

DATE 07/16/2004

# Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000022098

APPLICANT RALPH WILLIAMS/GAMBLE & ASSOC. PHONE 386.364.1234  
ADDRESS 8588 US HIGHWAY 90 LIVE OAK FL 32060  
OWNER HILLANDALE FARMS OF FL. INC. PHONE 904.397.1300  
ADDRESS 247 NW HILLANDALE FARMS LAKE CITY FL 32055  
CONTRACTOR FRED J. HATFIELD,III. PHONE 386.364.1234  
LOCATION OF PROPERTY 41-N TO TO 5 TO 6 MILES HILLANDALE FARMS RD, R, CROSS TRACKS  
100 YARDS TO THE OFFICE.. SITE IS THERE  
TYPE DEVELOPMENT ADDITION TO OFFICE ESTIMATED COST OF CONSTRUCTION 50000.00  
HEATED FLOOR AREA 900.00 TOTAL AREA 900.00 HEIGHT 16.00 STORIES 1  
FOUNDATION CONC WALLS WOOD ROOF PITCH 4'12 FLOOR CONC  
LAND USE & ZONING A-3 MAX. HEIGHT 35  
Minimum Set Back Requirements: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00  
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO. \_\_\_\_\_

PARCEL ID 22-2S-16-01714-002 SUBDIVISION TOWN OF SUWANNEE VALLEY  
LOT 15/16 BLOCK 15 PHASE \_\_\_\_\_ UNIT \_\_\_\_\_ TOTAL ACRES 408.00

CBC058310  
Culvert Permit No. \_\_\_\_\_ Culvert Waiver \_\_\_\_\_ Contractor's License Number \_\_\_\_\_ Applicant/Owner/Contractor \_\_\_\_\_  
EXISTING 04-0714-N BLK JDK  
Driveway Connection \_\_\_\_\_ Septic Tank Number \_\_\_\_\_ LU & Zoning checked by \_\_\_\_\_ Approved for Issuance \_\_\_\_\_ New Resident \_\_\_\_\_

COMMENTS: NOC ON FILE

1 FOOT ABOVE ROAD.

Check # or Cash 15285

## FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power \_\_\_\_\_ Foundation \_\_\_\_\_ Monolithic \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
Under slab rough-in plumbing \_\_\_\_\_ Slab \_\_\_\_\_ Sheathing/Nailing \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
Framing \_\_\_\_\_ Rough-in plumbing above slab and below wood floor \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
Electrical rough-in \_\_\_\_\_ Heat & Air Duct \_\_\_\_\_ Peri. beam (Lintel) \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
Permanent power \_\_\_\_\_ C.O. Final \_\_\_\_\_ Culvert \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
M/H tie downs, blocking, electricity and plumbing \_\_\_\_\_ Pool \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
Reconnection \_\_\_\_\_ Pump pole \_\_\_\_\_ Utility Pole \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_  
M/H Pole \_\_\_\_\_ Travel Trailer \_\_\_\_\_ Re-roof \_\_\_\_\_  
date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_ date/app. by \_\_\_\_\_

BUILDING PERMIT FEE \$ 250.00 CERTIFICATION FEE \$ 4.50 SURCHARGE FEE \$ 4.50  
MISC. FEES \$ .00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ \_\_\_\_\_ WASTE FEE \$ \_\_\_\_\_  
FLOOD ZONE DEVELOPMENT FEE \$ \_\_\_\_\_ CULVERT FEE \$ \_\_\_\_\_ TOTAL FEE 309.00  
INSPECTORS OFFICE CJA CLERKS OFFICE CX

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

### This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION, IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.



## Columbia County Building Permit Application

**For Office Use Only** Application # 0406-82 Date Received 6/28 By JW Permit # 22098  
 Application Approved by - Zoning Official BZK Date 02.07.04 Plans Examiner \_\_\_\_\_ Date \_\_\_\_\_  
 Flood Zone X Development Permit NIA Zoning A-3 Land Use Plan Map Category A-3  
 Comments Other set of drawings at Fire Dept. -

