

Columbia County
Planning & Zoning Board
June 25th, 2026 AGENDA

5:30 pm at 971 West Duval Street Suite 145 Lake City, Florida

Pledge to the U.S. flag

Invocation

Roll Call

Quasi-Judicial Hearings:

CPA260401 (Future Land Use Map Amendment) – A petition by Lindsay Haga, agent for CP Lake City LLC, requesting a Future Land Use Map change from Residential Low to Commercial on the lands described as follows: A portion of Parcel # 36-3S-16-02590-001 Located at 1705 W US Highway 90 and Hackney Terrace.

Staff Matters

Approval/Adoption of previous meeting minutes

COLUMBIA COUNTY, FLORIDA

STAFF REPORT

PLANNING & ZONING BOARD / BOARD OF COUNTY

COMMISSIONERS

Comprehensive Plan Amendment – Future Land Use Map Amendment

I. APPLICATION INFORMATION

Project Name: US 90 Commercial

Application Type: Comprehensive Plan Amendment (Future Land Use Map Amendment)

Applicant / Agent: CP Lake City, LLC/ Lindsay Haga

Property Owner: CP Lake City, LLC

Parcel ID: 36-3S-16-02590-001

Property Address: 1750 US 90

Acreage: 18.8 acres +/-

Existing FLUM Designation: Residential Low

Proposed FLUM Designation: Commercial

Existing Zoning: Commercial Intensive (CI)

Existing Use of Property: Vacant Commercial

Proposed Use of Property: Wholesale commercial with retail outparcels

II. REQUEST

The applicant requests approval of a Future Land Use Map Amendment to change the designation of a portion of the subject property from Residential-Low to Commercial. A large portion of the parcel already has a FLUM designation of Commercial.

III. SITE DESCRIPTION & SURROUNDING LAND USES

The subject property is vacant and at the corner of W US 90 and SW Hackney Ter. Surrounding properties are a mix of commercial and residential.

IV. PROPOSED DEVELOPMENT

The proposed amendment would allow development of a wholesale commercial building with retail outparcels.

V. COMPREHENSIVE PLAN CONSISTENCY

Staff finds the proposed amendment consistent with the Columbia County Comprehensive Plan. This request eliminates discrepancy between the current zoning and the majority of the parcel having a FLUM designation of Commercial. This property is located with the County's DUDA and along a major Commercial corridor. The Property also has access to the necessary public utilities needed for the proposed project.

VI. CONCURRENCY & PUBLIC FACILITIES

Concurrency analysis indicates that adequate public utilities are available. FDOT District 2 LOS Tool shows that US-90 appears to have sufficient capacity to accommodate the projected traffic volumes. However, further FDOT analysis will need to be conducted with existing signals.

VII. FINDINGS OF FACT

1. The amendment aligns land use policy with proposed commercial development.
2. Adequate public facilities are available.
3. No adverse impacts are anticipated.

VIII. STAFF RECOMMENDATION

Staff recommends APPROVAL of the Future Land Use Map Amendment from Residential-Low to Commercial. Recommendation is based on finding that the request is in conformity with Policies I.1.1, I.1.2, II and IV of the Columbia County Comprehensive Plan.



Columbia County Gateway to Florida

75927
FOR PLANNING USE ONLY

Application # CPA 260401

Application Fee \$ 1,750.00

Receipt No. 773247

Filing Date 4-14-2026

Completeness Date _____

Comprehensive Plan Amendment Application

A. PROJECT INFORMATION

1. Project Name: US 90 Commercial
2. Address of Subject Property: 1750 US 90
3. Parcel ID Number(s): 36-3S-16-02590-001
4. Existing Future Land Use Map Designation: Residential Low
5. Proposed Future Land Use Map Designation: Commercial
6. Zoning Designation: Commercial Intensive
7. Acreage: 18.8
8. Existing Use of Property: vacant commercial
9. Proposed use of Property: wholesale commercial with retail outparcels

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Lindsay Haga Title: Planning Manager
Company name (if applicable): England-Thims & Miller
Mailing Address: _____
City: Jacksonville State: Florida Zip: 32258
Telephone: (904) 5751226 Fax: () Email: hagal@etmnc.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): CP Lake City, LLC
Mailing Address: 2207 Orchard Lake Road
City: Sylvan Lake State: Michigan Zip: 48320
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.**

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: _____ If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes _____ ☒ No _____
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☒ Yes ^{CG} _____ ☐ No _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z^{CG} _____
Variance: ☐ Yes _____ ☒ No _____
Variance Application No. V _____
Special Exception: ☐ Yes _____ ☒ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

3. Boundary Sketch or Survey with bearings and dimensions.
4. Aerial Photo (can be obtained via the Columbia County Property Appraiser's Office).
5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities, including but not limited to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts. For residential land use amendments, an analysis of the impacts to Public Schools is 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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.
7. Legal Description with Tax Parcel Number (In Microsoft 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 Comprehensive Plan Amendment is as follows:
 - a. Small Scale Comprehensive Plan Amendment (100 Acres or less) = \$1,750.00
 - b. Large Scale Comprehensive Plan Amendment (More Than 100 Acres) = \$2,900.00

No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All nine (9) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.

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

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

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

Lindsay Haga

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

March 10 2026

Date

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 England-Thims & Miller, Inc and Barbas Cremer, PLLC
(Name of Person to Act as my Agent)

for CP Lake City, LLC
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Small Scale Land Use Map amendment and Rezoning
(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: Clark Pattah

Applicant/Owner's Title: _____

On Behalf of: CP Lake City LLC
(Company Name, if applicable)

Telephone: 248-977-3814 Date: 3-23-26

Applicant/Owner's Signature: _____

Print Name: CLARK PATTAH

Michigan
~~STATE OF FLORIDA~~
COUNTY OF Oakland

The Foregoing instrumnet was acknoelected before me this 23rd day of March, 2026, by Clark Pattah,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced Driver license

Keri L. Knipple
(Notary Signature)

(SEAL)

KERI L. KNIPPLE
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Sep 23, 2026
ACTING IN COUNTY OF Oakland



Christian "Seth" Lane
County Planner
Columbia County
135 N.E. Hernando Ave.
Lake City, FL. 32055

Filed Via Email: April 7, 2026

RE: US 90 Commercial, Request for a Small Scale Land Use Map amendment
ETM Project No. 24-245-01

Dear Mr. Lane,

On behalf of our client CP Lake City, LLC, we are submitting an application for a Small Scale Map Amendment to modify the Columbia County Future Land Use Map. This request applies to a portion of an overall 18.8 acres of land (the "Property") located at 1705 W. US Highway 90. This application seeks to align the designated Future Land Use for the subject property to match the existing Commercial Intensive Zoning District. The proposed use of the Property is a commercial wholesale club.

Current Future Land Use: Residential Low (10.38 acres) and Commercial (8.42 acres)

Current Zoning: Commercial Intensive (18.8 acres)

Proposed Future Land Use: Commercial (10.38 acres)

Proposed Zoning: Commercial General (18.8 acres) – *companion application to be filed*

Proposed use: Warehouse commercial retail with supporting retail outparcels

Property size: 18.8 acres

We look forward to working with you and Columbia County to create a high value commercial development within the Designated Urban Development Area. Please contact me if you have any questions. I can be reached by email hagal@etminc.com or phone 904-575-1226.

Thank you,

Attachments (numbered per application):

Lindsay Haga, AICP
Planning Manager

1. County land use application
2. *Not assigned*
3. Boundary survey
4. Aerial maps, vicinity & site
5. Concurrency Impact Analysis
 - a. TIA report
6. Consistency Analysis
 - a. Environmental Assessment
7. Legal Description
8. Deed
9. Agent Authorization
10. Tax Bill



Request Summary

Location

The subject property is located at 1705 W. US Highway 90 between downtown Lake City and Interstate 75 (the "Property"). The Property is depicted on the **Vicinity Map** in relation to the regional roadway network and the Lake City municipal limits. The Property is currently vacant and undeveloped except for a communications tower in the northeast corner as depicted on the **Aerial Map**. The surrounding land uses include a grocery anchored shopping center to the west, very low density single family residential to the north, commercial and multi-family residential to the east, and commercial to the south.

Future Land Use

The Property is located within the **Designated Urban Development Area**. The north portion of the Property has a Residential – Low future land use designation and the south portion has a Commercial future land use designation as depicted on the **Future Land Use Map**. Residential – Low allows primarily residential and ancillary uses at a density of up to 2 dwelling units per acre and Commercial *allows for the sale of products and services per Policy I.1.6. of the Future Land Use Element of the Columbia County Comprehensive Plan.*

This request seeks to **change the Residential – Low** future land use designation to Commercial to allow a commercial wholesale club on the north portion of the Property.

Zoning

The entire Property is located within a Commercial Intensive (CI) zoning district as depicted on the **Zoning Map**. The CI zoning is inconsistent with the Residential-Low future land use designation on the north portion of the Property.

The CI zoning district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county's comprehensive plan. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county. CI allows for retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.

This application includes a companion rezoning application to calibrate the intensity of the zoning to Commercial General (CG). CG is intended for general retail commercial, office and service activities which serve a market area larger than a neighborhood. Businesses in this category require locations convenient to automotive traffic and ample off-street parking is required; however, pedestrian traffic may also be found in this district. CG allows for retail commercial outlets for sale of food; wearing apparel; fabric; toys; sundries and notions; books and stationery; leather goods and luggage; etc.

The adjacent zoning designation to the east within the City is Commercial General (CG) and the adjacent zoning to the west in the City is County Commercial Intensive and City Commercial Intensive (CI). The City's CI and CG zoning districts would both allow for a commercial wholesale club.

Concurrency Impact Analysis (See also Attachment 5)

New development shall not be approved unless there is sufficient available capacity to sustain the level of service standards for potable water, sanitary sewer, transportation, solid waste, drainage, recreation, and public school as established in the capital improvements element of the comprehensive plan. A Certificate of Concurrency approval is required prior to issuance of building permits. The following subsection addresses public facilities.

Utilities (potable water/sanitary sewer)

Columbia County does not provide central water and sewer service in this part of the County. Central water and sewer service is available to serve the Property from the City of Lake City.

There are multiple water mains in the area where gravity sewer is available along NW Hackney Terrace for connection. Gas is located along the southern property boundary at US 90. The City of Lake City will serve property in the unincorporated County.

Drainage/Stormwater Management

The site currently slopes from southeast to northwest and drains to a low-lying area in the back of the site and runoff goes to the north offsite. The site will be required to meet the Suwannee River Water Management District criteria for stormwater treatment and attenuation requirements. The site will need a stormwater detention facility, type of facility to be determined at the time of receipt of geotechnical reports and final engineering.

The site is located within WBID 3486. The site is not currently listed on the verified impairments list by FDEP therefore does not appear to be impaired at this time.

Transportation/Access

The Property has frontage and direct access to U.S. Highway 90 and NW Hackney Terrace as shown on the **Aerial Map**.

Based on the FDOT District 2 LOS Tool, US-90 appears to have sufficient capacity to accommodate the projected traffic volumes associated with the development.

However, further analysis of the existing signals along US-90 is anticipated to analyze operations. The proposed access to US-90 is subject to FDOT Access Permitting and will likely warrant signalization, requiring an Intersection Control Evaluation.

Solid Waste

The level of service for solid waste as adopted in the Comprehensive plan is **0.7 tons per capita** per year. This standard focuses on solid waste generation by population. Columbia County handles solid waste through the Winfield Solid Waste Facility, a Class III County landfill. This project will generate 60 cubic yards per 1,000 square feet or 6,180 cy/year.

Recreation – Commercial development does not generate a demand for public recreation facilities.

Schools - Commercial development does not generate a demand for public recreation facilities.

Comprehensive Plan Consistency Analysis (See also Attachment 6)

This request eliminates a discrepancy between the adopted zoning and the Future Land Use map to change that portion designated as Residential-Low to Commercial, matching the current designation of a majority of the property.

The subject property is located in the Designated Urban Development Area for which County policies direct higher intensity nonresidential uses and high density residential uses.

The property is located in an area served by adequate public facility capacity: roadways, potable water and sewer treatment.

Please refer to Attachment 6 for a policy by policy analysis.

Environmental Assessment (See also Attachment 7)

Flood Zones

According to the **FEMA Flood Zone Map**, the Property is **not** located within the 100-year or 500-year floodplain.

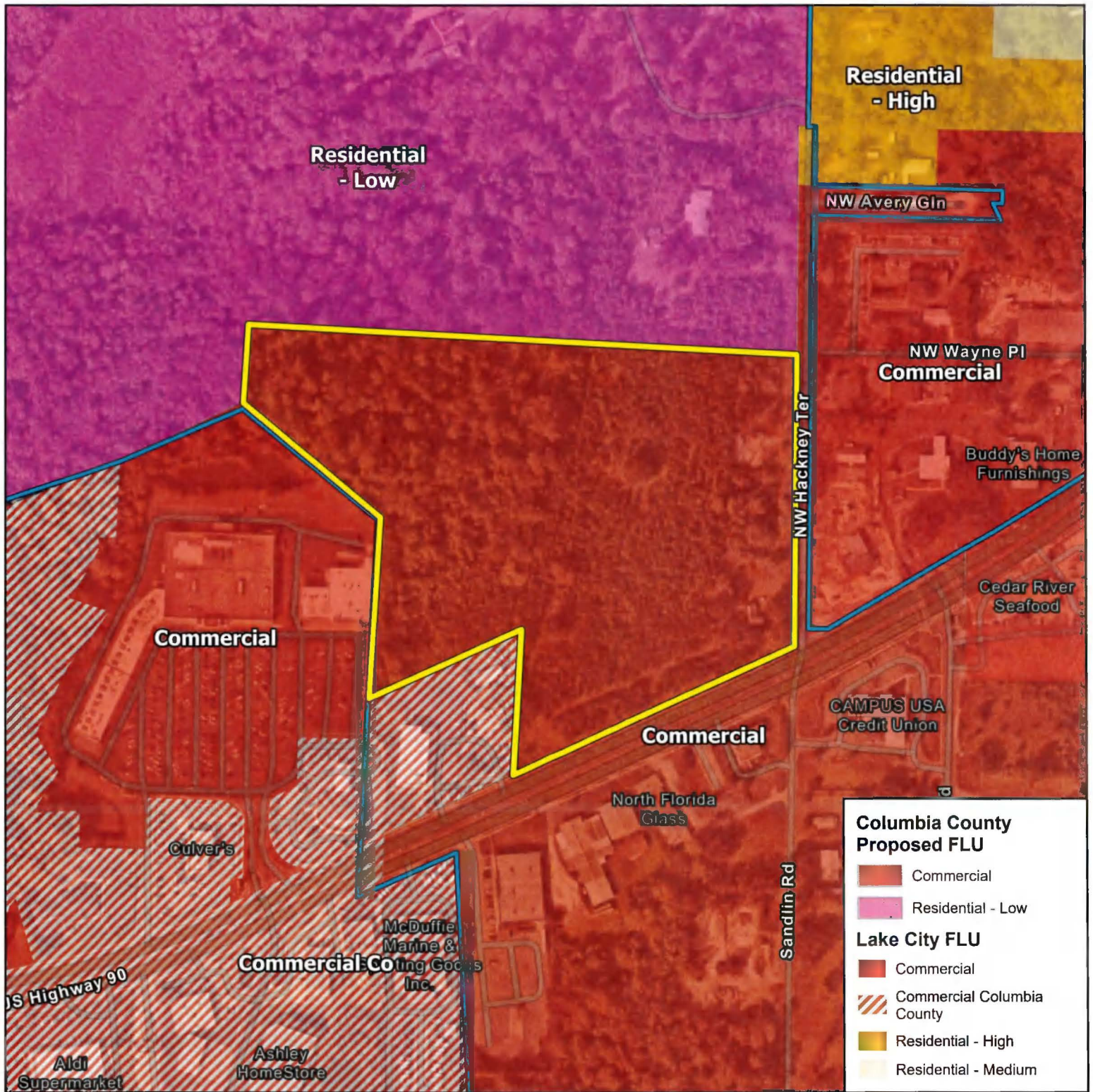
Wetlands

It appears there are jurisdictional wetlands in the northwest portion of the Property based on the **NWI Wetlands Map**.

