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO STARTING ANY OTHER CONSTRUCTION.
5. ALL GRADES OF DISTURBED AREAS NOT BEING SLOPED SHALL BE STABILIZED IMMEDIATELY WITH FAST GROWING COVER AND/OR MULCH.
6. MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL WASTE GENERATED ON SITE MUST BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE STATE & LOCAL REGULATIONS.
8. CONSTRUCTION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD BE TEMPORARILY CEASED.



- NOTES:
1. PRE BASIN CALCULATIONS BASED ON SITE CONDITIONS PRIOR TO 1986.
 2. PRE BASIN PB-3 WILL NOT BE IMPACTED BY CONSTRUCTION AND THERE WILL BE NO CHANGES TO DRAINAGE PATTERNS IN PRE BASIN PB-3 AND THEREFORE HAS BEEN EXCLUDED FROM CALCULATIONS.

PRE BASIN PB-2
AREA: 7.38 AC
CN: 75.2
TC: 35.14

PRE BASIN PB-1
AREA: 14.75 AC
CN: 75.2
TC: 66.35

PRE BASIN PB-3
AREA: NA
CN: NA
TC: NA

PRE-DEVELOPMENT BASIN
PLAN

HILL & SMITH
2118 NW CR 25A

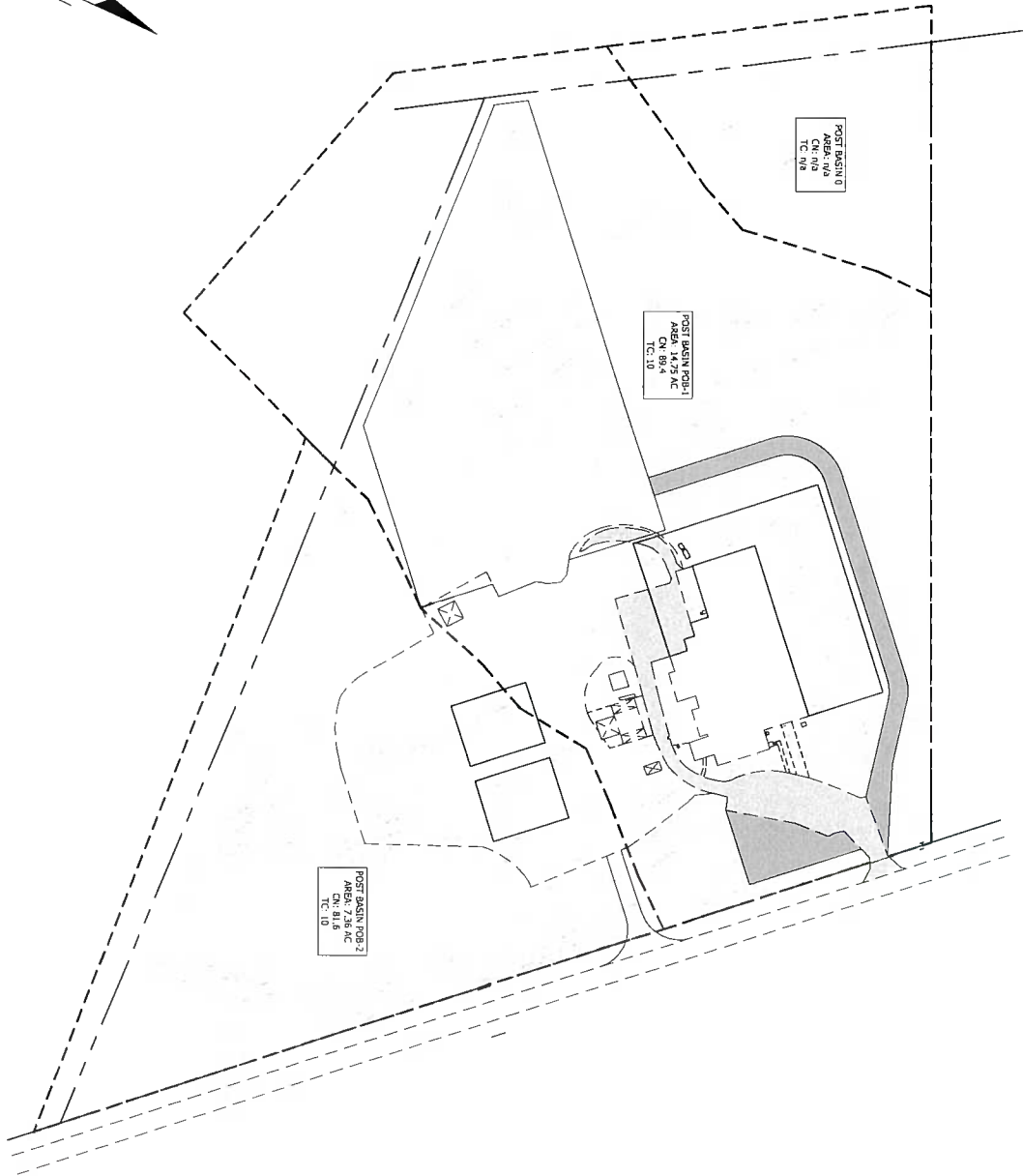
REVISIONS



COVINGTON
ENGINEERING SERVICES
272 NW Country Lake Dr., Lake City, FL



PROJECT NUMBER:
DATE: 5/11/2018
SCALE: 1" = 20'
SHEET: C-100



- NOTES:
1. PRE BASIN CALCULATIONS BASED ON SITE CONDITIONS PRIOR TO 1986. REFER TO SHEET C-102 FOR EXISTING CONDITIONS MAP.
 2. PRE BASIN 0 WILL NOT BE IMPACTED BY CONSTRUCTION AND THERE WILL BE NO CHANGES TO CALCULATIONS.