Applicants Name Gamble & Associates Construction Phone 386-364-1234  
 Address 8588 U.S. Highway 90 LIVE OAK FL 32060  
 Owners Name J.E. HAZEN JR Phone 904-397-1300  
 911 Address 247 N.W. HILLANDALE GLEN LAKE CITY FL 32055  
 Contractors Name Gamble & Associates Construction, Inc Phone 386-364-1234  
 Address 8588 U.S. Highway 90 LIVE OAK FL 32060  
 Fee Simple Owner Name & Address N/A  
 Bonding Co. Name & Address N/A  
 Architect/Engineer Name & Address KEEN ENGINEERING 9263 CR417 LIVE OAK FL 32060  
 Mortgage Lenders Name & Address N/A  
 Property ID Number 22-25-16-01714-002 Estimated Cost of Construction \$50,000.00  
 Subdivision Name THE TOWN OF SUWANNEE VALLEY Lot 16<sup>154</sup> Block 15 Unit \_\_\_\_\_ Phase \_\_\_\_\_  
 Driving Directions 41 NORTH 6 MILES ON LEFT HILLANDALE FARMS  
TR ON HILLANDALE Rd. CROSS RAILROAD TRACK, Site ON  
LEFT PAST MOBILE HOME  
 Type of Construction 920 SF ADDITION ONLY Number of Existing Dwellings on Property 1  
 Total Acreage 408 Lot Size \_\_\_\_\_ Do you need a - Culvert Permit or Culvert Waiver or Have an Existing D  
 Actual Distance of Structure from Property Lines - Front 100' Side 37' Side 544'<sup>41</sup> Rear 500' + Acre  
 Total Building Height 10' Number of Stories 1 Heated Floor Area 900 SF Roof Pitch 4/12

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNERS AFFIDAVIT: I hereby certify that all the foregoing information is accurate and all work will be done in compliance with all applicable laws and regulating construction and zoning.

**WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.**

Fred J. Haskins  
 Owner Builder or Agent (Including Contractor)

STATE OF FLORIDA  
 COUNTY OF COLUMBIA

Sworn to (or affirmed) and subscribed before me  
 this 24th day of June 2004.  
 Personally known ✓ or Produced Identification \_\_\_\_\_

Gred Matthews  
 Contractor Signature  
 Contractors License Number CB-C058310  
 Competency Card Number \_\_\_\_\_

NOTARY STAMP/SEAL  
 STELLA T. MORRIS  
 Notary Public, State of Florida  
 My comm. exp. Sept. 29, 2006  
 Comm. No. DD 154191  
Stella T. Morris  
 Notary Signature

Fence  
Line

North

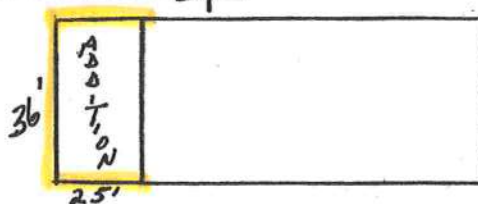
>100' to  
well

Site 2

Site 1

TBM in power pole

120'



Hillandale Farms  
408 acres

150'

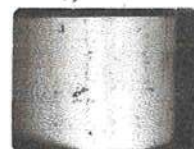
Parking

Driveway

Hillandale Road

1 inch = 50 feet

2800 ft x 4' → 500'







[http://appraiser.columbiacountyfla.com/GIS/Print\\_Map.asp?pjdoahgpgkgmahomlblchflchm...](http://appraiser.columbiacountyfla.com/GIS/Print_Map.asp?pjdoahgpgkgmahomlblchflchm...) 7/2/2004



22-2S-16-01714-002

Columbia County Property Appraiser

## Owner &amp; Property Info

Show: [Tax Info](#) | [GIS Map](#) | [Property Card](#)

<b>Owner's Name</b>	HILLANDALE FARMS OF FLORIDA IN
<b>Site Address</b>	
<b>Mailing Address</b>	P O BOX 2109 LAKE CITY, FL 32056
<b>Brief Legal</b>	NE1/4 & N1/2 OF SE1/4 & S1/2 OF NW1/4 LYING E OF RR R/W & SW1/4 LYING E OF RR R/W, EX

<b>Use Desc. (code)</b>	IMPROVED A (005000)
<b>Neighborhood</b>	22216.00
<b>Tax District</b>	3
<b>UD Codes</b>	
<b>Market Area</b>	03
<b>Total Land Area</b>	408.000 ACRES