Development of the subject property will comply with Policy V.2.4 of the Conservation Element of the Columbia County Comprehensive Plan and will provide the required 35-foot natural buffer around all wetlands and prohibit the location of commercial land uses within the buffer areas.

Soils

NRCS Web Soil Survey defines the existing soils as Alpin fine sand, Chipley fine sand, and Plummer fine sand, depressional. The hydraulic soil groups found are mainly A across the site and A/D in the depressional areas on the north end of the site. A hydraulic soil group of A is a well-drained condition, D represents poorly drained and potentially high groundwater conditions.



1705 W. US 90 Property

Proposed Future Land Use

Source: ETM, Columbia County, Esri, Neemap

- Subject Property
- Lake City Boundary



0 300 600
Feet

ETM

ENGLAND-THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etmnc.com

Date: 3/10/2026



November 21, 2025

Work Order No. 25-476.00

File No. 131D-40.00B

BJs Annex Parcel

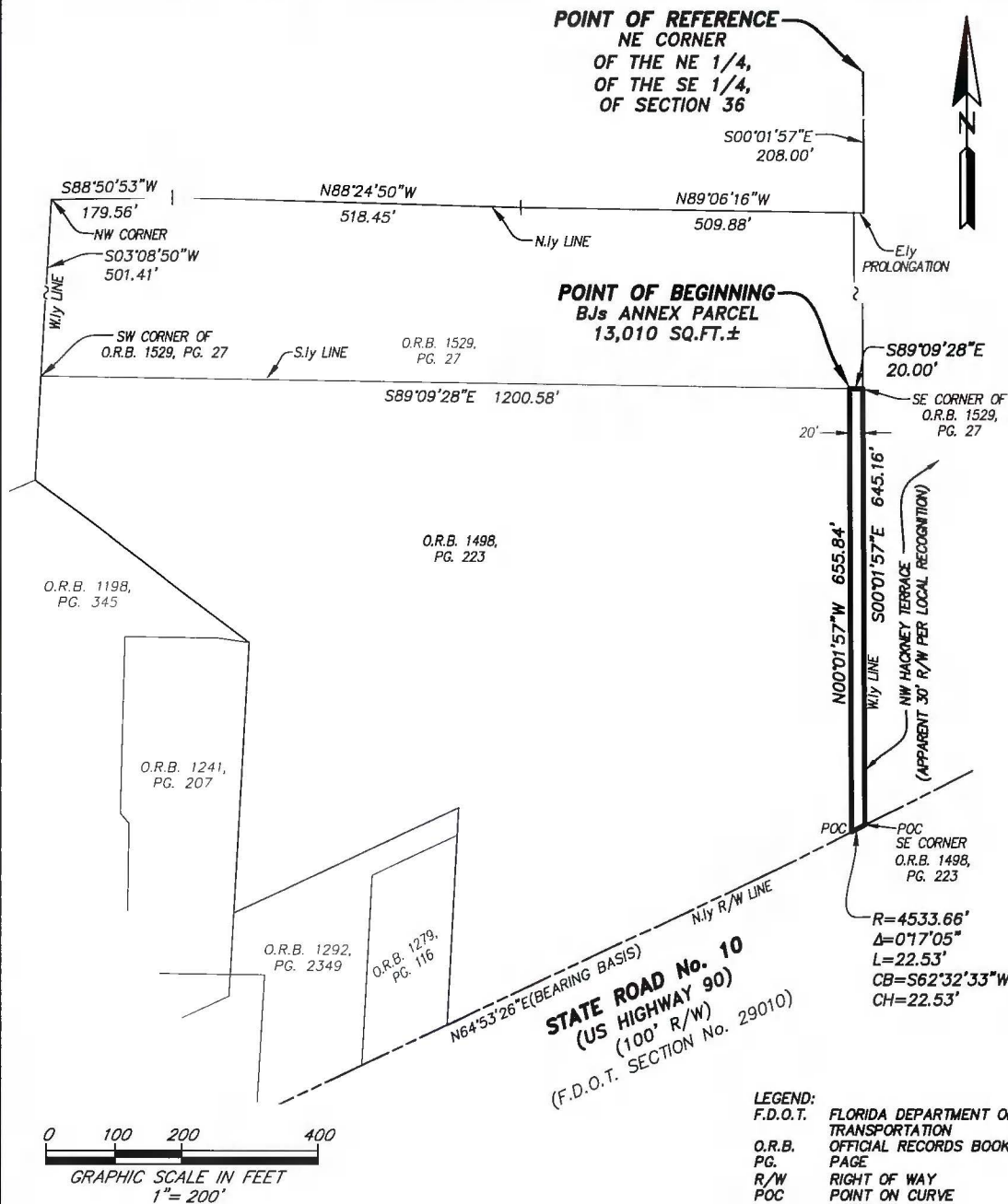
A portion of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being a portion of those lands described and recorded in Official Records Book 1498, page 223, of the Public Records of said county, be more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence South $00^{\circ}01'57''$ East, along the Easterly line of said Section 36, a distance of 208.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 1529, page 27, of said Public Records; thence North $89^{\circ}06'16''$ West, along said Easterly prolongation and along said Northerly line, 509.88 feet; thence North $88^{\circ}24'50''$ West, continuing along said Northerly line, 518.45 feet; thence South $88^{\circ}50'53''$ West, continuing along said Northerly line, 179.56 feet to the Northwest corner of last said lands; thence South $03^{\circ}08'50''$ West, along long the Westerly line of said Official Records Book 1529, page 27, a distance of 501.41 feet to the Southwest corner thereof; thence South $89^{\circ}09'28''$ East, along the Southerly line of last said lands, 1200.58 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $89^{\circ}09'28''$ East, along said Southerly line of Official Records Book 1529, page 27, a distance of 20.00 feet to the Southeast corner thereof, said corner lying on the Westerly line of NW Hackney Terrace (apparent 30 foot right of way per local recognition); thence South $00^{\circ}01'57''$ East, along said Westerly line, 645.16 feet to the Southeast corner of said Official Records Book 1498, page 223, said corner lying on the Northerly right of way line of State Road No. 10 (US Highway 90), a 100 foot right of way as depicted on Florida Department of Transportation Right of Way Map Section 29010; said point lying on a non-tangent curve concave Northwesterly having a radius of 4533.66 feet; thence Southwesterly along said Northerly right of way line and along the arc of said curve, through a central angle of $00^{\circ}17'05''$, an arc length of 22.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $62^{\circ}32'33''$ West, 22.53 feet; thence North $00^{\circ}01'57''$ West, departing said Northerly right of way line and along a non-tangent line, 655.84 feet to the Point of Beginning.

Containing 13,010 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1498,
PAGE 223, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



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 Jacksonville, Florida 32258

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 www.etmnc.com

Certificate of Authorization No: LB 3624

SCALE: 1"=200'
 DATE: NOVEMBER 21, 2025



Digitally signed by
 Gilmore C Colyer III
 Date: Nov 21, 2025

GILMORE C. COLYER III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6963



November 21, 2025

Work Order No. 25-476.00

File No. 131D-40.00A

BJs Wholesale Parcel

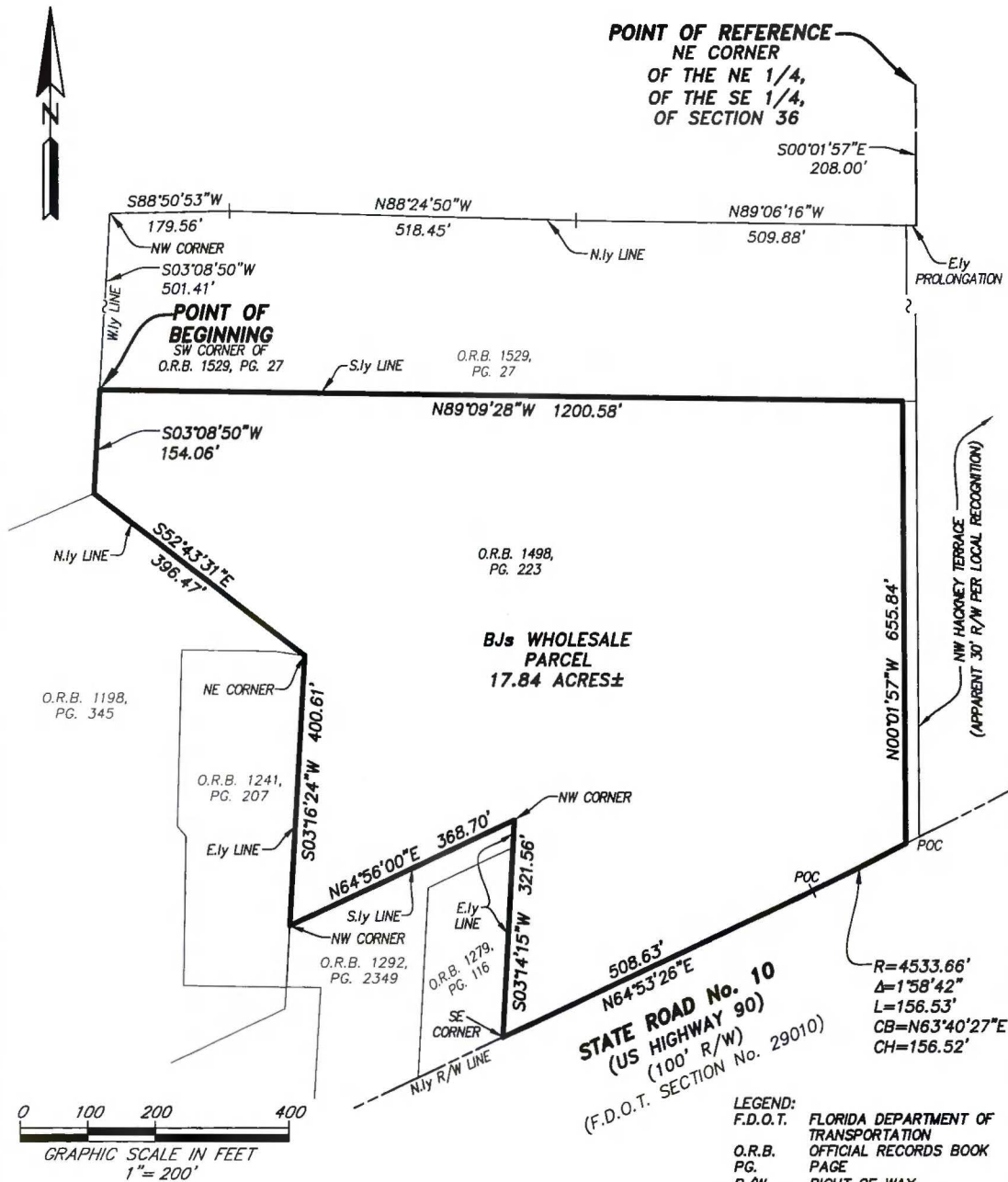
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For a Point of Reference, commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence South $00^{\circ}01'57''$ East, along the Easterly line of said Section 36, a distance of 208.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 1529, page 27, of said Public Records; thence North $89^{\circ}06'16''$ West, along said Easterly prolongation and along said Northerly line, 509.88 feet; thence North $88^{\circ}24'50''$ West, continuing along said Northerly line, 518.45 feet; thence South $88^{\circ}50'53''$ West, continuing along said Northerly line, 179.56 feet to the Northwest corner of last said lands; thence South $03^{\circ}08'50''$ West, along long the Westerly line of said Official Records Book 1529, page 27, a distance of 501.41 feet to the Southwest corner thereof and the Point of Beginning.

From said Point of Beginning; thence South $03^{\circ}08'50''$ West, 154.06 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 1198, page 345, of said Public Records; thence South $52^{\circ}43'31''$ East, along said Northerly line, 396.47 feet to the Northeast corner of those lands described and recorded in Official Records Book 1241, page 207, of said Public Records; thence South $03^{\circ}16'24''$ West, along the Easterly line of last said lands, 400.61 feet to the Northwest corner of those lands described and recorded in Official Records Book 1292, page 2349, of said Public Records; thence North $64^{\circ}56'00''$ East, departing last said Easterly line and along the Northerly line of said Official Records Book 1292, page 2349, a distance of 368.70 feet to the Northwest corner thereof; thence South $03^{\circ}14'15''$ West, along the Easterly line of said Official Records Book 1292, page 2349 and along the Easterly line of those lands described and recorded in Official Records Book 1279, page 116, of said Public Records, a distance of 321.56 feet to the Southeast corner of last said lands, said corner lying on the Northerly right of way line of State Road No. 10 (US Highway 90), a 100 foot right of way as depicted on Florida Department of Transportation Right of Way Map Section 29010; thence North $64^{\circ}53'26''$ East, along said Northerly right of way line, 508.63 feet to a point on a non-tangent curve concave Northwesterly having a radius of 4533.66 feet; thence Northeasterly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of $01^{\circ}58'42''$, an arc length of 156.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}40'27''$ East, 156.52 feet; thence North $00^{\circ}01'57''$ West, departing said Northerly right of way line and along a non-tangent line, 655.84 feet to a point lying on the Southerly line of said Official Records Book 1529, page 27; thence North $89^{\circ}09'28''$ West, along said Southerly line, 1200.58 feet to the Point of Beginning.

Containing 17.84 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST,
COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1498,
PAGE 223, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE
OF STATE ROAD No. 10 AS BEING NORTH 64°53'26" EAST.

LEGEND:
F.D.O.T. FLORIDA DEPARTMENT OF
TRANSPORTATION
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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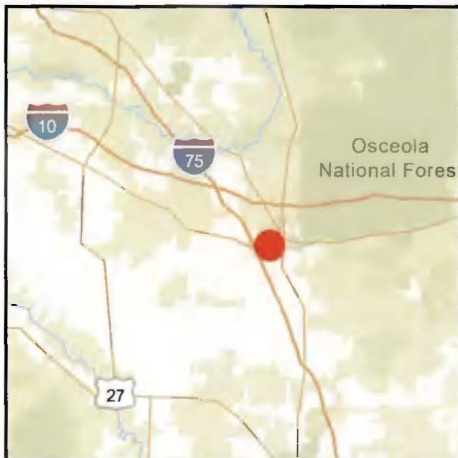
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Digitally signed by
Gilmore C Colyer III
Date: Nov 21, 2025