PROJECT NUMBER:
DATE: 5/20/10
SCALE: 1" = 20'
SHEET: C-101

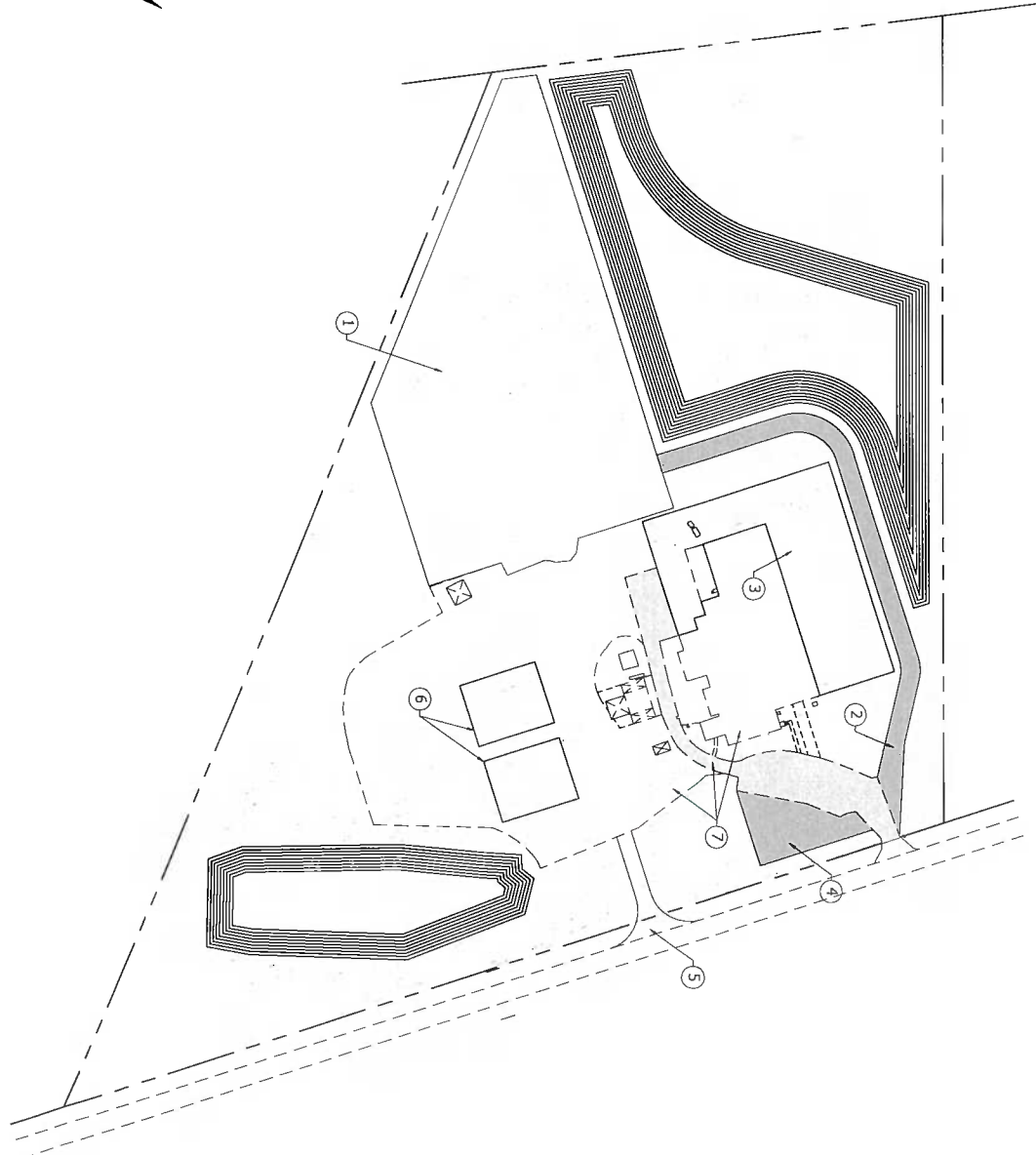
POST-DEVELOPMENT BASIN
PLAN
HILL & SMITH
2118 NW CR 25A

REVISIONS



COVINGTON
ENGINEERING SERVICES
272 NW Country Lake Dr, Lake City, FL

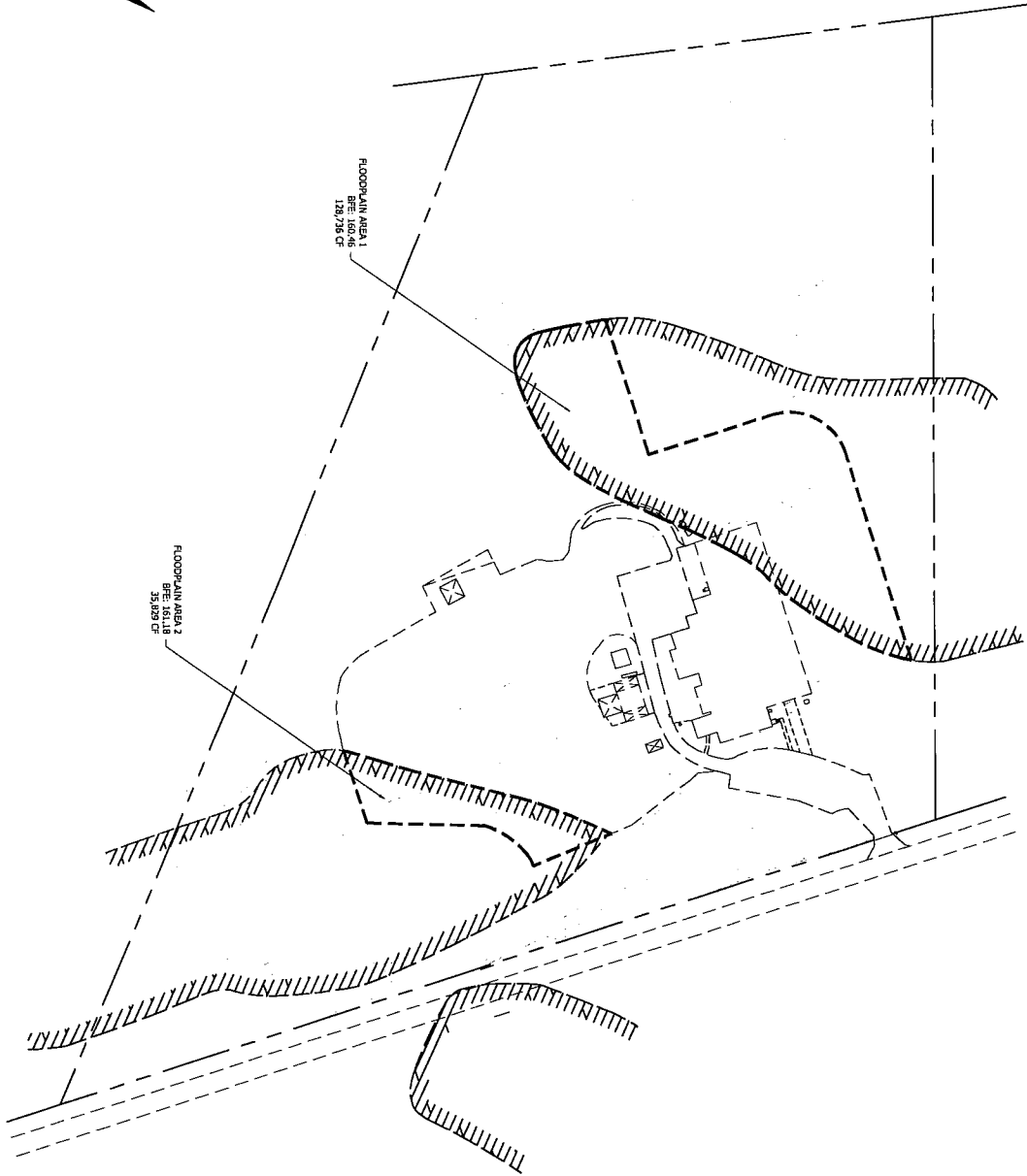




SITE LEGEND

- 1 PROPOSED MILLINGS OR ASPHALT PAVEMENT 14,127 SF
- 2 PROPOSED TRUCK ENTRANCE/EXIT ROAD 17,671 SF
- 3 PROPOSED BUILDING EXPANSION 40,135 SF
- 4 PROPOSED PARKING EXPANSION AREA 8,534 SF