## Property &amp; Assessment Values

<b>Mkt Land Value</b>	cnt: (3)	\$17,250.00
<b>Ag Land Value</b>	cnt: (5)	\$55,805.00
<b>Building Value</b>	cnt: (4)	\$1,056,904.00
<b>XFOB Value</b>	cnt: (15)	\$744,498.00
<b>Total Appraised Value</b>		\$1,874,457.00

<b>Just Value</b>	\$2,225,652.00
<b>Class Value</b>	\$1,874,457.00
<b>Assessed Value</b>	\$1,874,457.00
<b>Exempt Value</b>	\$0.00
<b>Total Taxable Value</b>	\$1,874,457.00

## Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
NONE						

## Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	WAREH DIST (008200)	1997	Mod Metal (25)	25280	29456	\$640,182.00
2	SERV SHOP (006700)	1992	Mod Metal (25)	4050	4050	\$115,293.00
4	WAREH STOR (008400)	1990	Mod Metal (25)	9000	9000	\$143,898.00
5	OFFICE LOW (004900)	1998	Common BRK (19)	3737	3828	\$157,531.00
<b>Note:</b> All S.F. calculations are based on <u>exterior</u> building dimensions.						

## Extra Features &amp; Out Buildings

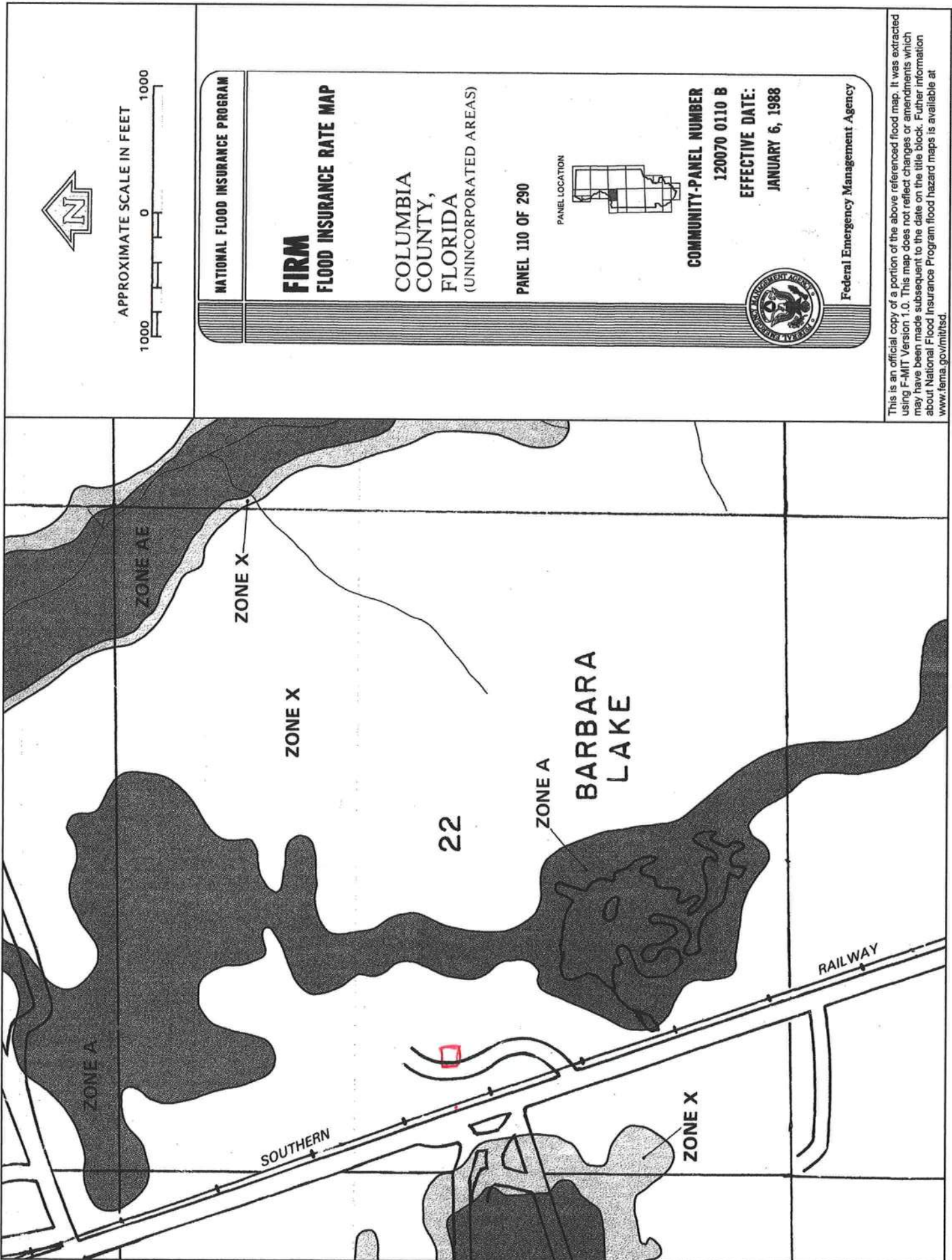
Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0074	CHICKEN HS	1987	\$78,597.00	29110.000	710 x 41 x 0	(.00)
0074	CHICKEN HS	1987	\$78,597.00	29110.000	710 x 41 x 0	(.00)
0074	CHICKEN HS	1987	\$78,597.00	29110.000	710 x 41 x 0	(.00)
0074	CHICKEN HS	1987	\$78,597.00	29110.000	710 x 41 x 0	(.00)
0074	CHICKEN HS	1987	\$78,597.00	29110.000	710 x 41 x 0	(.00)

## Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
000102	SFR/MH (MKT)	1.000 AC	1.00/1.00/1.00/1.00	\$10,000.00	\$10,000.00
005600	TIMBER 3 (AG)	183.200 AC	1.00/1.00/1.00/1.00	\$154.00	\$28,212.00
005700	TIMBER 4 (AG)	22.800 AC	1.00/1.00/1.00/1.00	\$121.00	\$2,758.00
005997	RIVERS/BAY (AG)	80.000 AC	1.00/1.00/1.00/1.00	\$25.00	\$2,000.00
006200	PASTURE 3 (AG)	107.000 AC	1.00/1.00/1.00/1.00	\$165.00	\$17,655.00
006711	EGG PRODUC (AG)	14.000 AC	1.00/1.00/1.00/1.00	\$370.00	\$5,180.00

Columbia County Property Appraiser

0406-82



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT Version 1.0. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. Further information about National Flood Insurance Program flood hazard maps is available at [www.fema.gov/nifmap](http://www.fema.gov/nifmap).



LUNDY'S SEPTIC  
8596 U.S. 90 East, Live Oak, FL

Septic Tank Inspection/Approval or Disapproval

Applicant's Name: Hillandale Farms  
Street Address of Legal Description: 247 NW Hillandale Glen  
Lake City  
**TANK APPROVED:** ( Tank must be pumped out prior to approval )

\_\_\_\_\_ Gallon Capacity: 1050  
\_\_\_\_\_ Inside Tank Dimensions:  
Length: 9 Width: 5 Depth: 4.5  
☒ Pumped Free of Septage (outlet to bottom)  
☒ Approved Outlet Tee in Place  
☒ Tank Structurally Sound  
\_\_\_\_\_ Outlet Filter ( if required )

**TANK DISAPPROVED:** ( If visual inspection indicates unapproved tank, old tank must be pumped and properly abandoned at time of new installation )

\_\_\_\_\_ Gallon Capacity: \_\_\_\_\_  
\_\_\_\_\_ Inside Tank Dimensions:  
Length: \_\_\_\_\_ Width: \_\_\_\_\_ Depth: \_\_\_\_\_  
\_\_\_\_\_ No Approved Outlet Tee (outlet to bottom)  
\_\_\_\_\_ Tank Not Structurally Sound  
\_\_\_\_\_ No Bottom  
\_\_\_\_\_ Tank Cracked  
\_\_\_\_\_ No Approved Outlet Filter ( If filter required, must be installed prior to inspection by Health Department)

I CERTIFY THAT THE NOTED TANK WAS PUMPED ON 6/24/04, HAS THE VOLUME SPECIFIED, IS STRUCTUALLY SOUND AND HAS A SOLIDS DEFLECTION DEVICE/OUTLET FILTER DEVICE INSTALLED OR DEFICIENCIES ARE NOTED ABOVE UNDER DISAPPROVAL. THIS DOES NOT CERTIFY THE DRAINFIED.

J. Hudson Lundy Lundy's Septic 6/24/04  
Contractors Signature Business Name Date

THIS INSPECTION IS VALID FOR 3YEARS AND WILL BE REQUIRED FOR FUTURE REPAIR/EXISTING PERMITS. PLEASE RETAIN.