GILMORE C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6963



1705 W. US 90 Property

Aerial

Source: ETM, Columbia County, Esri, Nearmap

 Subject Property

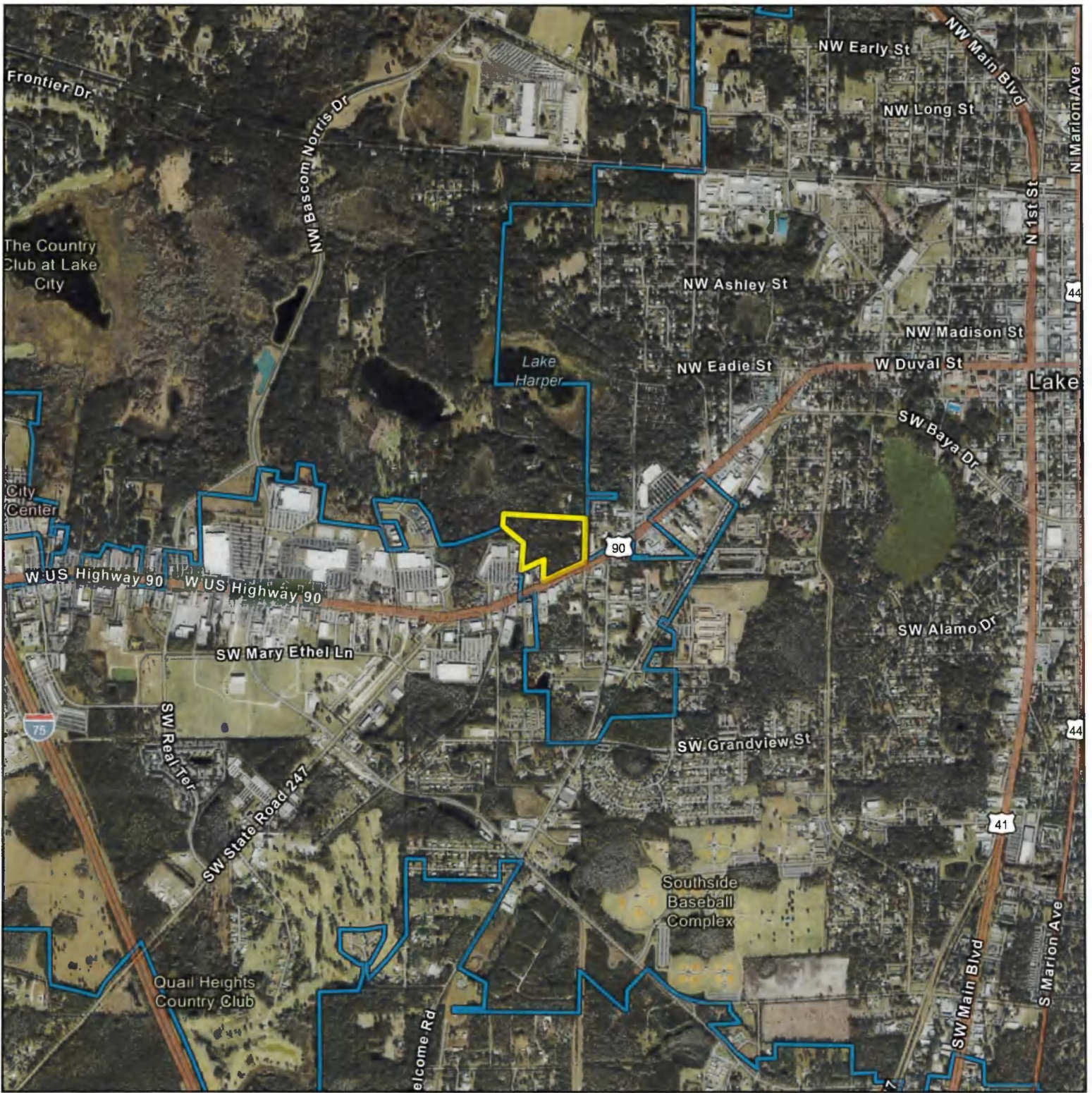


0 300 600

Feet

ETM

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14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etmnc.com



1705 W. US 90 Property

Vicinity

Source: ETM, Columbia County, Esri

- Subject Property
- Lake City Boundary



0 2,000 4,000
Feet

ETM
ENGLAND - THIMS & MILLER
14775 Old St. Augustine Road, Jacksonville, Florida 32258
904.642.8990 | www.etmgeo.com | www.etmnc.com
Date: 8/14/2025

Concurrency Impact Analysis US 90 Commercial

The following concurrency impact analysis examines the proposed impacts to public facilities, including but not limited to Transportation, Utilities (potable water and sanitary sewer), Solid Waste, Recreation and Public Schools.

At buildout, the proposed development does not adversely impact the level of service standards adopted for the public facilities.

Development Program

The US 90 Commercial application intends to construct a wholesale commercial club with retail outparcels consisting of 106,627 square feet of wholesale retail and 15,000 square feet of retail outparcel uses.

Total Site Area, acres	18.8 ac
Total Commercial square footage	106,627 SF
Total Outparcel Retail	15,000SF

Transportation

The Land Development Traffic Assessment, included as Attachment 6, analyzed the proposed development program a single phase, ending in 2028. The Project includes two vehicular connections: one to US 90 and one to Hackney Terrace.

The LDTA studies arterial and collector roadway segments where the proposed development will assign significant trips, located within City of Lake City. The adopted Level of Service for these roadway segments is "D".

Based on the operational segment analysis, the proposed commercial development is not anticipated to cause any studied roadway segment to operate below its adopted level of service standard. Specific access improvements to US90 will be determined through the FDOT Access Permitting Process.

Utilities (Potable Water and Sanitary Sewer)

The County Comprehensive Plan provides level of service standards for potable water demand and sanitary sewer generation. Utility service will be provided by the City of Lake City.

Potable Water

Retail / Wholesale Club:

50–75 gallons per 1,000 SF per day

$$120,000/1,000 = 120 \times 50\text{GPD} = 6,000\text{ GPD}$$

Sanitary Sewer

Retail / Wholesale Club:

Typically 80–90% of water demand

$$6,000\text{ GPD} \times 0.9 = 5,400\text{ GPD}$$

Source: FDEP commercial demand factors.

Solid Waste

The level of service for solid waste as adopted in the Comprehensive plan is **0.7 tons per capita** per year. This standard focuses on solid waste generation by population. Columbia County handles solid waste through the Winfield Solid Waste Facility, a Class III County landfill.

This project will generate 60 cubic yards per 1,000 square feet or 6,180 cy/year.

Recreation

The proposed commercial use does not generate a demand for public recreation.

Public Schools

The proposed commercial use does not generate a demand for public school capacity.

Conclusion

The proposed development will not adversely impact the public infrastructure and facilities, either because the adopted level of service is maintained or the development will provide the infrastructure to serve the project.

LAND DEVELOPMENT TRAFFIC ASSESSMENT

LAKE CITY WHOLESALE CLUB for CP LAKE CITY, LLC.

COLUMBIA COUNTY, FLORIDA

ETM No. 24-245

SUBMITTED BY



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Jacksonville, FL 32258
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November 2025

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Appendix A – FDOT D2 LOS Report

Appendix B – Florida Statewide Model Distribution Plots



THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY:
THOMAS L. HATCHER, P.E., PTOE, PTP
FLORIDA PE NUMBER 93298
ENGLAND-THIMS & MILLER, INC.
(CA – 00002584)

Software: *Cube Version 6.4.5, Florida Statewide Model*

This work is intended solely for CP Lake City, LLC and the City of Lake City and Columbia County, Florida. The scope of work and related responsibilities is as defined in the Client Contract. Any use which a third party makes of the work, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Decisions made or actions taken as a result of our work shall be the responsibility of the parties directly involved in the decisions or actions.

Introduction

This Land Development Traffic Assessment (LDTA) has been prepared in support of the concurrency application for the proposed Lake City Wholesale Club, a commercial development in Lake City, Columbia County. The site is located on US 90 just west of NW Hackney Terrace. The project proposes two access driveways, one on US 90 aligned with the North Florida Glass driveway and another on NW Hackney Terrace. The project is anticipated to be completed by 2028 and includes a 106,627 square feet of a wholesale club store and 15,000 square feet of retail space. **Figure 1** illustrates the site location map, while **Figure 2** shows the preliminary conceptual site plan. The full development schedule is provided in **Table 1**.

Table 1 - Development Schedule
Lake City Wholesale Club Store
Columbia County

Land Use	Use Code	Quantity	Units	Buildout Year
Free-Standing Discount Superstore	815	106,627	SF	2028
Strip Retail Plaza (<40k)	822	15,000	SF	2028

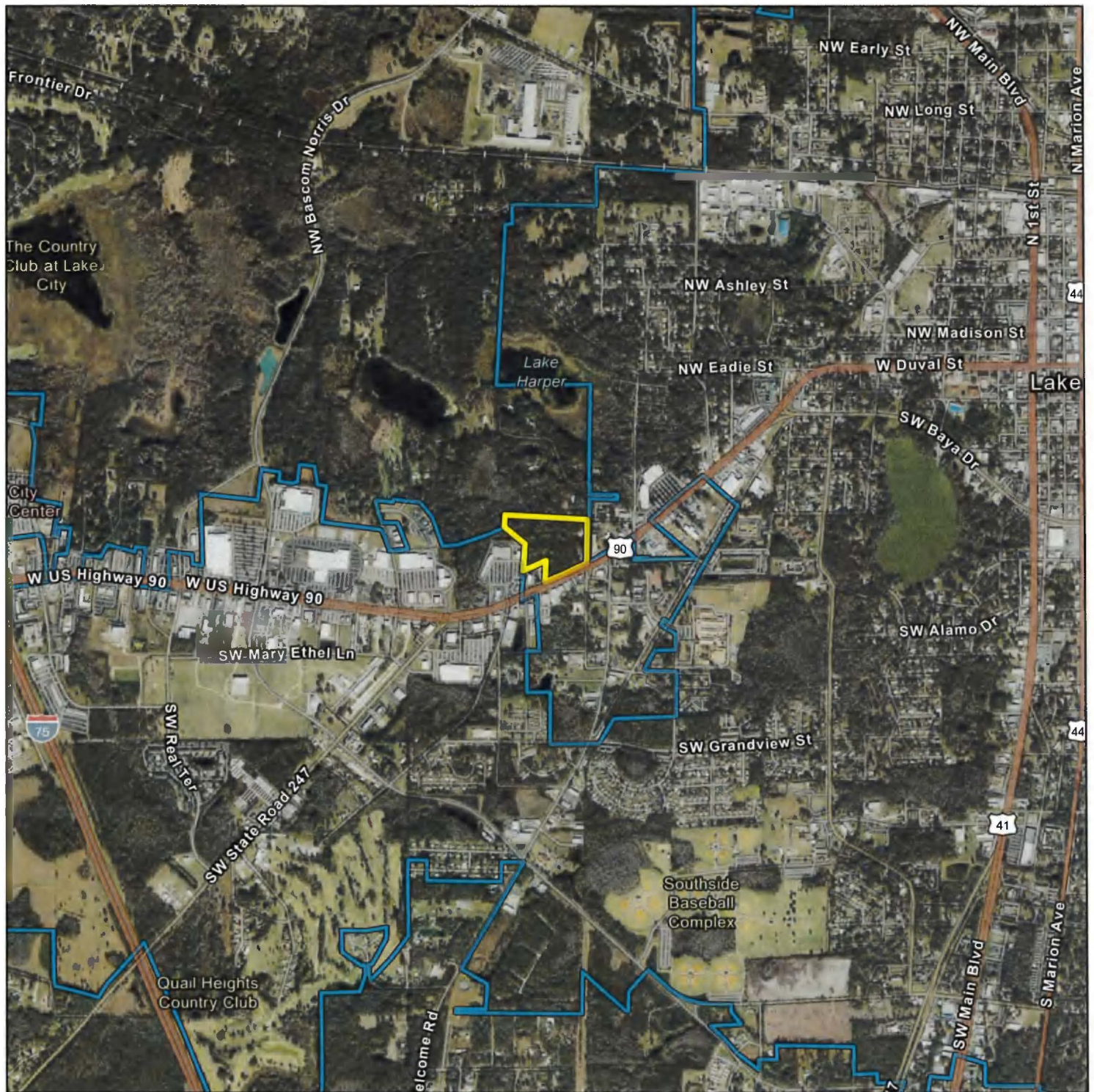
Note: Buildout Year is an estimate and subject to market conditions

Inventory of Existing Conditions

The LDTA includes the surrounding roadway segments (arterials and collectors) where the proposed development will assign significant trips. These segments are located within the urban area of the City of Lake City. In accordance with the County's Land Development Code (LDC), the adopted Level of Service (LOS) standard for these roadways is "D."

Existing conditions data for roadway segments within the study area was obtained from the *2025 FDOT District 2 LOS Tool (D2LOSTool)* web application, which provides 2023 PM peak hour volume counts and traffic projections for the years 2029, 2035, and 2040. The concurrency analysis roadway segments are presented in **Figure 3**.

Table 2 summarizes the existing conditions for all roadway segments included in the study. US 90 (Segment D2LOS-20328) will be considered the directly accessed link for the proposed commercial development. The *D2LOSTool* printouts for each study roadway segment, is provided in **Appendix A**.



Lake City - Wholesale Club

Fig. 1 - Site Location Map

Source: ETM, Columbia County, Esri

- Subject Property
- Lake City Boundary

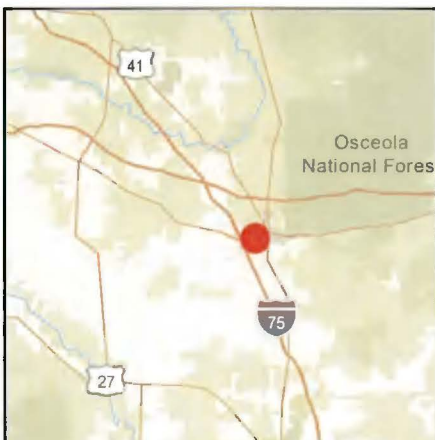


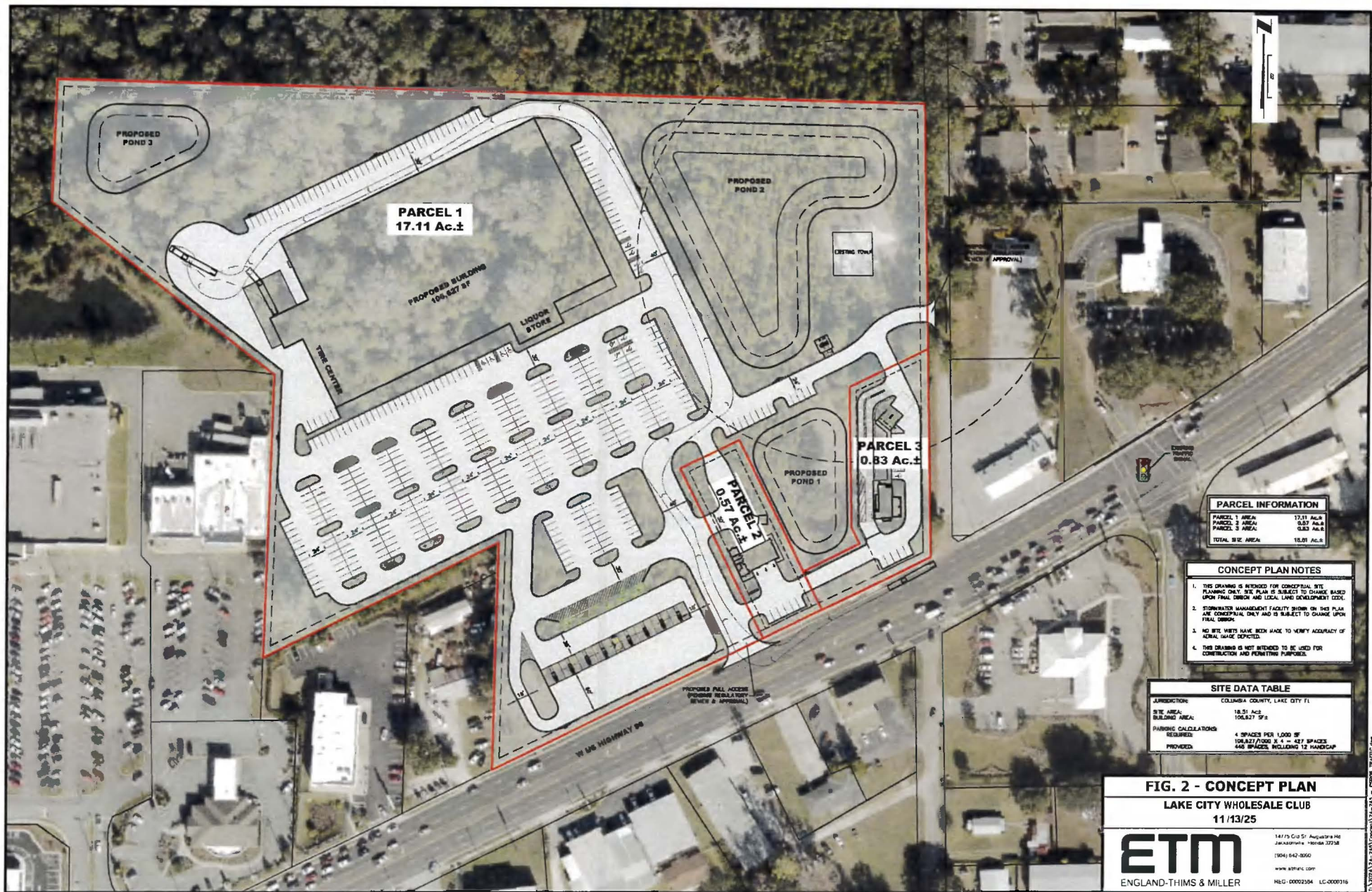
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Feet

ETM

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Date: 10/13/2025





Lake City Wholesale Club - Concurrency Analysis Roadways



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Date Printed: 10/10/2025

Table 2 - Existing Conditions
Lake City Wholesale Club Store
Columbia County

D2LOS TOOL/FTO Roadway Segment Number	Roadway	Segment	No. of Lanes	Segment Distance (Miles)	Context Classific ation	LOS STD	Maximum Service Volume (MSV) (VPH)	2023 Existing PM Peak Hour	Existing Available Capacity	Existing Volume to Capacity Ratio
D2LOS-20327	US-90	Bascom Norris Dr to SR-247	6D	0.528	C3C	D	4,870	2,475	2,395	0.51
D2LOS-20328	US-90	SR-247 to SR-10A/Baya Dr	6D	1.126	C3C	D	4,870	2,700	2,170	0.55
D2LOS-20393	SR-247	SW Bascom Norris Dr to US-90	2U	0.456	C3C	D	1,720	990	730	0.58

Notes:

Capacities and 2023 PM Peak Hour Volumes were obtained from FDOT D2LOS Tool website

Max Service Volumes were adjusted to reflect the LOS Standard "D" from the comprehensive plan

Background Traffic Segment Analysis

2028 Background traffic volumes for each study roadway segment were projected using segment-specific growth factors from the *FDOT District 2 LOS Tool* web application. For Background 2028 traffic, the applicable growth factors were applied to existing traffic counts to estimate volumes for the buildout year. **Table 3** presents the 2028 background traffic conditions, for all roadway segments in the study area,

Trip Generation Estimates

Project traffic the buildout year (2028) was estimated using trip generation rates and equations from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition*. Trip generation calculations were prepared for a typical weekday, the AM peak hour, and the PM peak hour. Pass-by rates were applied to both commercial land uses based on the *ITE* web application pass by rates by land use spreadsheets. The Daily, AM and PM peak hour trip generation estimates are presented in **Table 4**.