- 5 PROPOSED ALTERNATE ENTRANCE/EXIT ROAD 3,720 LF
- 6 PROPOSED POLE BARN 2 EA
- 7 EXISTING MILLINGS, ROADWAY, AND BUILDINGS TO REPAIR

SITE DATA	
SITE ADDRESS:	2118 NW CR 25A, LAKE CITY, FL 33555
PARCEL NUMBER:	13-35-16-02097-000
PARCEL AREA:	* 20.61 AC
PROJECT AREA:	4.1631 AC
EXISTING IMPERVIOUS (PRE-1986):	40,510.8 SF (0.93 AC)
PROPOSED IMPERVIOUS:	270,072 SF (6.20 AC)
TOTAL IMPERVIOUS:	310,582.8 SF (7.13 AC)



NOTES:
1. THE MEASURED VOLUME WITHIN EACH FLOODPLAIN AREA IS THE AREA OF FILL BETWEEN THE EXISTING GRADES AND THE FOUND BASE FLOOD ELEVATION.

COMPENSATORY STORAGE

FLOOD ZONE 1

SWF-1 PROVIDES COMPENSATORY STORAGE FOR FZ1 ABOVE MAX STAGES
STORAGE REQ.: 128.736 CF
STORAGE PROVIDED: 130.442 CF

FLOOD ZONE 2

SWF-2 PROVIDES COMPENSATORY STORAGE FOR FZ2 ABOVE MAX STAGES
STORAGE REQ.: 35.829 CF
STORAGE PROVIDED: 51.886 CF

REVISIONS

FLOODPLAIN AREAS

HILL & SMITH
2118 NW CR 25A



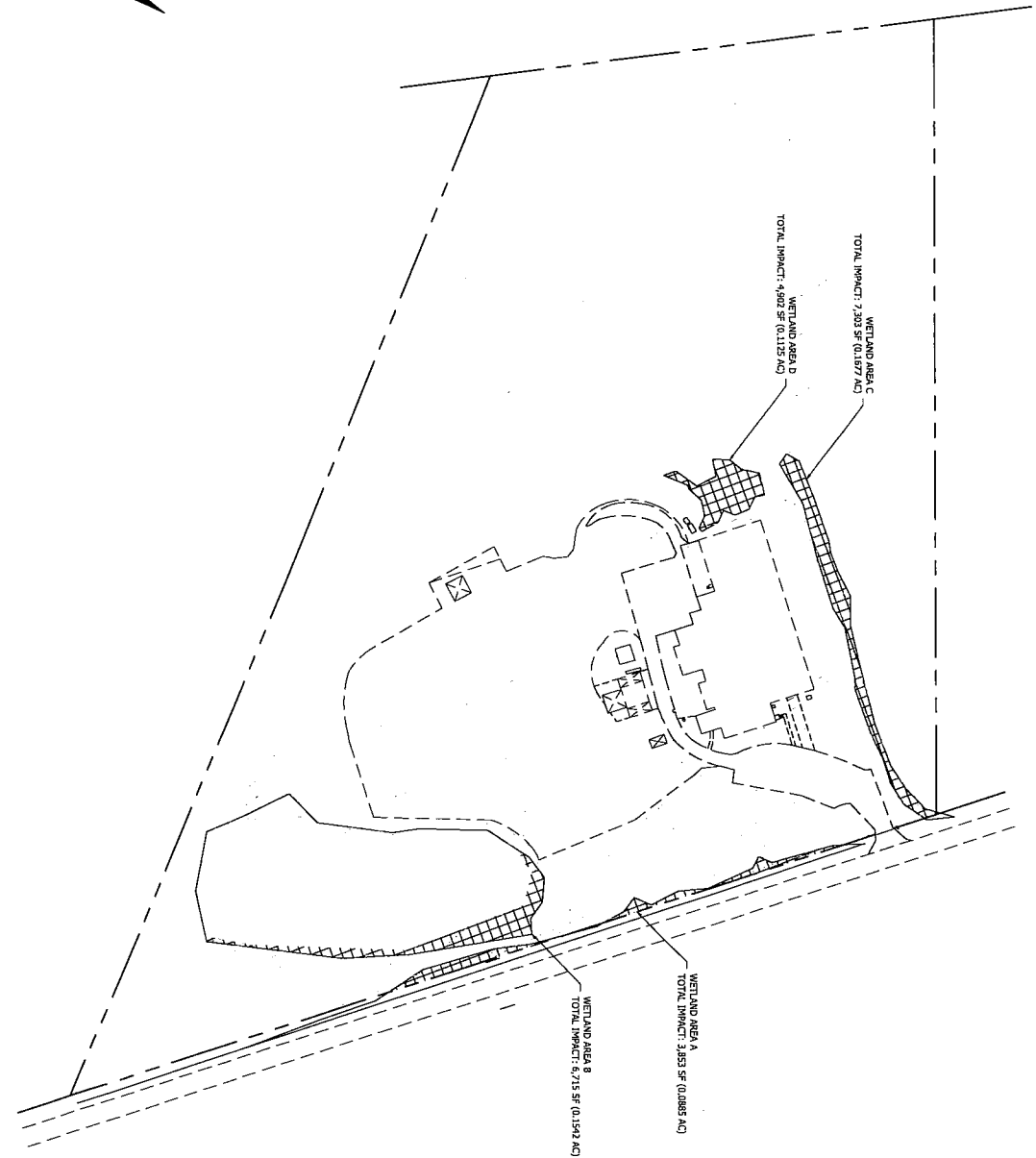
COVINGTON
ENGINEERING SERVICES
272 NW Country Lake Dr, Lake City, FL