NOTICE OF COMMENCEMENT FORM  
COLUMBIA COUNTY, FLORIDA

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Tax Parcel ID Number 22-25-16-01714-002

1. Description of property: (legal description of the property and street address or 911 address)

247 NW HILLDALE GLEN  
LAKE CITY FL 32055

2. General description of improvement: OFFICE ADDITION 920 SF.

3. Owner Name & Address JACK E. HAZEN, JR. P.O. Box 2109 LAKE CITY FL 32056  
Interest in Property OWNER

4. Name & Address of Fee Simple Owner (if other than owner):

5. Contractor Name Gamble & Associates Construction INC Phone Number 386-364-1234  
Address 8588 US Highway 90 LIVE OAK FL 32060

6. Surety Holders Name N/A Phone Number

Address

Amount of Bond N/A

Inst: 2004014709 Date: 06/24/2004 Time: 10:22

DC, P. DeWitt Cason, Columbia County B: 1019 P: 421

7. Lender Name

Address

8. Persons within the State of Florida designated by the Owner upon whom notices or other documents may be served as provided by section 718.13 (1)(a) 7; Florida Statutes:

Name NONE Phone Number

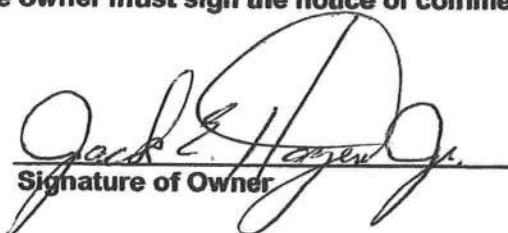
Address

9. In addition to himself/herself the owner designates FRED J. HATFIELD III of  
Gamble & Associates to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) -  
(a) 7. Phone Number of the designee 386-364-1234

10. Expiration date of the Notice of Commencement (the expiration date is 1 (one) year from the date of recording,  
(Unless a different date is specified)

NOTICE AS PER CHAPTER 713, Florida Statutes:

The owner must sign the notice of commencement and no one else may be permitted to sign in his/her stead.

  
Signature of Owner

Sworn to (or affirmed) and subscribed before  
day of June 4th, 2004

NOTARY STAMP/SEAL



Kitty W. Wheate

My Commission DD177917

Expires March 23, 2007



## ***Hillandale Farms***

P.O. BOX 2109 ★ PHONE (904) 755-1870  
LAKE CITY, FLORIDA 32056 - 2109

*June 4, 2004*

*To Whom It May Concern:*

*I, Jack E. Hazen, Jr., owner of Hillandale Farms of Florida, Inc., agree to operate and maintain the surface water system as permitted by the Suwannee River Water Management.*

  
\_\_\_\_\_  
*Jack E. Hazen, Jr.*

*6-04-04*  
\_\_\_\_\_  
*Date*



**JOINT APPLICATION FOR ENVIRONMENTAL RESOURCE PERMIT/AUTHORIZATION TO USE  
STATE OWNED SUBMERGED LANDS/FEDERAL DREDGE AND FILL PERMIT**

OWNER(S) OF LAND	ENTITY TO RECEIVE PERMIT (IF OTHER THAN OWNER)
NAME <u>JACK E. HAZEN, JR</u>	NAME
ADDRESS <u>P.O. Box 2109</u>	ADDRESS
CITY, STATE, ZIP <u>Lake City FL 32056</u>	CITY, STATE, ZIP
COMPANY AND TITLE <u>HILLANDALE FARMS</u>	COMPANY AND TITLE
TELEPHONE (386) 397-1300	TELEPHONE ( )
FAX ( )	FAX ( )
AGENT AUTHORIZED TO SECURE PERMIT (IF AND AGENT IS USED)	CONSULTANT (IF DIFFERENT THAN AGENT)
NAME <u>FRED J. HATHFIELD III</u>	NAME
<u>Gamble &amp; Associates Construction</u>	
ADDRESS <u>8588 U.S. Highway 90</u>	ADDRESS
CITY, STATE, ZIP <u>LIVE OAK FL 32060</u>	CITY, STATE, ZIP
COMPANY AND TITLE <u>Gamble &amp; Associates Construction</u>	COMPANY AND TITLE
TELEPHONE (386) 364-1234	TELEPHONE ( )
FAX (386) 364-3514	FAX ( )

Project statistics (use additional sheets, if needed).