Traffic Distribution and Assignment Methodology

Project-generated traffic was assigned to the area roadway network using traffic patterns extracted from the Florida Statewide Model. Additional roadway segments were incorporated into the model to better reflect the surrounding network. Model plots are provided in **Appendix B**. The net new PM peak hour external project trip assignments for the study roadway segments are included in **Table 5**.

Table 3 - Background Traffic Segment Analysis
Lake City Wholesale Club Store
Columbia County

D2LOS TOOL/FTO Roadway Segment Number	Roadway	Segment	No. of Lanes	Segment Distance (Miles)	Context Classific ation	LOS STD	Maximum Service Volume (MSV) (VPH)	2023 Existing PM Peak Hour	2029 Peak Hour Volume (vph)	GF Existing to 2029	GF Existing to 2028	Bckgr'd Volume 2028	Bckgr'd Volume to Capacity Ratio
D2LOS-20327	US-90	Bascom Norris Dr to SR-247	6D	0.528	C3C	D	4,870	2,475	2,799	1.1309	1.1303	2,797	0.57
D2LOS-20328	US-90	SR-247 to SR-10A/Baya Dr	6D	1.126	C3C	D	4,870	2,700	3,017	1.1174	1.1168	3,015	0.62
D2LOS-20393	SR-247	SW Bascom Norris Dr to US-90	2U	0.456	C3C	D	1,720	990	1,049	1.0596	1.0591	1,049	0.61

Notes:

Capacities and 2023 PM Peak Hour Volumes were obtained from FDOT D2LOS Tool website

Max Service Volumes were adjusted to reflect the LOS Standard "D" from the comprehensive plan

Year 2028 Growth factors were calculated using the PM Peak Hour volumes projections obtained from the D2LOS Tool website

Table 4 - Trip Generation Estimates
Lake City Wholesale Club Store
Columbia County

Land Use	ITE Land Use Code	Sq. Ft. or Number of Units	Independent Variable (Units)	Estimation Method (Average Rate or Fitted Curve Equation)	Gross Trip Ends	Pass-by		Net New External Trip Ends	Gross Trip Ends				
						%	Volume		Entering		Exiting		
									%	Volume	%	Volume	
Daily													
Free-Standing Discount Superstore	815	106,627	SF	$\text{Ln}(\text{T}) = 0.77 \text{Ln}(\text{X}) + 5.05$	5,684	29%	1,648	4,036	50%	2,018	50%	2,018	
Strip Retail Plaza (<40k)	822	15,000	SF	$\text{T} = 42.20(\text{X}) + 229.68$	863	40%	345	518	50%	258	50%	260	
Total					6,547		1,993	4,554		2,276		2,278	
AM Peak Hour of the Adjacent Street													
Free-Standing Discount Superstore	815	106,627	SF	$\text{Ln}(\text{T}) = 0.84 \text{Ln}(\text{X}) + 0.74$	106	29%	31	75	70%	53	30%	22	
Strip Retail Plaza (<40k)	822	15,000	SF	$\text{T} = 3.93(\text{X})$	59	40%	24	35	55%	19	45%	16	
Total					165		55	110		72		38	
Daily													
Free-Standing Discount Superstore	815	106,627	SF	$\text{Ln}(\text{T}) = 0.84 \text{Ln}(\text{X}) + 2.30$	504	29%	146	358	50%	179	50%	179	
Strip Retail Plaza (<40k)	822	15,000	SF	$\text{Ln}(\text{T}) = 0.68 \text{Ln}(\text{X}) + 2.77$	101	40%	40	61	50%	30	50%	31	
Total					605		186	419		209		210	

Notes: Trip Generation equations and rates were calculated using the *ITE Trip Generation Manual, 12th Edition*

Buildout Roadway Segments Analysis

2028 total traffic volumes for each study roadway segment include background traffic and project-generated traffic from the proposed development. **Table 5** summarizes the segment analysis, including projected roadway concurrency status, to determine whether any segment would be adversely impacted by the proposed development. The analysis indicates that all roadway segments are expected to operate within available capacity.

Conclusions

Based on the operational segment analysis, the proposed development is not expected to cause any roadway segment within the study area to operate below its adopted Level of Service standard. The surrounding roadway network is anticipated to accommodate the additional traffic generated by the project without adverse operational impacts.

Access improvements onto US 90 will be determined during the *FDOT Access Permitting* process.

Table 5 - Buildout Segment Analysis
Lake City Wholesale Club Store
Columbia County

Table 5 - Buildout Segment Analysis Lake City Wholesale Club Store Columbia County									PM PH Trip Generation				
									In	Out	Total		
									209	210	419		
D2LOS TOOL/FTO Roadway Segment Number	Roadway	Segment	No. of Lanes	Segment Distance (Miles)	Context Classific ation	LOS STD	Maximum Service Volume (MSV) (VPH)	Bckgr'd Volume 2028	Project Distrib	Project Trips	Total Volume Buildout 2028	2028 Buildout Volume to Capacity Ratio	Signifi- cance
D2LOS-20327	US-90	Bascom Norris Dr to SR-247	6D	0.528	C3C	D	4,870	2,797	36.39%	152	2,949	0.61	3.1%
D2LOS-20328	US-90	SR-247 to SR-10A/Baya Dr	6D	1.126	C3C	D	4,870	3,015	56.81%	238	3,253	0.67	4.9%
D2LOS-20393	SR-247	SW Bascom Norris Dr to US-90	2U	0.456	C3C	D	1,720	1,049	6.80%	28	1,077	0.63	1.6%

Notes:

Capacities and 2023 PM Peak Hour Volumes were obtained from FDOT D2LOS Tool website

Max Service Volumes were adjusted to reflect the LOS Standard "D" from the comprehensive plan

Appendix A
(FDOT D2 LOS Report)

US-90 / SR-10, RCI MP 7.504-8.033, Columbia County

Attribute	Value
Segment ID:	20327
Segment Length (miles):	0.528 mi
County:	Columbia
Roadway ID:	29010000
Begin MP:	7.504
End MP:	8.033
SHS System:	On-System
SIS Status:	Not SIS
SIS Type:	Not SIS
Standard K-Factor:	9.0
LOS Target:	C
Growth Rate:	2.2%



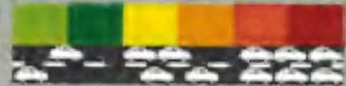
Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

<http://maps.google.com/maps?q=30.1791734389943,-82.6711948513714>

Projected Values	2023	2029	2035	2040	2045
Number of Lanes	6	6	6	6	6
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	27,500	31,100	34,700	37,700	40,700
Peak Hour Traffic Volume	2,475	2,799	3,123	3,393	3,663
Peak Hour Maximum Service Volume	4,290	4,290	4,290	4,290	4,290
Peak Hour LOS	C	C	C	C	C

Notes:



US-90 / SR-10, RCI MP 8.033-9.159, Columbia County

Attribute	Value
Segment ID:	20328
Segment Length (miles):	1.126 mi
County:	Columbia
Roadway ID:	29010000
Begin MP:	8.033
End MP:	9.159
SHS System:	On-System
SIS Status:	Not SIS
SIS Type:	Not SIS
Standard K-Factor:	9.0
LOS Target:	C
Growth Rate:	2.0%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

<http://maps.google.com/maps?q=30.1820535284532,-82.6582399310229>

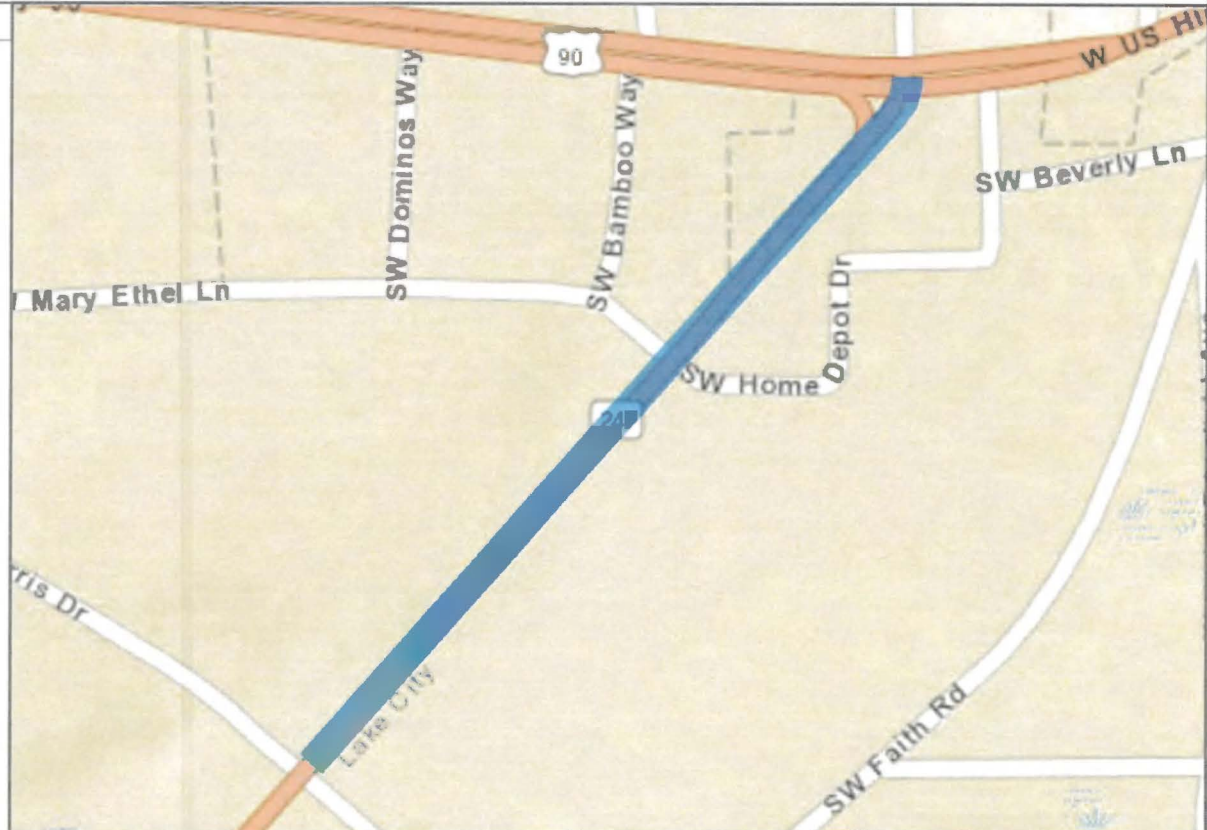
Projected Values	2023	2029	2035	2040	2045
Number of Lanes	6	6	6	6	6
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	30,000	33,518	37,036	39,968	42,900
Peak Hour Traffic Volume	2,700	3,017	3,333	3,597	3,861
Peak Hour Maximum Service Volume	4,290	4,290	4,290	4,290	4,290
Peak Hour LOS	C	C	C	C	C

Notes:



SR-247 / Brandford Hwy, RCI MP 10.892-11.348, Columbia County

Attribute	Value
Segment ID:	20393
Segment Length (miles):	0.456 mi
County:	Columbia
Roadway ID:	29090000
Begin MP:	10.892
End MP:	11.348
SHS System:	On-System
SIS Status:	Not SIS
SIS Type:	Not SIS
Standard K-Factor:	9.0
LOS Target:	C
Growth Rate:	1.0%



Data Sources: RCI; TCI; NERPM AB; GUATS; FLSWM

Google Street View:

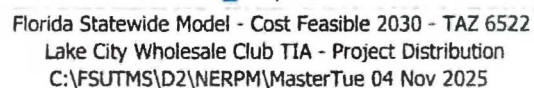
<http://maps.google.com/maps?q=30.1763527590038,-82.6692209520838>

Projected Values	2023	2029	2035	2040	2045
Number of Lanes	2	2	2	2	2
Context Classification	C3C	C3C	C3C	C3C	C3C
AADT	11,000	11,655	12,309	12,855	13,400
Peak Hour Traffic Volume	990	1,049	1,108	1,157	1,206
Peak Hour Maximum Service Volume	1,449	1,449	1,449	1,449	1,449
Peak Hour LOS	C	C	C	C	C

Notes:

Appendix B

(Florida Statewide Model Distribution Plots)



Attachment 6
Comprehensive Plan Consistency Analysis
US 90 Commercial

Project summary

The landowner, CP Lake City, LLC seeks to amend the Future Land Use Map to rectify a discrepancy between the adopted land use category and adopted zoning district. This small scale amendment applies to that portion of the 18 acre property currently designated Residential-Low. The purpose of this request is to construct a wholesale commercial club consisting of 106,627 square feet and an additional 15,000 square feet of outparcel retail uses. In addition to the development program, this proposed project will be served by central water and sewer utilities.

The subject property is within the Designated Urban Development Area “DUDA”.

The following analysis justifies the requested change to the Future Land Use Map.

Comprehensive Plan Elements

I. FUTURE LAND USE ELEMENT	2
II. TRANSPORTATION ELEMENT	5
III. HOUSING ELEMENT	7
IV. SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT	7
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I. FUTURE LAND USE ELEMENT

OBJECTIVE I.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Response: The subject property is located within the Designated Urban Development Area. This amendment modifies the proposed Future Land Use map to align with the existing Commercial Intensive zoning on the subject property and surrounding adjacent properties.

Policy I.1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Response: The subject property is directly accessed from US90, an arterial road with public facility capacity. Attachment 6 Traffic Impact Analysis confirms adequate capacity exists and will exist at build out of the project. Also, the project will be served by the City of Lake City for water and sewer utilities.

Policy I.1.2 The county's future land use plan map shall allocate amounts and mixes 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.

Response: A majority of the subject property is designated Commercial. The northern portion is designated Residential Low. The entire site is zoned Commercial Intensive. This small scale amendment (less than 50 acres) will rectify this discrepancy.

Policy I.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Response: Development will meet the County's standards for wetland protection and buffering.

Policy I.1.5 The county shall continue to regulate govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Response: Noted. The proposed amendment will enable wholesale commercial uses in a location within the DUDA and served by public facilities.

Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Response: This application proposes to rectify a discrepancy between the County Zoning Atlas which designates the entire property as Commercial Intensive and the County FLUM which splits the property between Residential Low and Commercial. The surrounding area is predominantly commercial uses and activities.

Policy I.3.1 The county shall continue to regulate the location of public facilities so as to discourage the proliferation of urban sprawl. However, nothing in this provision shall limit the improvement of any public road in an area of the county.

Response: Noted. The subject property is located within the DUDA and will be served by the City of Lake City.

Policy I.6.1 The county shall maintain a listing of all known prehistoric and historic sites within the unincorporated area of the county.