PROJECT NUMBER:
DATE: 09/01/18

SCALE: 6/11/2018
SHEET: 1" = 70'

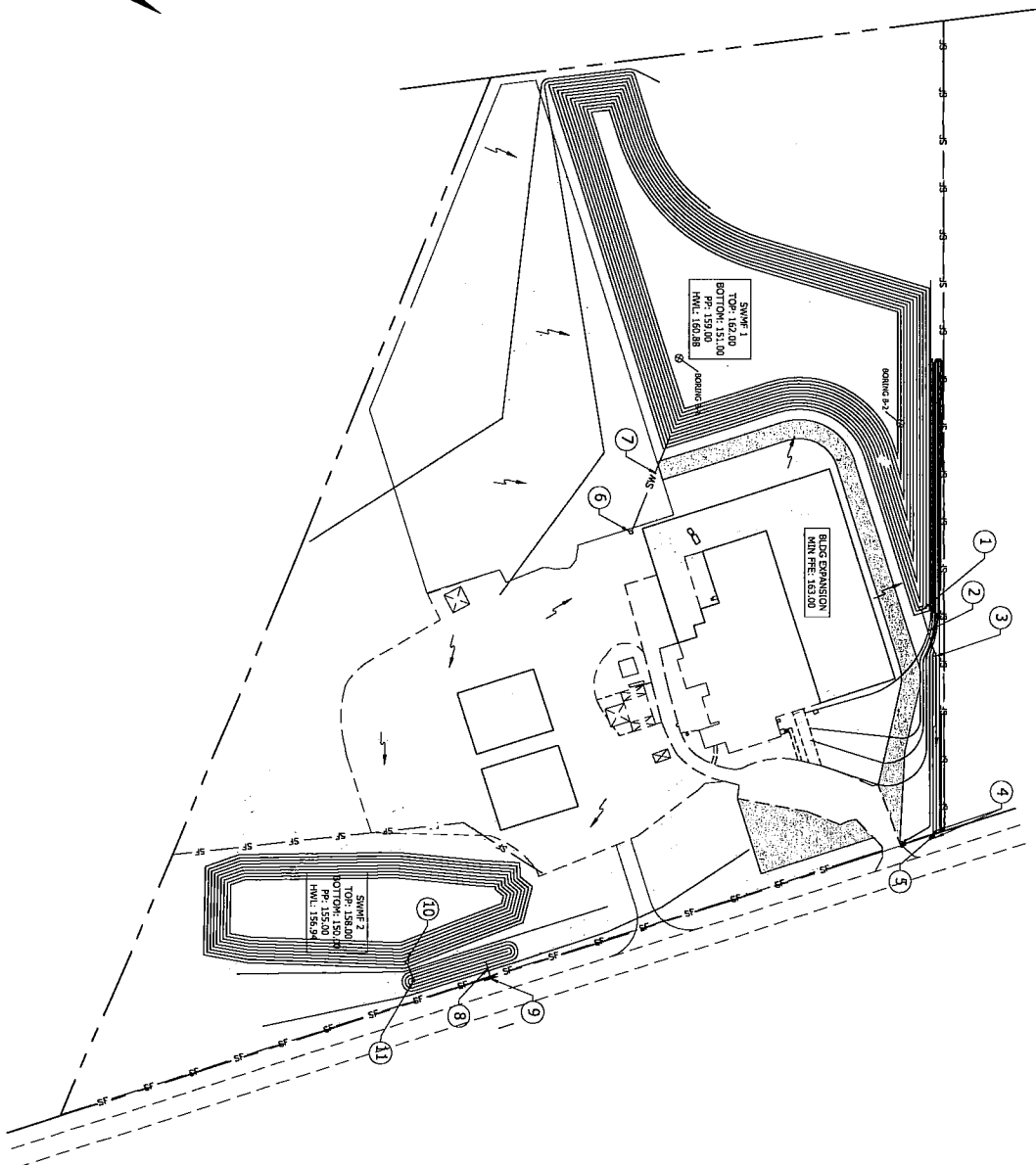
C-103



NOTES:
1. REFER TO THE WETLAND SURVEY EVENT REPORT AND SUPPLEMENTAL WETLAND MITIGATION PLAN FOR MORE DETAIL.

WETLAND IMPACTS PLAN HILL & SMITH 2118 NW CR 25A LAKE CITY, FL 32055	REVISIONS	COVINGTON ENGINEERING SERVICES 272 NW Country Lake Dr, Lake City, FL 813-770-9470 Email: info@covingtoneng.com	STATE OF FLORIDA Professional Engineer No. 12345 Exp. 12/31/2025
	PROJECT NUMBER: 20018 DATE: 6/11/2018 SCALE: 1" = 20' SHEET: C-104	DESIGNED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	

- NOTES:
1. ALL OUTLETS TO HAVE CURB & GUTTER INSTALLED MIN. 1/2" RISE AT E.O. IT
 2. SURF FINISH TO BE INSTALLED ON DOWNSTREAM SIDE OF ALL CONSTRUCTION AS SHOWN ON PLANS