Name of project, including phase, if applicable: \_\_\_\_\_

Is this application for part of a multi-phase project? ☐ yes ☒ no

Total applicant owned area contiguous to the project: \_\_\_\_\_ acres.

Total project area for which a permit is sought: \_\_\_\_\_ acres.

Total impervious area for which a permit is sought: \_\_\_\_\_ acres.

What is the total area (metric equivalent for federally funded projects) of work in, on or over wetlands or other surface waters: \_\_\_\_\_ acres \_\_\_\_\_ square feet \_\_\_\_\_ hectares \_\_\_\_\_ square meters.

If a docking facility, the number of new boat slips proposed: \_\_\_\_\_

Project location (use additional sheets, if needed).

County(ies): \_\_\_\_\_

Section(s) \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Section(s) \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Land Grant Name, if applicable: \_\_\_\_\_

Tax Parcel Identification Number(s): 22-25-16-01714-002

Street address, road or other location: 247 NW HILLANDALE GLEN

City, Zip Code, if applicable: LAKE CITY FL 32055

# JOINT APPLICATION FOR ENVIRONMENTAL RESOURCE PERMIT/AUTHORIZATION TO USE STATE OWNED SUBMERGED LANDS/FEDERAL DREDGE AND FILL PERMIT

By signing and submitting this application form, I am applying, or I am applying on behalf of the applicant, for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application, and represent that such information is true complete and accurate. I understand that this is an application and not a permit, and work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve me of any obligation for obtaining other required federal, state, water management district or local permit prior to commencement of construction. I agree, or I agree on behalf of my corporation, to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a responsible operation entity. I understand that knowingly making any false statement or representation is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

Jack E. Hazen, JR. / Hillandale Farms

Typed/Printed Name of Applicant (If No Agent is used) or Agent (If one is so authorized below)

X Jack E. Hazen Jr.

Signature of Applicant / Agent

6-04-04

Date

President, Hillandale Farms

(Corporate Title if applicable)

## AN AGENT MAY SIGN ABOVE ONLY IF THE APPLICANT COMPLETES THE FOLLOWING:

I hereby designate and authorize the agent listed above to act on my behalf, or on behalf of my corporation, as agent in the processing of this application for the permit and proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I designate and authorize the above-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation is a violation of Section 373.430, F.S., and 18 U.S.C. Section 1001.

X Jack E. Hazen Jr.

Typed/Printed Name of Applicant

Signature of Applicant

Date

(Corporate Title if applicable)

## PERSON AUTHORIZING ACCESS TO THE PROPERTY MUST COMPLETE THE FOLLOWING:

I either own the property described in this application or I have legal authority to allow access to the property, and I consent, after receiving prior notification, to any site visit on the property by agents or personnel from the Department of Environmental Protection, the Water Management District and the U.S. Army Corps of engineers necessary for the review and inspection of the proposed project specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review and inspection. Further, I agree to provide entry to the project site for such agents or personnel to monitor permitted work if a permit is granted.

X Jack E. Hazen Jr.

Typed/Printed Name of Applicant

Jack E. Hazen Jr.

Signature of Applicant

6-04-04

Date

President, Hillandale Farms

(Corporate Title if applicable)



# PRODUCT APPROVAL SPECIFICATION SHEET

**Location:** LAKE City - 247 NW HILLANDALE BLVD **Project Name:** HILLANDALE

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and the product approval number(s) on the building components listed below if they will be utilized on the construction project for which you are applying for a building permit on or after April 1, 2004. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. More information about statewide product approval can be obtained at [www.floridabuilding.org](http://www.floridabuilding.org)