Response: Please refer to Attachment 7 Cultural Assessment. In the opinion of ECS, no cultural resources eligible for listing in the National Register of Historic Place will be impacted by development of the project.

Policy I.7.2 The county shall continue to have provisions which will mitigate the adverse effects of land uses on environmentally sensitive areas. In addition, the county shall prohibit the location of any structure, other than permitted docks, piers, or walkways, within a wetland.

Response: The property does not include significant environmentally sensitive areas.

Policy I.7.4 As part of the county's development review process environmentally sensitive land shall be identified for protection. These environmentally sensitive lands shall include, but not be limited to, wetlands, floodprone areas, areas designated as high groundwater aquifer recharge areas and critical habitat areas for designated rare, threatened, endangered, or species of special concern. 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.

Response: In the environmental assessment conducted by ECS, no protected species were identified.

Policy I.7.5 The county shall protect high groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal; requiring well construction modification and closure to be regulated in conformance with criteria established by the Water Management District and Florida Department of Health and Rehabilitative Services, (in particular, abandoned wells shall be closed in accordance with Chapter 40B-3, Florida Administrative Code, in effect upon adoption of this policy); and prohibiting intensive agriculture uses (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection) and the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater. These provisions will be applied to all high groundwater aquifer recharge areas, as identified within Illustration A-XI of this comprehensive plan.

Response: Not applicable.

Policy I.7.7 The county's high groundwater aquifer recharge areas as shown on Illustration A-XI of this comprehensive plan are as identified by the Water Management District.

Response: Not applicable.

Policy I.8.1 The county shall require that all proposed development which is subject to the provisions of any regional resource planning and management plan be consistent with such plan and that the proposed development be reviewed for such consistency during the development review process.

Response: Not applicable. The subject property is not located within any of the mapped regional resources.

Policy I.9.1 The county shall require the developer to submit development plans for all proposed subdivision plats and site and development plans within the drainage basin of any designated priority water body to the water management district for review and comment as to the consistency of the proposed development with any approved management plan within such basin prior to development review by the county.

Response: Acknowledged.

Policy I.10.1 The county shall prohibit the creation of buildable lots within unsuitable areas due to improper drainage, unsuitable soils, steep slopes, rock formations and adverse earth formations.

Response: Acknowledged. Site engineering plans will demonstrate compliance with this policy.

II. TRANSPORTATION ELEMENT

Policy II.1.2 The county shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads.

Response: Noted. The project includes three connections to US90: primary connection is the full connection subject to ICE and FDOT review and one additional full connection to Hackney Terrace.

Policy II.1.3 The county shall require the provision of safe and convenient on-site traffic flow, which includes the provision for vehicle parking.

Response: Noted. The companion site plan address onsite traffic flow, including contextual uses and parking standards.

Policy II.1.4 The county shall require any development which is required to provide a site plan or any development requiring platting to include requirements for 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.

Response: Not applicable.

Policy II.1.5 In accordance with Section 163.3180(5)(h)3.c., Florida Statutes, the county shall provide a means by which the landowner will be assessed a proportionate share of the cost of providing the transportation facilities necessary to serve the proposed development. However, the landowner shall not be held responsible for contributing to deficient transportation facilities.

Response: Refer to Attachment 5 Concurrency Impact Analysis where the Land Development Transportation Analysis concludes the project does not result in any mitigation requirements.

Policy II.4.1 The county's land development regulations shall include provisions which require all structures along new or realigned collector or arterial roadways to provide additional setbacks for the future need of additional right-of-way.

Response: Not applicable. Adequate right of way exists along the US90 corridor.

Policy II.4.2 Properties under the same ownership or those consolidated for development shall be treated as one property for the purposes of access management and shall not receive the maximum potential number of access points for that frontage indicated under minimum access spacing standards.

Response: Noted.

Policy II.4.3 Large commercial developments shall be required to provide and/or extend nearby local and collector streets and provide street connections with surrounding residential areas so residents may access the development without traveling on arterial streets.

Response: The subject property includes 120,000 square feet of nonresidential uses and proposes to connect to the east.

Policy II.4.4 Shopping centers shall be required to provide a unified access and circulation plan and require any out parcels to obtain access from the unified access and circulation system.

Response: Noted. The companion site engineering plans will address unified access and circulation.

Policy II.4.6 Adequate corner clearance shall be maintained at crossroad intersections with arterials.

Response: Acknowledged.

Policy II.4.7 The county shall encourage cross-access connections easements and joint driveways, where available and economically feasible.

Response: Acknowledged.

I

IV. SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

SANITARY SEWER FACILITY SUB ELEMENT

Policy IV.2.1 The county hereby establishes the following level of service standards for sanitary sewer facilities.

Facility Type	Level of Service Standard
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.
Community Sanitary Sewer System	135 gallons per capita per day.

Response: Acknowledged. Refer to Attachment 5 Concurrency Impact Analysis.

SOLID WASTE FACILITY SUB ELEMENT

Policy IV.3.1 The county hereby establishes the following level of service standards for solid waste disposal facilities.

Facility Type	Level of Service Standard
Solid Waste Landfill	0.7 tons per capita per year

Response: Acknowledged. Refer to Attachment 5 Concurrency Impact Analysis.

DRAINAGE FACILITY SUB ELEMENT

Policy IV.4.1 The county hereby establishes the following level of service standards for drainage facilities.

Response: Acknowledged. Site Engineering Plans will demonstrate compliance with this policy.

POTABLE WATER FACILITY SUB ELEMENT

Policy IV.5.1 The county hereby establishes the following level of service standards for potable water.

Facility Type	Level Of Service Standard
Columbia County Ellisville	100 gallons per capita per day
Haight-Ashbury	100 gallons per capita per day
Mason City	100 gallons per capita per day
Private Individual Water Wells	100 gallons per capita per day

Response: Refer to Attachment 5 Concurrency Impact Analysis.

Policy IV.5.2 The county shall coordinate the extension of, or increase in the capacity of, facilities by scheduling the completion of public facility improvements and require that they are concurrent with projected demand.

Response: Acknowledged.

Policy IV.5.3 The county's land development regulations shall permit residential densities in excess of two dwelling units per acre within in new subdivisions, but less than three dwelling units per acre, only within areas served by centralized potable water systems, residential densities in excess of three dwelling units per acre only within areas served by centralized potable water and sanitary sewer systems.

Response: This project is served by centralized potable water and sanitary sewer from the City of Lake City.

Policy IV.5.4 The county shall consult with the applicable water supply utility prior to issuance of a building permit or its functional equivalent to ensure that adequate water supplies and facilities will be in place and available no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent.

Response: Acknowledged. Attachment 5 Concurrency Impact Analysis provides an assessment of water supply for the project.

NATURAL GROUNDWATER AQUIFER RECHARGE SUB ELEMENT

Policy IV.7.1 The county shall provide for the limitation of development adjacent to natural drainage features to protect the functions of the feature.

Response: Acknowledged. Site Engineering Plans will demonstrate compliance with this policy.

Policy IV.8.3 In an effort to conserve potable water, at least 50 percent of the following required landscaped areas shall be comprised of vegetation native or indigenous to the north Florida area:

1. Ten percent of offstreet parking areas;
2. Ten-foot buffer between residential and commercial uses;
3. Fifteen-foot buffer between single family uses and multi-family uses or mobile home parks; and
4. 25 foot buffer between residential and industrial uses.

Response: Acknowledged. The companion Site Engineering Plans will demonstrate compliance with this policy.

Policy IV.8.4 The county shall require that faucets for private lavatories shall be designed, manufactured and installed to deliver water flow rate not to exceed 3.0 gallons per minute and further, that water closets, either flush tank or flushometer operated, shall be designed, manufactured and installed to be operable and adequately flushed with not more than 4.0 gallons per flushing cycle.

Response: Acknowledged.

V. CONSERVATION ELEMENT

Policy V.2.1 The county, as part of the development review process, shall require the coordination of development plans with the Florida Department of Environmental Protection and the Water Management District to assist in the monitoring uses which may impact the county's current and projected water sources.

Response: Acknowledged. Site Engineering Plans and permit applications will be submitted to the Water Management District.

Policy V.2.2 The county shall protect the present water quality classification established by the Florida Department of Environmental Protection by prohibiting industrial uses, commercial uses (other than neighborhood commercial uses) and intensive agricultural uses, (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection) to be located within 300 feet of the county's surface water bodies, as shown on Illustration A-IV, entitled Rivers and Lakes.

Response: Not applicable. The property does not contain the mapped Rivers and Lakes.

Policy V.2.4 The county shall require a 35-foot natural buffer around all wetlands and prohibit the location of agricultural, residential, commercial and industrial land uses within the buffer areas, but allow resource-based recreational activities within buffer areas and silvicultural activities within buffer areas, in accordance with this Conservation Element of the comprehensive plan.

Response: Acknowledged.

Policy V.2.6 The county shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained.

Response: Acknowledged. Site Engineering Plans will demonstrate compliance with this policy.

Policy V.2.12 The county as part of the development review process shall require the maintenance of the quantity and quality of surface water runoff within freshwater stream to sink watersheds by prohibiting any development which may diminish or degrade the quality and quantity of surface water runoff within freshwater stream to sink watersheds within the county.

Response: Acknowledged. Site engineering plans will demonstrate compliance with this policy.

Policy V.4.8 Following the publication of Critical Wildlife Conservation Areas, by the Florida Fish and Wildlife Conservation Commission, the developer of any proposed development which is equal to or greater than 20 acres and located within areas identified by the Florida Fish and Wildlife Conservation Commission as Critical Wildlife Conservation Areas shall be required to evaluate the impacts to endangered, threatened, or species of special concern and rare or unique vegetative communities provided, however, if competent and substantial scientific evidence demonstrating that an endangered, threatened or species of special concern, wildlife habitat or rare and unique vegetative community is located within the area of any proposed development which is equal to or greater than 20 acres is presented to the county at the time a preliminary plat or site and development plan is reviewed by the county, the developer shall evaluate the impacts on such habitats or communities. As a condition of permit approval of any proposed development within these areas, such evaluation shall consist of a survey of the development site conducted by the developer to identify the presence of any state and federally protected plant and animal species.

If protected species are found on the development site or would be affected by the development, a management plan shall be required from the developer, including necessary modifications to the proposed development, to ensure the preservation of the protected species and their habitat. Both the survey and the management plan shall be done in

consultation with the Game and Fresh Water Fish Commission, but the final approval of the management plan shall be by the county.

Response: The subject property is not located within any FWC Critical Wildlife Area as documented from the Florida Fish and Wildlife Conservation Commission GIS Librarian.

VI. RECREATION AND OPEN SPACE ELEMENT

Response: Not applicable. Commercial development does not generate a demand for public recreation.

VII. INTERGOVERNMENTAL COORDINATION ELEMENT

Policy VII.1.1 The county shall establish a procedure, as part of the comprehensive plan review and amendment process, that all plan amendments proposed within the comprehensive plan are coordinated with adjacent local governments, the school board, water management district, regional planning council, Florida Department of Environmental Protection, Division of Historical Resources, Florida Department of State, Florida Department of Community Affairs and other units of government providing services but not having regulatory authority over the use of land.

Response: Acknowledged. The small scale land use amendment process includes notification of the listed state and regional reviewing agencies.

VIII. CAPITAL IMPROVEMENTS ELEMENT

Policy VIII.2.1 The county shall use the following level of service standards in reviewing impacts of new development and redevelopment upon the provision of public facilities.

Response: Refer to the Attachment 5 Concurrency Impact Analysis.

Policy VIII.2.2 The county shall require that public facilities which serve such development have a capability which meets or exceeds the adopted level of service standard in accordance with the requirements as specified for each facility within the concurrency management system of this comprehensive plan.

Response: Refer to the Attachment 5 Concurrency Impact Analysis.

Policy VIII.2.3 The county shall require that an amendment to this comprehensive plan be required for the elimination, deferral or delay of construction of any transportation capital

improvements project, which is needed to maintain the adopted level of service standard and which has been listed in the county's 5-year schedule of the capital improvements element.

Response: Refer to the Attachment 5 Concurrency Impact Analysis.

Policy VIII.4.2 The county 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.

Response: Refer to the Attachment 5 Concurrency Impact Analysis.

IX. PUBLIC SCHOOL FACILITIES ELEMENT

Response: Not applicable. Commercial development does not generate a demand for public schools.



ECS Florida, LLC

Results for Ecological Services

Lake City Warehouse - Eco DD
1688 and 1705 West US Highway 90, Lake City, Florida 32055

For: Pattah Development Co.

2207 Orchard Lake Road, Suite A, Sylvan Lake, Michigan 48320

ECS Project Number 55:8030

November 24, 2025





ECS Florida, LLC

Geotechnical • Construction Materials • Environmental • Facilities

November 24, 2025

Mr. Clark Pattah
2207 Orchard Lake Road
Suite A
Sylvan Lake, Michigan 48320

ECS Project No. 55:8030

Reference: Results for Ecological Services, Lake City Warehouse - Eco DD, 1688 and 1705 West US Highway 90, Lake City, Columbia County, Florida

Dear Mr. Pattah:

ECS Florida, LLC (ECS) is pleased to provide you with results of our Ecological Services for the Lake City Warehouse - Eco DD. ECS services were provided in general accordance with ECS Proposal No. 55:12391 authorized on November 10, 2025.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

ECS Florida, LLC

A handwritten signature in black ink, appearing to read 'Chrissy Carr'.

Chrissy Carr
Environmental Assistant Dept. Manager
CCarr@ecslimited.com
904-880-0960

A handwritten signature in black ink, appearing to read 'Jason R. Adams'.

Jason Adams
Group Manager
JAdams2@ecslimited.com
813-302-16344

11554 Davis Creek Court, Jacksonville, Florida 32256 • T:904-880-0960

ECS Florida, LLC • ECS Mid-Atlantic LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • ecslimited.com

"ONE FIRM. ONE MISSION."

INTRODUCTION

ECS completed a Ecological Services for the Lake City Warehouse - Eco DD, located at 1688 and 1705 West US Highway 90 in Lake City, Columbia County, Florida. An aerial view of the subject property is provided in **Appendix I**. The field portion of the survey was conducted on November 11 and 18, 2025.

The purpose of the field visit was to evaluate the site for the occurrence and/or potential for occurrence of protected wildlife species (and their habitats).

The following report (and referenced exhibits) describes relevant ecological conditions observed on the site during the field investigation and the results of documented literature regarding the presence of protected wildlife species and/or habitat on the site and its relevant surroundings.

SITE LOCATION AND DESCRIPTION

The site is located in the physiographic area known as the Ocala Uplift District. The site is an approximately 18.82-acre property located at 1688 and 1705 West US Highway 90 in Lake City, Columbia County, Florida and is identified by the Columbia County Property Appraiser as parcel identification number 36-3S-16-02590-001 (10628) and owned by CP Lake City LLC (**Figure 1**).

The site is classified by Columbia County as vacant land. At the time of this survey, the site was observed to be occupied by undeveloped forested land (**Figure 2**).

The upland canopy vegetation is dominated by slash pine (*Pinus elliottii*), live oak (*Quercus virginiana*), red cedar (*Juniperus virginiana*), and pignut hickory (*Carya glabra*). The upland shrub layer is dominated by sweetgum (*Liquidambar styraciflua*). The upland herbaceous layer is dominated by beautyberry (*Callicarpa americana*) and prickly pear (*Opuntia mesacantha*).

The wetland canopy vegetation is dominated by swamp chestnut oak (*Quercus michauxii*), red bay (*Persea borbonia*), and sweetgum. The wetland herbaceous vegetation is dominated by Virginia chain fern (*Woodwardia virginica*) and netted chain fern (*Woodwardia areolata*).

Site photographs taken at the time of this survey are included in **Appendix II**.

Soils

Three (3) general soil types were identified by the Natural Resource Conservation Service's (NRCS) *Soil Survey of Columbia County, Florida*. The following soil units and descriptions were mapped by the soil survey on the site:

- Unit 3 - Alpin fine sand consists of excessively drained soils that formed from Eolian deposits or sandy marine deposits. These soils are in knolls on marine terraces and ridges on marine terraces. Slopes range from 0 to 5 percent. These soils are not classified as hydric and cover approximately 40.8% of the site by area.