GRADING & DRAINAGE LEGEND

- | | | |
|----|--|--------|
| 1 | DS-1 (SEE DETAIL SHEET C-100) | 1 EA |
| 2 | 18" RCP (W INV. 156.00, E INV. 155.90) | 56 LF |
| 3 | INTERBED END SECTION | 1 EA |
| 4 | CONC. HEAD WALL | 2 EA |
| 5 | 18" RCP (W INV. 155.90, E INV. 155.80) | 8 LF |
| 6 | DITCH BOTTOM INLET (TOP INV. 160.80) | 1 EA |
| 7 | 15" RCP (W INV. 159.00, E INV. 159.20) | 122 LF |
| 8 | 18" RCP (W INV. 155.90, E INV. 155.80) | 2 EA |
| 9 | EX. CONC. HEAD WALL TO REMAIN | 1 EA |
| 10 | DS-2 (SEE DETAIL SHEET C-100) | 1 EA |
| 11 | INTERBED END SECTION | 1 EA |

GRADING & DRAINAGE PLAN

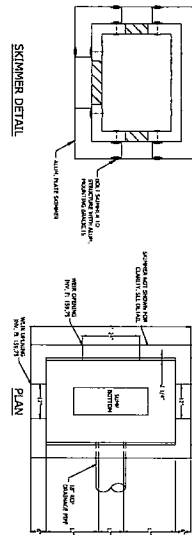
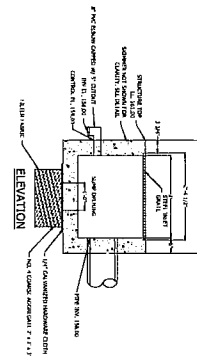
HILL & SMITH
2118 NW CR 25A

REVISIONS

COVINGTON
ENGINEERING SERVICES
272 NW Country Lake Dr, Lake City, FL
813-570-0479