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
<b>A EXTERIOR DOORS</b>			
1. Swinging ✓	Masonite Int'l	Steel Door Wood EDGE	FL18
2. Sliding			
3. Sectional			
4. Roll up			
5. Automatic			
6. Other			
<b>B WINDOWS</b>			
1. Single hung	NONE		
2. Horizontal Slider			
3. Casement			
4. Double Hung			
5. Fixed			
6. Awning			
7. Pass-through			
8. Projected			
9. Mullion			
10. Wind Breaker			
11. Dual Action			
12. Other			
<b>C PANEL WALL</b>			
1. Siding			
2. Soffits			
3. EIFS			
4. Storefronts			
5. Curtain walls			
6. Wall louver			
7. Glass block			
8. Membrane			
9. Greenhouse			
10. Other Brick VENEER		BRICK VENEER EXT. FINISH	
<b>D ROOFING PRODUCTS</b>			
1. Asphalt Shingles ✓	Tamko		FL673
2. Underlayments			
3. Roofing Fasteners			
4. Non-structural Metal Rf			
5. Built-Up Roofing			
6. Modified Bitumen			
7. Single Ply Roofing Sys			
8. Roofing Tiles			
9. Roofing Insulation			
10. Waterproofing			
11. Wood shingles /shakes			
12. Roofing Slate			

Category/Subcategory (cont.)	Manufacturer	Product Description	Approval Number(s)
13. Liquid Applied Roof Sys			
14. Cements-Adhesives – Coatings			
15. Roof Tile Adhesive			
16. Spray Applied Polyurethane Roof			
17. Other			
<b>E. SHUTTERS</b>			
1. Accordion			
2. Bahama			
3. Storm Panels			
4. Colonial			
5. Roll-up			
6. Equipment			
7. Others			
<b>F. SKYLIGHTS</b>			
1. Skylight			
2. Other			
<b>G. STRUCTURAL COMPONENTS</b>			
1. Wood connector/anchor			
2. Truss plates ✓			
3. Engineered lumber			
4. Railing			
5. Coolers-freezers			
6. Concrete Admixtures			
7. Material			
8. Insulation Forms			
9. Plastics			
10. Deck-Roof			
11. Wall			
12. Sheds			
13. Other			
<b>H. NEW EXTERIOR ENVELOPE PRODUCTS</b>			
1.			
2.			

he products listed below did not demonstrate product approval at plan review. I understand that at the time of inspection of these products, the following information must be available to the inspector on the jobsite; 1) copy of the product approval, 2) the performance characteristics which the product was tested and certified to comply with, 3) copy of the applicable manufacturers installation requirements.

I understand these products may have to be removed if approval cannot be demonstrated during inspection

  
Contractor or Contractor's Authorized Agent Signature

June 24, 2004

Fred J Hatfield

Print Name

June 24, 2004  
Date

Location

Permit # (FOR STAFF USE ONLY)





STATE OF FLORIDA  
DEPARTMENT OF HEALTH

APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permit Application Number 04-0714N

PART II - SITE PLAN

Scale: Each block represents 5 feet and 1 inch = 50 feet.

Notes: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Site Plan submitted by: X \_\_\_\_\_