- Unit 20 - Chipley fine sand consists of somewhat poorly drained soils that formed from sandy marine deposits. These soils are in knolls, rises, and flats on marine terraces. Slopes range from 0 to 5 percent. These soils are non-hydric and cover approximately 53.3% of the site by area.
- Unit 52 - Plummer fine sand depression consists of very poorly drained soils that formed from sandy and loamy marine deposits. These soils are in depressions on marine terraces. Slopes range from 0 to 2 percent. These soils are classified as hydric and cover approximately 5.9% of the site by area.

Figure 3 shows the site and soils as mapped by the Soil Survey.

Vegetative Communities and Land Uses

Prior to the field visit, Geographic Information System (GIS) data from the Southwest Florida Water Management District (SWFWMD) was reviewed to identify documented vegetative communities and land uses on the property (Figure 4). These site conditions are documented using the Florida Land Use, Cover and Forms Classification System (FLUCCS, Florida Department of Transportation, 1999). FLUCCS classifications for the land covers and uses (as adapted from SWFWMD coverages) on the property are as follows: **1110: Low Density, Fixed Single Family Units, 1400: Commercial and Services, 2110: Improved Pastures, 4200: Upland Hardwood Forests, 6300: Wetland Forested Mixed, 8200: communications, and 8370: Surface Water collection Basins.**

PRELIMINARY THREATENED AND ENDANGERED SPECIES METHODS

A protected wildlife species survey and habitat assessment were conducted over the property on November 11 and 18, 2025. Protected wildlife species are defined as those listed as Threatened, Endangered, or Species of Special Concern by the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish and Wildlife Conservation Commission (FWC). Random locations throughout the site were sampled for potential threatened and endangered species of Columbia County, Florida.

Results of Survey

Federal and state listed threatened and endangered species for Columbia County were reviewed from the USFWS North Florida Ecological Services Office website and the Florida Natural Areas Inventory (FNAI) website prior to the site visit (**Appendix III**). Biota was broken down into six categories:

Amphibians

No threatened or endangered species or their habitats were encountered during the time of this survey.

Birds

ECS reviewed the USFWS' map of Wood Stork (*Mycteria americana*) Nesting Colonies and Core Foraging Areas Active Within 2010-2019. The site appears to be located within a Core Foraging Area (**Figure 5A**). However, no individuals or suitable potential habitat were observed on the site at the time of this survey.

No potential habitat for the red-cockaded woodpecker (*Picoides borealis*) was noted by the FWC Terrestrial Resources GIS database on, or in the immediate vicinity of, the site (**Figure 5B**). No individuals were directly observed on the site at the time of this survey. Additionally, the site does not appear to be located within a designated FWC management unit (FWC Red-Cockaded Woodpecker Management Plan, August 2003).

The site is located within the habitat range of the eastern black rail (*Laterallus jamaicensis jamaicensis*). The eastern black rail is federally listed as threatened. It is a small, secretive marsh bird that inhabits dense marsh grass habitats that may or may not be tidally influenced and range in salinity from salt to brackish to fresh. Although the site is within the current range of the species (**Figure 5C**), the preferred or optimal habitat is not present in the current condition; therefore, eastern black rails are unlikely to utilize the Project site. The Eastern Black Rail requires marsh habitat with dense overhead cover and soils that are moist or saturated, which is often found along the fringe of gently sloping wetlands adjacent to higher wetland/upland areas with high vegetative cover. No black rail individuals or preferred habitats were observed on-site at the time of this survey.

No other threatened or endangered species or their habitats were encountered at the time of this survey.

Fish

No threatened or endangered species were encountered during the time of this survey. No wetlands capable of sustaining a fish community were observed on the interior portion of the subject property.

Mammals

The tricolored bat (*Perimyotis subflavus*) is a small insectivorous bat that is distinguished by its unique tricolored fur and often appears yellowish to nearly orange. During the spring, summer, and fall, tricolored bats are found in forested habitats where they roost in trees, primarily among leaves of live or recently dead deciduous hardwood trees, but may also be found in Spanish moss, pine trees, and occasionally human structures. The tricolored bat is currently classified as proposed endangered by the USFWS. Under current guidance there are no protections for this species; however the USFWS is considering to list this species as endangered in the near future. The site falls within the current range for this species; however no critical habitat has been established in Florida (**Figure 5D**). Although the historical use of the Site for timber production reduces the probability of occurrence, the Site contains potentially suitable habitat for this species and informal or formal coordination with the USFWS may be required prior to development of the site. No threatened or endangered species or their habitats were encountered during the time of this survey.

No threatened or endangered species or their habitats were encountered during the time of this survey.

Reptiles

Potential gopher tortoise (*Gopherus polyphemus*) habitat was noted at various locations throughout the site. Twenty-two (22) total gopher tortoises or suspected gopher tortoise burrows were directly observed on the site at the time of this survey (of which, 19 were considered 'potentially occupied'). A more detailed survey may be required by FWC during the regulatory permitting review cycle as the habitat is suitable for this species. Please refer to **Figure 5E** for the burrow locations.

The Eastern indigo snake (*Drymarchon corais couperi*) is considered to have a commensal relationship with gopher tortoises, utilizing gopher tortoise burrows as nesting spots. Due to the potential gopher tortoise habitat located on the site, potential Eastern indigo snake habitat is also considered to be present on the site.

No other threatened or endangered species or their habitats were encountered during the time of this survey.

Vascular Plants

No threatened or endangered species or their habitats were encountered during the time of this survey.

CONCLUSIONS

Species

Potential habitat for the gopher tortoise (*Gopherus polyphemus*) and Eastern indigo snake (*Drymarchon corais couperi*) was documented on site during the survey. A total of twenty-two (22) gopher tortoise burrows were identified. Three burrows were classified as abandoned, and the remaining nineteen were classified as potentially occupied based on current FWC guidance. Of the potentially occupied burrows, three were juvenile-sized.

No other threatened or endangered species or their habitats were encountered during the time of this survey.

FWC Gopher Tortoise Permitting Guidance

The FWC may request additional measures be taken by an applicant during regulatory permit review of this property as a result of the presence of suitable potential gopher tortoise habitat and potential gopher tortoise burrows observed on the site at the time of this due diligence investigation.

- A permit is required for any site preparation activity conducted as a precursor to development that disturbs vegetation or the ground which impacts gopher tortoises or their burrows at the time of or as a result of development. To conduct these activities without a permit is a violation of Rule 68A27.003, F.A.C.
- On sites where tortoises are present and burrows (active or inactive) are present, most site preparation activities require a permit. These activities include building construction, bulldozing, paving, clearing, or grading.
- The FWC has several requirements in order to receive a gopher tortoise relocation permit including, 1) Authorized Agent, which is someone authorized by FWC to survey, capture, transport, and release tortoises and 2) Recipient Site Reservation Letter, which authorizes the use of designated sites meeting specific criteria as recipient areas for tortoises. These requirements are utilized in obtaining the site-specific relocation permit, which authorizes capturing and relocation of tortoises either within the boundaries of the area being impacted (onsite) or from the area being impacted to a permitted recipient site (off-site).
- ECS recommends a 100% Gopher Tortoise Survey be conducted prior to construction.
- If gopher tortoises are present, ECS recommends a gopher tortoise relocation permit application be submitted no earlier than 90 days prior to construction as per the FWC and Rule 68A27.003, F.A.C. Upon your request, ECS can proceed with a proposal for incidental take and relocation mitigation activities.

Indigo Snake General Permitting Guidance

The FWC may request additional measures be taken by an applicant during regulatory permit review of this property as a result of the presence of suitable potential indigo snake habitat observed on the site at the time of this due diligence investigation. An eastern indigo snake protection/education plan (Plan) has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida for use by applicants and their construction personnel. At least 30 days prior to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented. As long as the signatory of the e-mail certifies compliance with the USFWS Plan no further written confirmation or "approval" from the USFWS is needed and the applicant may move forward with the project. ECS can provide this documentation support on your behalf for future permit applications.

Wood Stork Nesting Colonies and Core Foraging Areas

No potential habitat was observed on-site during the course of the field visit. The location generally falls within a Core Foraging Area (CFA). The USFWS typically issues project specific guidance during federal and state permitting. ECS can assist at the time of permit review should USFWS require additional information.

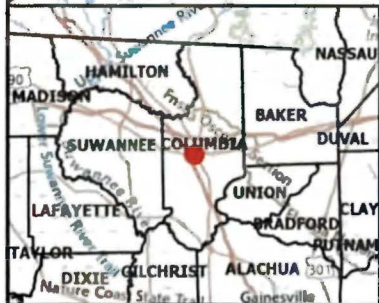
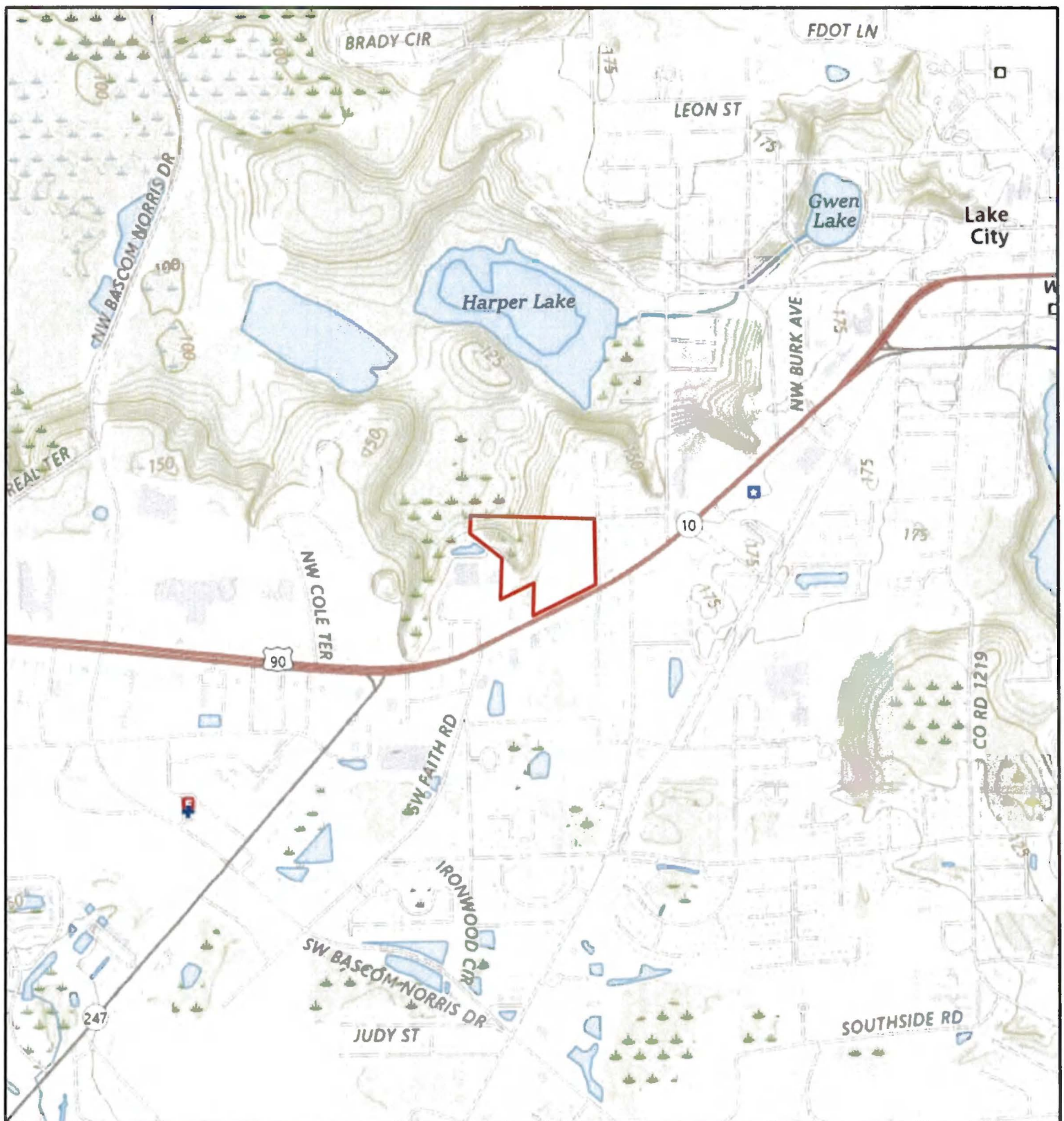
Additional assessment of the site may be required by the appropriate regulatory agencies.

LIMITATIONS OF THIS REPORT

It is important to note that the conclusions of this report are necessarily based on the conditions observed on the day of the field investigation, as well as our scientific judgment of the site's potential to support wetlands or protected species (based on each species' optimal habitat requirements). Due to this "snapshot" view of the site, the results presented in this report may not accurately reflect changing site conditions and/or potential wetland or wildlife species' temporal and spatial locations.

This report is provided for the exclusive use of the listed client. This report is not intended to be used or relied upon in conjunction with other projects or by other unidentified third parties. The use of this report by any undesignated party will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance.

Appendix I: Figures



0 500 1,000 2,000 Feet

Figure 1: Site Location
Lake City Warehouse
1705 West US-90, Lake City, FL, 32055
ECS Project No. 55:8030

 Project Boundary

Columbia County,
 Florida



November 2025



Figure 2: Site Aerial (January 2023) Lake City Warehouse 1705 West US-90, Lake City, FL, 32055 ECS Project No. 55:8030	
	November 2025

Project Boundary

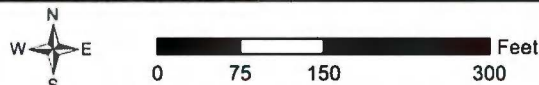


Figure 3: NRCS Soils
Lake City Warehouse
1705 West US-90, Lake City, FL, 32055
ECS Project No. 55:8030



November 2025

 **Project Boundary**

Soil Type

 **ALPIN**

 **CHIPLEY**

 **PLUMMER**

**Columbia County,
Florida**



Figure 4: FLUCCS
Lake City Warehouse
1705 West US-90, Lake City, FL, 32055
ECS Project No. 55:8030

November 2025

- Project Boundary
- Landuse Type**
- 1110: Low Density, Fixed Single Family Units
 - 1400: Commercial and Services
 - 2110: Improved Pastures
 - 4200: Upland Hardwood Forests
 - 6300: Wetland Forested Mixed
 - 8200: Communications
 - 8370: Surface Water Collection Basins

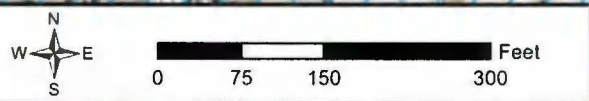
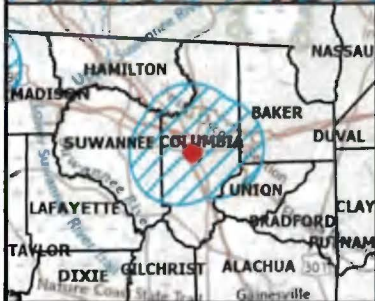


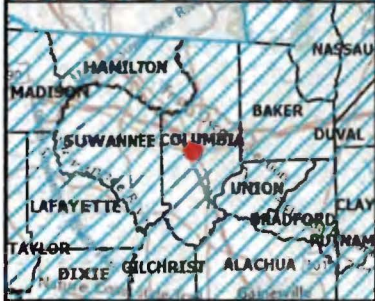
Figure 5A: Threatened & Endangered Species - Wood Stork
Lake City Warehouse
1705 West US-90, Lake City, FL, 32055
ECS Project No. 55:8030