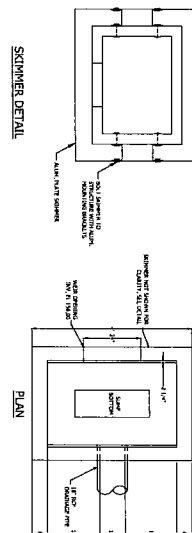
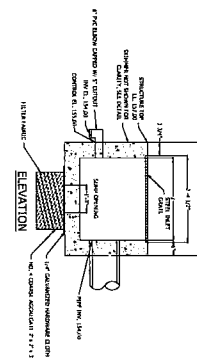


PROJECT NUMBER:
DATE: 5/11/2006
SCALE: 1" = 20'
SHEET: C-105



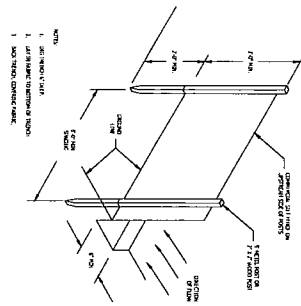
OUTFALL STRUCTURE DS-1
N.T.S.

4.T.5.



OUT-FALL STRUCTURE DS-2
N.T.S.

N.T.S



TYPE IV SILT FENCE
N.I.T.S.

N.T.S.

DETAILS

HILL & SMITH
2118 NW CR 25A
LAKE CITY, FL 32055

REVISIONS



COVINGTON
ENGINEERING SERVICES

272 NW Country Lake Dr, Lake City, FL
813.770.9470

PROJECT NUMBER:

DATE: SP0018

SCALE:
1" = 20'

1 of 20
SHEET:

COLUMBIA COUNTY

Property Appraiser

Parcel 13-3S-16-02097-000

<https://search.ccpafl.com/parcel/02097000163S13>

2118 NW COUNTY ROAD 25A

Owners

HILL & SMITH INC
987 BUCKEYE PARK RD
COLUMBUS, OH 43207

Use: 4100: LIGHT MANUFACTURE

Subdivision: DIST 3

Legal Description

COMM NE COR SEC, RUN S 1848.68 FT TO SW'RLY
R/W LINE CR-25A FOR POB, RUN SE ALONG R/W
1057.92 FT TO S LINE OF NW1/4 OF SEC 18-3S-17E,
W 709.27 FT TO SW COR OF NW1/4, CONT W ALONG
S
LINE OF NE1/4 SEC 13, 697.68 FT TO NE'RLY R/W...



Prepared By:

Jacinto A. Núñez, Esq.
Vorys, Sater, Seymour and Pease LLP
106 South Main Street, Suite 1100
Akron, Ohio 44308

Parcel ID: 13-3S-16-02097-000

Consideration: \$1,050,000.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of May 2, 2018, between WORK AREA PROTECTION CORP., an Illinois corporation, having an address of 3912 Brumbaugh Road, New Enterprise, PA 16664 ("Grantor"), and HILL & SMITH INC., a Delaware corporation, having an address of 987 Buckeye Park Road, Columbus, OH 43207 ("Grantee").

Grantor, in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto Grantee and Grantee's successors, heirs and assigns forever, all that certain parcel of land lying and being in Columbia County, Florida, more particularly described on **Exhibit A** attached hereto (the "Real Property").

TOGETHER with all the tenements, hereditaments and appurtenances belonging or pertaining to the Real Property.

TO HAVE AND TO HOLD the Real Property in fee simple forever. Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Real Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Real Property; and that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise, subject, however to (a) ad valorem real estate taxes and assessments for 201 8 and subsequent years, (b) all applicable zoning restrictions, prohibitions and other requirements imposed by governmental authority, and (c) all matters of record without reimposing same.

[SIGNATURE ON FOLLOWING PAGE]

[Signature Page to FL Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first written above.

Signed, sealed and delivered
in the presence of:

WORK AREA PROTECTION CORP.



Witness sign

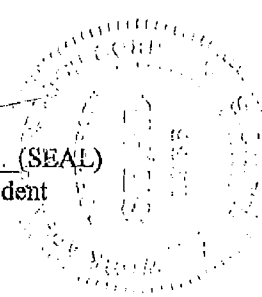
Print Name: Ronald Lee



Witness sign

Print Name: Albert Stone

By:  (SEAL)
Paul I. Detwiler, III, its Vice President



COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF BEDFORD :

On this, the 2 day of May, 2018, before me, the undersigned officer, personally appeared PAUL I. DETWILER, III who acknowledged himself to be the Vice President of WORK AREA PROTECTION CORP., and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.


Notary Public

My Commission Expires:

April 16, 2021

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kelly M. Burnett-Myers, Notary Public
South Woodbury Twp., Bedford County
My Commission Expires April 16, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

EXHIBIT A

(Legal Description of Real Property)

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 00° 30' 37" E, ALONG THE EAST LINE OF SAID SECTION 13, 1,848.68 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF NW COUNTY ROAD 25-A FOR A POINT OF BEGINNING; THENCE S 42° 35' 47" E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 1057.92 FEET TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 17 EAST; THENCE S 88° 08' 28" W, ALONG SAID SOUTH LINE, 709.27 FEET TO THE SOUTHWEST CORNER OF NW 1/4; THENCE S 87° 31' 08" W, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 13, 697.68 FEET TO THE NORTHEASTERLY RIGHT OF WAY OF GEORGIA SOUTHERN & FLORIDA RAILROAD; THENCE N 32° 01' 32" W, ALONG SAID NORTHEASTERLY RIGHT OF WAY, 574.70 FEET; THENCE N 65° 15' 38" E, 1014.35 FEET TO AFORESAID SOUTHWESTERLY RIGHT OF WAY; THENCE S 42° 35' 47" E, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 108.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.83 acres.



Building and Zoning Department

Site Development Plan Application

Invoice

76765

Applicant Information

Daniel Gatins
2118 NW COUNTY ROAD 25A

Invoice Date

06/17/2026

Permit

SDP260604

Amount Due

\$500.00

Job Location

Parcel: 13-3S-16-02097-000
Owner: HILL & SMITH INC,
Address: 2118 NW COUNTY ROAD 25A

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Discount</u>	<u>Amount</u>
06/17/2026	Fee: Site & Development Plan Approval	\$0.00	\$500.00
Amount Due:			\$500.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

Credit card payments can be made online here (fees apply)

***Fee balances are not immediately updated using online Credit Card.
If you have paid permit fees using the online application site or by another
method such as check or cash, please allow time for your payment to be
processed.***

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.

APPLICATION AGENT AUTHORIZATION FORM

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

Authority to Act as Agent

On my/our behalf, I appoint Leslie McDaniel
(Name of Person to Act as my Agent)

for Reed McDaniel Construction
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Storage Building
(Type of Application)

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

Applicant/Owner's Name: Dan Gatins

Applicant/Owner's Title: Agent

On Behalf of: Hill & Smith
(Company Name, if applicable)

Telephone: _____ Date: 6/18/26

Applicant/Owner's Signature: *Dan Gatins*

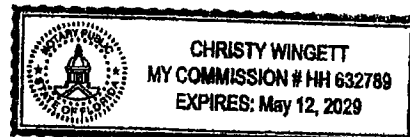
Print Name: Dan Gatins

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 18 day of June, 20 26 by Dan Gatins
whom is personally known by me ☒ OR produced identification ☒
Type of Identification Produced ID

Christy Wingett
(Notary Signature)

(SEAL)



Agent Auth Form - signature needed

Final Audit Report

2026-06-18

Created:	2026-06-18
By:	Leslie McDaniel (lesliem.rmc@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWOX66WReEXbc60eyPcfuH2-HYXPXtK4c

"Agent Auth Form - signature needed" History



Document created by Leslie McDaniel (lesliem.rmc@gmail.com)

2026-06-18 - 12:53:30 PM GMT



Document emailed to Dan Gatins (dan.gatins@hillandsmith.com) for signature

2026-06-18 - 12:53:33 PM GMT



Email viewed by Dan Gatins (dan.gatins@hillandsmith.com)

2026-06-18 - 12:53:42 PM GMT



Document e-signed by Dan Gatins (dan.gatins@hillandsmith.com)

Signature Date: 2026-06-18 - 2:11:12 PM GMT - Time Source: server - Signature Appearance Selected: IMAGE



Agreement completed.

2026-06-18 - 2:11:12 PM GMT



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Adobe
Acrobat Sign



Zoning Department

Receipt Of Payment

Applicant Information

Daniel Gatins
2118 NW COUNTY ROAD 25A

Method

Credit Card
16366776

Date of Payment

06/18/2026

Payment

773607

Amount of Payment

\$500.00

AppID: 76765 Development #: SDP260604
Site Development Plan
Parcel: 13-3S-16-02097-000
Address: 2118 NW COUNTY ROAD 25A

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
06/17/2026	Fee: Site & Development Plan Approval	\$500.00
06/18/2026	Payment: Credit Card 16366776	(\$500.00)
		\$0.00