-  Project Boundary
-  Wood Stork Core Foraging Area

**Columbia County,
Florida**



November 2025



0 75 150 300 Feet

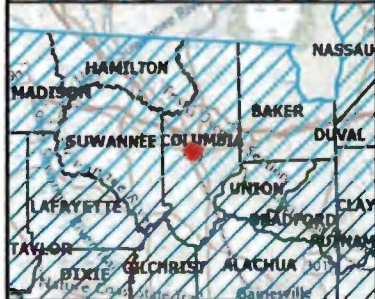
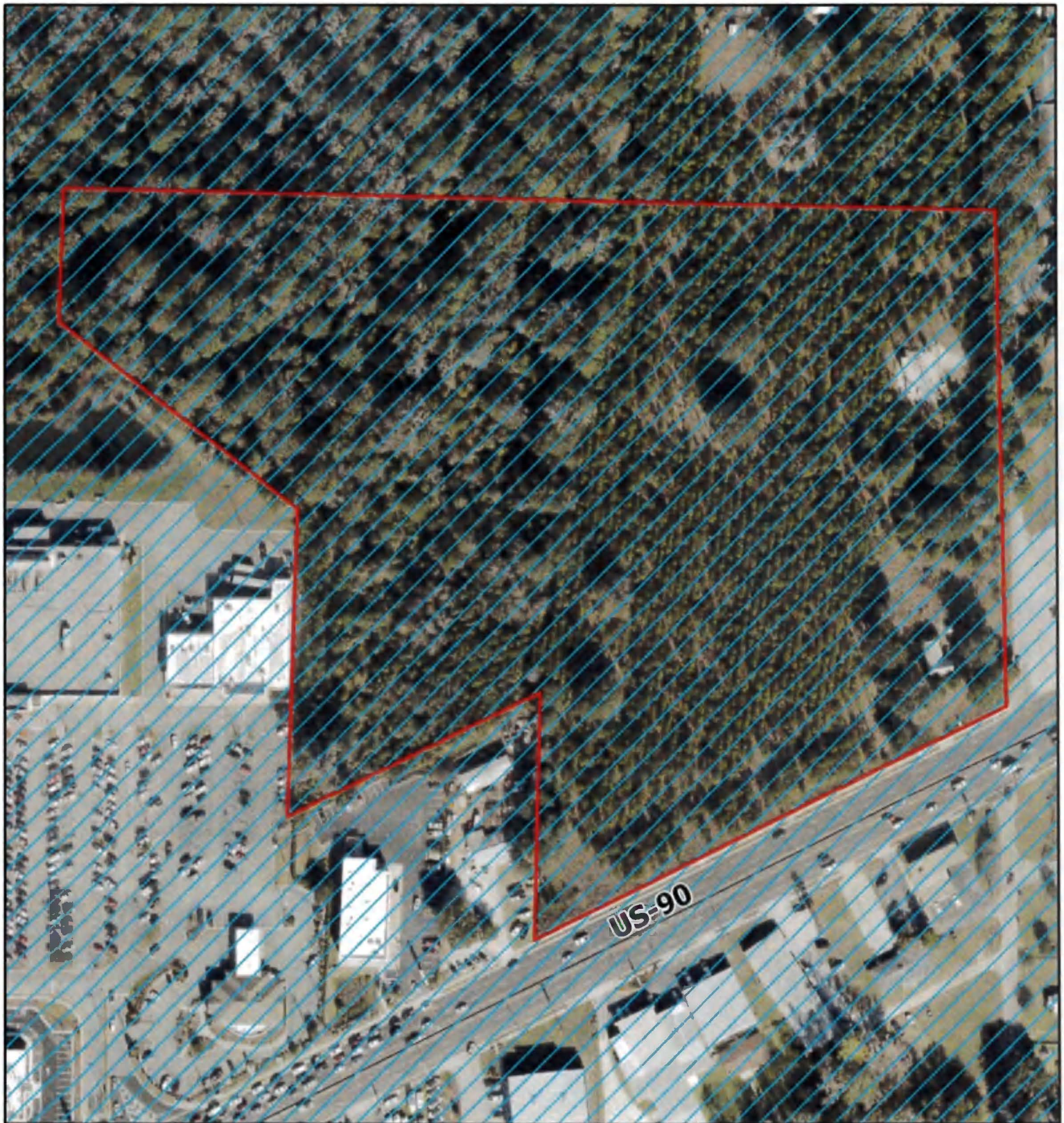
**Figure 5B: Threatened & Endangered
Species - Red Cockaded Woodpecker
Lake City Warehouse
1705 West US-90, Lake City, FL, 32055
ECS Project No. 55:8030**

- Project Boundary
- Red Cockaded
- Woodpecker Habitat Area

**Columbia County,
Florida**



November 2025



0 75 150 300 Feet

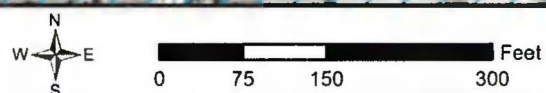
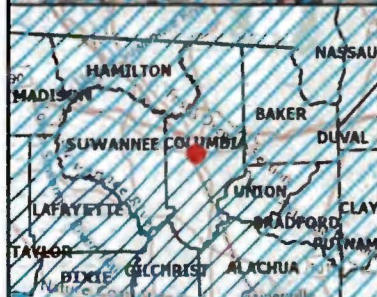
**Figure 5C: Threatened & Endangered
Species - Eastern Black Rail
Lake City Warehouse
1705 West US-90, Lake City, FL, 32055
ECS Project No. 55:8030**

 Project Boundary
 Eastern Black Rail
Habitat Area

**Columbia County,
Florida**



November 2025



**Figure 5D: Threatened & Endangered
Species - Tricolored Bat
Lake City Warehouse
1705 West US-90, Lake City, FL, 32055
ECS Project No. 55:8030**

- Project Boundary
- Tricolored Bat Consultation Area

**Columbia County,
Florida**



November 2025

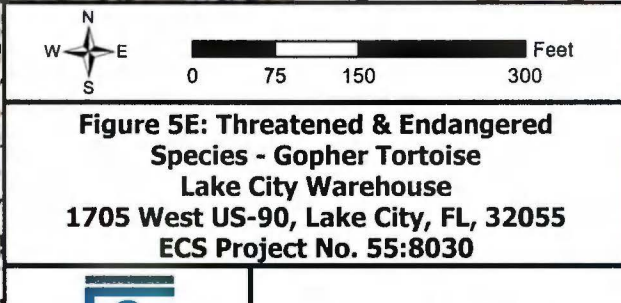


Figure 5E: Threatened & Endangered Species - Gopher Tortoise
Lake City Warehouse
 1705 West US-90, Lake City, FL, 32055
 ECS Project No. 55:8030



November 2025

 Project Boundary

Gopher Tortoise Burrow Status

-  Potentially Occupied
-  Abandoned
-  Juvenile

Columbia County,
 Florida

Appendix II: Site Photos



1 - Photo 1 Mixed forested upland



2 - Photo 2 Planted pine



3 - Photo 3 Cell tower



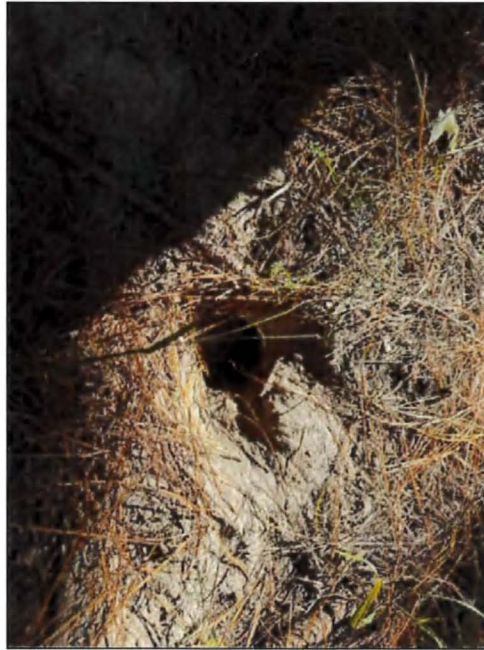
4 - Photo 4 Live oaks



5 - Photo 5 Oak and cedar



6 - GT-5



7 - GT-10



8 - GT-21

Appendix III: A List of Threatened and Endangered Species

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Columbia County, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📠 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St
Suite D-101
Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Tricolored Bat *Perimyotis subflavus*

Proposed Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10515>

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis* ssp. *jamaicensis*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/10477>

Whooping Crane *Grus americana*

[EXPN](#)

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/758>

Wood Stork *Mycteria americana*

Threatened

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon couperi*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/646>

Southern Hognose Snake *Heterodon simus*

Proposed Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/3248>

Insects

NAME

STATUS

Monarch Butterfly *Danaus plexippus*

Proposed Threatened

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/9743>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i>	Breeds Sep 1 to Jul 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases birds of concern, including Birds of Conservation Concern (BCC), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the Nationwide avoidance and minimization measures for birds document, and any other project-specific avoidance and minimization measures suggested at the link Measures for avoiding and minimizing impacts to birds for the birds of concern on your list below.

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the Supplemental Information on Migratory Birds and Eagles document, to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bachman's Sparrow <i>Peucaea aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177	Breeds May 1 to Sep 30
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Brown-headed Nuthatch <i>Sitta pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 1 to Jul 15
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Chuck-will's-widow <i>Antrostomus carolinensis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 10 to Jul 10
Coastal (waynes) Black-throated Green Warbler <i>Setophaga virens waynei</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Aug 15
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Henslow's Sparrow <i>Centronyx henslowii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
King Rail <i>Rallus elegans</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8936	Breeds May 1 to Sep 5

Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Painted Bunting <i>Passerina ciris</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Pectoral Sandpiper <i>Calidris melanotos</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

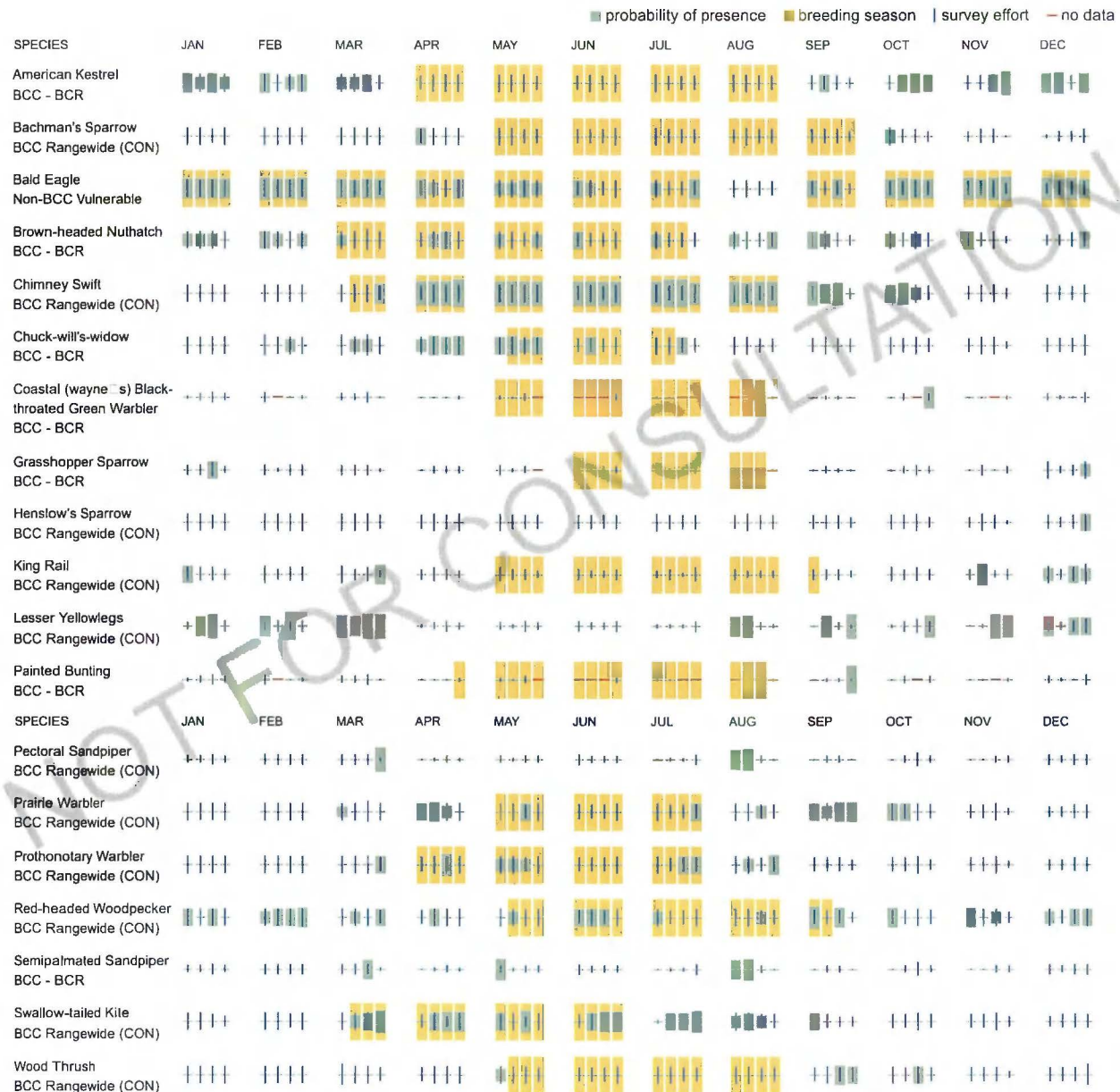
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the [Probability of Presence Summary](#). [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for the species are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern \(BCC\)](#) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER

FORESTED/SHRUB WETLAND

[PFO6C](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



FLORIDA
Natural Areas
INVENTORY

1918 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 11/19/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu on an official Standard Data Report)

for information

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 22130



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; or
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 22130

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u><i>Mycteria americana</i></u> Wood Stork	G4	S2	T	FT

Matrix Unit ID: 22130

20 **Potential** Elements for Matrix Unit 22130

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<u><i>Agrimonia incisa</i></u> incised groove-bur	G3	S2	N	T
<u><i>Asplenium x curtissii</i></u> Curtiss' spleenwort	GNA	S1	N	N
<u><i>Asplenium x heteroresiliens</i></u> Morzenti's spleenwort	G2	S1	N	N
<u><i>Asplenium x plenum</i></u> ruffled spleenwort	G1Q	S1	N	N
<u><i>Athene cunicularia floridana</i></u> Florida Burrowing Owl	G4T3	S3	N	ST
<u><i>Brickellia cordifolia</i></u> Flyr's brickell-bush	G3	S2	N	E
<u><i>Cordulegaster sayi</i></u> Say's Spiketail	G3	S3	N	N
<u><i>Ctenium floridanum</i></u> Florida toothache grass	G2	S2	N	E

<u><i>Drymarchon couperi</i></u> Eastern Indigo Snake	G3	S2?	T	FT
<u><i>Dryobates borealis</i></u> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<u><i>Gopherus polyphemus</i></u> Gopher Tortoise	G3	S3	C	ST
<u><i>Hartwrightia floridana</i></u> hartwrightia	G2	S2	N	T
<u><i>Heterodon simus</i></u> Southern Hognose Snake	G2	S2S3	N	N
<u><i>Lithobates capito</i></u> Gopher Frog	G2G3	S3	N	N
<u><i>Matelea floridana</i></u> Florida spiny-pod	G2	S2	N	E
<u><i>Myotis austroriparius</i></u> Southeastern Myotis	G4	S3	N	N
<u><i>Notophthalmus perstriatus</i></u> Striped Newt	G2G3	S2	N	C
<u><i>Peucaea aestivalis</i></u> Bachman's Sparrow	G3	S3	N	N
<u><i>Salix floridana</i></u> Florida willow	G2G3	S2S3	N	E
<u><i>Sciurus niger niger</i></u> Southeastern Fox Squirrel	G5T5	S3	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



November 21, 2025

Work Order No. 25-476.00

File No. 131D-40.00A

BJs Wholesale Parcel

A portion of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being a portion of those lands described and recorded in Official Records Book 1498, page 223, of the Public Records of said county, be more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence South $00^{\circ}01'57''$ East, along the Easterly line of said Section 36, a distance of 208.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 1529, page 27, of said Public Records; thence North $89^{\circ}06'16''$ West, along said Easterly prolongation and along said Northerly line, 509.88 feet; thence North $88^{\circ}24'50''$ West, continuing along said Northerly line, 518.45 feet; thence South $88^{\circ}50'53''$ West, continuing along said Northerly line, 179.56 feet to the Northwest corner of last said lands; thence South $03^{\circ}08'50''$ West, along long the Westerly line of said Official Records Book 1529, page 27, a distance of 501.41 feet to the Southwest corner thereof and the Point of Beginning.

From said Point of Beginning; thence South $03^{\circ}08'50''$ West, 154.06 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 1198, page 345, of said Public Records; thence South $52^{\circ}43'31''$ East, along said Northerly line, 396.47 feet to the Northeast corner of those lands described and recorded in Official Records Book 1241, page 207, of said Public Records; thence South $03^{\circ}16'24''$ West, along the Easterly line of last said lands, 400.61 feet to the Northwest corner of those lands described and recorded in Official Records Book 1292, page 2349, of said Public Records; thence North $64^{\circ}56'00''$ East, departing last said Easterly line and along the Northerly line of said Official Records Book 1292, page 2349, a distance of 368.70 feet to the Northwest corner thereof; thence South $03^{\circ}14'15''$ West, along the Easterly line of said Official Records Book 1292, page 2349 and along the Easterly line of those lands described and recorded in Official Records Book 1279, page 116, of said Public Records, a distance of 321.56 feet to the Southeast corner of last said lands, said corner lying on the Northerly right of way line of State Road No. 10 (US Highway 90), a 100 foot right of way as depicted on Florida Department of Transportation Right of Way Map Section 29010; thence North $64^{\circ}53'26''$ East, along said Northerly right of way line, 508.63 feet to a point on a non-tangent curve concave Northwesterly having a radius of 4533.66 feet; thence Northeasterly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of $01^{\circ}58'42''$, an arc length of 156.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}40'27''$ East, 156.52 feet; thence North $00^{\circ}01'57''$ West, departing said Northerly right of way line and along a non-tangent line, 655.84 feet to a point lying on the Southerly line of said Official Records Book 1529, page 27; thence North $89^{\circ}09'28''$ West, along said Southerly line, 1200.58 feet to the Point of Beginning.

Containing 17.84 acres, more or less.

November 21, 2025

Work Order No. 25-476.00

File No. 131D-40.00A

BJs Wholesale Parcel

A portion of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being a portion of those lands described and recorded in Official Records Book 1498, page 223, of the Public Records of said county, be more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence South $00^{\circ}01'57''$ East, along the Easterly line of said Section 36, a distance of 208.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 1529, page 27, of said Public Records; thence North $89^{\circ}06'16''$ West, along said Easterly prolongation and along said Northerly line, 509.88 feet; thence North $88^{\circ}24'50''$ West, continuing along said Northerly line, 518.45 feet; thence South $88^{\circ}50'53''$ West, continuing along said Northerly line, 179.56 feet to the Northwest corner of last said lands; thence South $03^{\circ}08'50''$ West, along long the Westerly line of said Official Records Book 1529, page 27, a distance of 501.41 feet to the Southwest corner thereof and the Point of Beginning.

From said Point of Beginning; thence South $03^{\circ}08'50''$ West, 154.06 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 1198, page 345, of said Public Records; thence South $52^{\circ}43'31''$ East, along said Northerly line, 396.47 feet to the Northeast corner of those lands described and recorded in Official Records Book 1241, page 207, of said Public Records; thence South $03^{\circ}16'24''$ West, along the Easterly line of last said lands, 400.61 feet to the Northwest corner of those lands described and recorded in Official Records Book 1292, page 2349, of said Public Records; thence North $64^{\circ}56'00''$ East, departing last said Easterly line and along the Northerly line of said Official Records Book 1292, page 2349, a distance of 368.70 feet to the Northwest corner thereof; thence South $03^{\circ}14'15''$ West, along the Easterly line of said Official Records Book 1292, page 2349 and along the Easterly line of those lands described and recorded in Official Records Book 1279, page 116, of said Public Records, a distance of 321.56 feet to the Southeast corner of last said lands, said corner lying on the Northerly right of way line of State Road No. 10 (US Highway 90), a 100 foot right of way as depicted on Florida Department of Transportation Right of Way Map Section 29010; thence North $64^{\circ}53'26''$ East, along said Northerly right of way line, 508.63 feet to a point on a non-tangent curve concave Northwesterly having a radius of 4533.66 feet; thence Northeasterly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of $01^{\circ}58'42''$, an arc length of 156.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}40'27''$ East, 156.52 feet; thence North $00^{\circ}01'57''$ West, departing said Northerly right of way line and along a non-tangent line, 655.84 feet to a point lying on the Southerly line of said Official Records Book 1529, page 27; thence North $89^{\circ}09'28''$ West, along said Southerly line, 1200.58 feet to the Point of Beginning.

Containing 17.84 acres, more or less.



November 21, 2025

Work Order No. 25-476.00

File No. 131D-40.00B

BJs Annex Parcel

A portion of Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being a portion of those lands described and recorded in Official Records Book 1498, page 223, of the Public Records of said county, be more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence South $00^{\circ}01'57''$ East, along the Easterly line of said Section 36, a distance of 208.00 feet to a point lying on the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 1529, page 27, of said Public Records; thence North $89^{\circ}06'16''$ West, along said Easterly prolongation and along said Northerly line, 509.88 feet; thence North $88^{\circ}24'50''$ West, continuing along said Northerly line, 518.45 feet; thence South $88^{\circ}50'53''$ West, continuing along said Northerly line, 179.56 feet to the Northwest corner of last said lands; thence South $03^{\circ}08'50''$ West, along long the Westerly line of said Official Records Book 1529, page 27, a distance of 501.41 feet to the Southwest corner thereof; thence South $89^{\circ}09'28''$ East, along the Southerly line of last said lands, 1200.58 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $89^{\circ}09'28''$ East, along said Southerly line of Official Records Book 1529, page 27, a distance of 20.00 feet to the Southeast corner thereof, said corner lying on the Westerly line of NW Hackney Terrace (apparent 30 foot right of way per local recognition); thence South $00^{\circ}01'57''$ East, along said Westerly line, 645.16 feet to the Southeast corner of said Official Records Book 1498, page 223, said corner lying on the Northerly right of way line of State Road No. 10 (US Highway 90), a 100 foot right of way as depicted on Florida Department of Transportation Right of Way Map Section 29010; said point lying on a non-tangent curve concave Northwesterly having a radius of 4533.66 feet; thence Southwesterly along said Northerly right of way line and along the arc of said curve, through a central angle of $00^{\circ}17'05''$, an arc length of 22.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $62^{\circ}32'33''$ West, 22.53 feet; thence North $00^{\circ}01'57''$ West, departing said Northerly right of way line and along a non-tangent line, 655.84 feet to the Point of Beginning.

Containing 13,010 square feet, more or less.

This instrument prepared by and
should be returned to:

East Coast Title
426 Canal Street
New Smyrna Beach FL
32168

Parcel Identification No.: 36-3S-16-02590-001

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 7 day of August, 2023, between **NOBLE RED, LLC**, a Florida limited liability company, whose address is 1511 South Riverside Drive, New Smyrna Beach, Florida 32168 (the "Grantor") and **CP LAKE CITY LLC**, a Michigan limited liability company, whose address is 2207 Orchard Lake Road, Sylvan Lake, Michigan 48320 (the "Grantee").

(Whenever 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 of assigns of corporations, trust and trustees.)

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten AND NO/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to wit:

See Exhibit "A" attached hereto (the "Property")

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD in fee simple forever.

PROVIDED, HOWEVER, the conveyance made herein is subject to (a) property taxes and assessments for the year 2023, and subsequent years which are not yet due and payable; and (b) covenants, conditions, restrictions, reservations, limitations, and easements currently recorded in the public records of Columbia County, Florida.

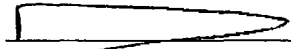
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property; that Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but otherwise against none other.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Grantor:

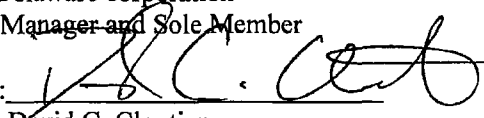
Witnessed by:

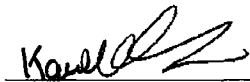
NOBLE RED, LLC,
A Florida limited liability company


Witness Signature

BOBBIE L HAYNES
Witness Signature (print/type)

By: The Spectre Group, Inc.,
A Delaware corporation
Its Manager and Sole Member

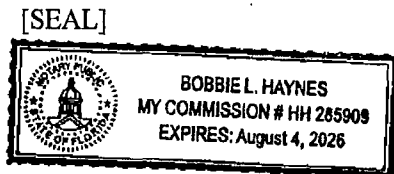
By: 
David C. Cloutier
President


Witness Signature

Kayla H. Shook
Witness Name (print/type)

STATE OF Fla.
COUNTY OF Volusia

The foregoing was acknowledged before me by means of ☒ physical presence or by ☐ online notarization, this 7 day of August, 2023 by David C. Cloutier, President of The Spectre Group, Inc., a Delaware corporation, the Manager and Sole Member of Noble Red, LLC, a Florida limited liability company, on behalf of said company. He is () personally known to me or (☒) has produced DL as identification.



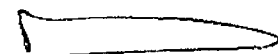

Notary Public Signature
Print Name: BOBBIE L HAYNES
My Commission Expires: _____

Exhibit "A"
Property Description

All of that property located in Lake City, Columbia County, Florida described as follows:

Commence at the Northeast corner of the NE 1/4 of SE 1/4, Section 36, Township 3 South, Range 16 East, Columbia County, Florida, and run thence S 0 degrees 01'57" E along the East line of said Section 36, 208.00 feet, thence N 89 degrees 06'16" W, 15.00 feet to a fence corner and the point of beginning, thence continue N 89 degrees 06'16" W along said fence, 494.88 feet, thence N 88 degrees 24'50" W along said fence, 518.45 feet, thence S 88 degrees 50'53" W along said fence, 179.56 feet, thence S 3 degrees 08'50" W, 655.47 feet, thence S 52 degrees 43'31" E, 396.47 feet, thence S 3 degrees 16'24" W, 400.61 feet, thence N 64 degrees 56'00" E, 368.70 feet, thence S 3 degrees 14'15" W, 321.56 feet to the North right-of-way line of State Road No. 10 (U.S. Highway 90), thence N 64 degrees 53'26" E along said North right-of-way line, 508.63 feet to a point of curve, thence N 63 degrees 31'54" E along a chord of a curve concave to the left having a radius of 4533.66 feet, 179.05 feet to the West line of a 30-foot easement for Hackney Lane, thence N 0 degrees 01'57" W along said West line and parallel to the East line of said Section 36, 1145.72 feet to the point of beginning. Less and except the North 500 feet thereof. Said lands being a part of the NE 1/4 of SE 1/4 and the SE 1/4 of SE 1/4 of said Section 36.

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

9146.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02590-001		2

CP LAKE CITY LLC
2207 ORCHARD LAKE RD
SYLVAN LAKE MI 48320

THIS BILL IS FULLY PAID

1705 US HIGHWAY 90 W LAKE CITY 32055
COMM NE COR OF NE1/4 OF SE1/4, RUN S 208 FT, W
15 FT FOR POB, CONT W 1192.89 FT, S 655.47

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	1,441,203	7.8150	0	1,441,203	11,263.00
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	1,441,203	0.7480	0	1,441,203	1,078.02
LOCAL	1,441,203	3.1010	0	1,441,203	4,469.17
CAPITAL OUTLAY	1,441,203	1.5000	0	1,441,203	2,161.80
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	1,441,203	0.2812	0	1,441,203	405.27
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	1,441,203	0.0001	0	1,441,203	0.14

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

TOTAL MILLAGE	13.4453	AD VALOREM TAXES	19,377.40
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	1.00 Unit @303.9800	211.59

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	211.59
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COMBINED TAXES AND ASSESSMENTS	19,588.99	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,588.99	0.00	0.00	19,588.99	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

9146.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R02590-001		2

CP LAKE CITY LLC
2207 ORCHARD LAKE RD
SYLVAN LAKE MI 48320

THIS BILL IS FULLY PAID

1705 US HIGHWAY 90 W LAKE CITY 32055
COMM NE COR OF NE1/4 OF SE1/4, RUN S 208 FT, W
15 FT FOR POB, CONT W 1192.89 FT, S 655.47

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
	19,588.99	0.00	0.00	19,588.99	0.00

Receipt(s) 2025-905259 on 03/25/26 for \$19,588.99 by NA PPReal

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS



Building and Zoning Department

Comprehensive Plan Amendment Application

Invoice

75927

Applicant Information

Lindsay Haga
1750 US 90

Invoice Date

04/14/2026

Permit

CPA260401

Amount Due

\$1,750.00

Job Location

Parcel: 36-3S-16-02590-001
Owner: CP LAKE CITY LLC, ,
Address: 1750 US 90

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/14/2026	Fee: Amend the Future Land Use Plan Map of the Comprehensive Plan - Small Scale Amendment	\$1750.00
Amount Due:		\$1750.00

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.



Zoning Department

Receipt Of Payment

Applicant Information

Lindsay Haga
1750 US 90

Method

Credit Card
16097190

Date of Payment

04/29/2026

Payment

773247

Amount of Payment

\$1750.00

AppID: 75927 Development #: CPA260401
Comprehensive Plan Amendment
Parcel: 36-3S-16-02590-001
Address: 1750 US 90

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>
04/14/2026	Fee: Amend the Future Land Use Plan Map of the Comprehensive Plan - Small Scale Amendment	\$1750.00
04/29/2026	Payment: Credit Card 16097190	(\$1750.00)
		\$0.00

NOTICE OF PUBLIC HEARING

CONCERNING A COMPREHENSIVE PLAN AMENDMENT AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.

BY THE COLUMBIA COUNTY, FLORIDA, PLANNING AND ZONING BOARD. NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, as amended, objections, recommendations and comments concerning a Comprehensive Plan Amendment as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, at a public hearing on June 25th, 2026 at 5:30pm, or as soon thereafter as the matters can be heard, in the Tourist Development Council Building located at 971 W Duval St. Suite 145, Lake City, Florida.

CPA260401 – A petition by Lindsay Haga, agent for CP Lake City LLC, requesting a Future Land Use Map change from Residential Low to Commercial on the lands described as follows: A portion of Parcel # 36-3S-16-02590-001: COMM NE COR OF NE1/4 OF SE1/4, RUN S 208 FT, W 15 FT FOR POB, CONT W 1192.89 FT, S 655.47 FT, SE 396.47 FT, S 400.61 FT, NE 368.70 FT, S 321.56 FT TO N R/W US-90, NE ALONG R/W 687.68 FT, N 1145.72 FT TO POB, EX THE N 500 FT. 689-610, 799-2247, 818-1672, DC 824-1762, 1765, 832-944, 851-388, 867-381, 932-1312, 948-1071, 970-2581, WD 1017-279, WD 1048-565, WD 1332-1205, WD 1439-1242, WD 1493-1147, WD 1498-223

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing. At the aforementioned public hearing, all interested parties may appear to be heard with respect to the Future Land Use Map Amendment. Copies of the Comprehensive Plan Amendment application are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

For more information, contact Seth Lane at (386) 754-7119

Columbia County
Planning and Zoning Board
May 28, 2026 – 05:30 P.M

The Columbia County Planning and Zoning met in a regularly scheduled meeting held at 971 West Duval Street, in the Tourism Development Council Conference room. The meeting was called to order by Chairman, Mike McKee followed by the Pledge of Allegiance to the Flag of the United States of America and Invocation.

Members Present:

Mike McKee, Chairman

Gerry Solenski, Vice Chair

Walt Graham

Jody DuPree

Others in Attendance:

Seth Lane, County Planner

Melissa Williams, Deputy Clerk

- At the new chair's first meeting, Mike McKee introduced himself and spoke about the former chair Jock Phelps was termed off the board. Made a comment about getting a replacement for Jock Phelps.
- Attendance reminder: members should notify Seth of absences, especially for June/July, to maintain quorum.
- Roll call for Planning and Zoning Board: Mike McKeen, Jerry Solinsky, Walt Graham, and Jody DuPree were present done by Deputy Clerk, Melissa Williams
- No quasi-judicial hearings under the Planning and Zoning Board that session closed.

Staff Matters:

Approval / Adoption of previous meeting minutes – April 23, 2026

- **Minutes from prior meeting, approved with a correction (Seth was incorrectly referred to as county manager).**

MOTION by Jody DuPree to approve and adopt the previous meeting minutes with corrections noted from April 23, 2026. SECOND by Walt Graham. The motion carried unanimously.

There being no further business, meeting adjourned at 05:32P.M

Mike McKee, Chairman

ATTEST:

Seth Lane, County Planner