Signature

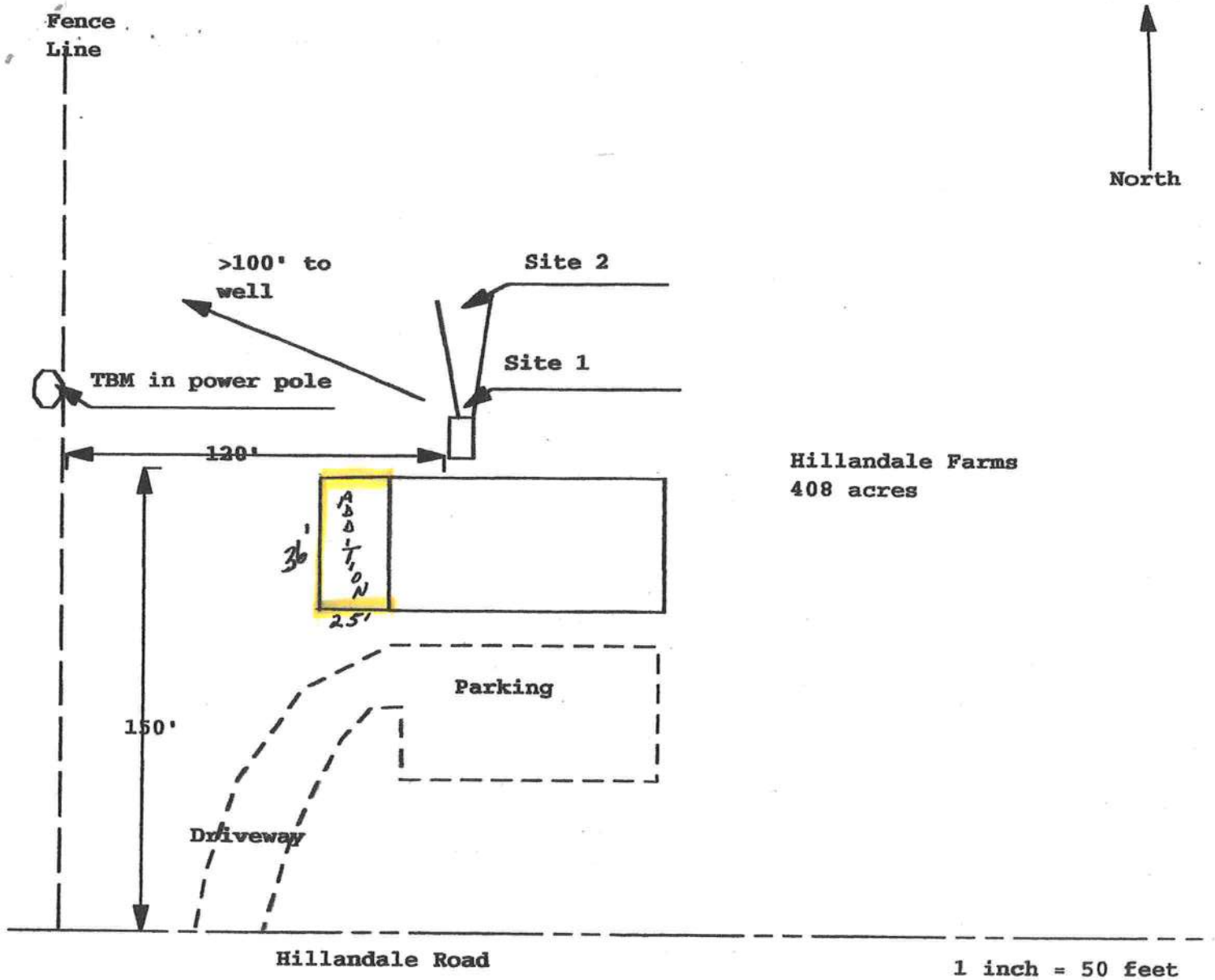
Title

Plan Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Date \_\_\_\_\_

By [Signature] \_\_\_\_\_ County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT





Copper  
6-30-04  
(mn)



04-0714-N

ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION  
Florida Department of Community Affairs

FLA/COM-97 Version 2.2

PROJECT NAME HILLANDALE OFFICE ADDITION  
ADDRESS: COLUMBIA COUNTY, FLORIDA  
OWNER: HILLANDALE FARMS  
AGENT: \_\_\_\_\_PERMITTING OFFICE:  
Lake City  
CLIMATE ZONE: 3  
PERMIT NO: \_\_\_\_\_  
JURISDICTION NO: 221200BUILDING TYPE: Business (Office)  
CONSTRUCTION CONDITION: Existing Building  
DESIGN COMPLETION: Addition  
CONDITIONED FLOOR AREA: 900 NUMBER OF ZONES: 1  
MAX. TONNAGE OF EQUIPMENT PER SYSTEM: 5

## COMPLIANCE CALCULATION:

METHOD A	DESIGN	CRITERIA	RESULT
A. WHOLE BUILDING	45.91	100.00	PASSES

## PRESCRIPTIVE REQUIREMENTS:

LIGHTING			
EXTERIOR LIGHTING	60.00	75.00	PASSES
LIGHTING CONTROL REQUIREMENTS			PASSES
HVAC EQUIPMENT			
COOLING EQUIPMENT			
1. SEER	12.10	10.00	PASSES
HEATING EQUIPMENT			
1. HSPF	7.85	6.80	PASSES
AIR DISTRIBUTION SYSTEM INSULATION REQUIREMENTS			
1. Unconditioned Space	6.00	4.20	PASSES
REHEAT SYSTEM TYPES USED			
NO REHEAT SYSTEM is USED			
WATER HEATING EQUIPMENT			
PIPING INSULATION REQUIREMENTS			

## COMPLIANCE CERTIFICATION:

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Efficiency Code.

PREPARED BY: Cynthia Keen  
DATE: 6/7/04

I hereby certify that this building is in compliance with the Florida Energy Efficiency Code.

OWNER/AGENT: Fred D. Hart  
DATE: 6/7/04

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Efficiency Code.

Before construction is completed, this building will be inspected for compliance in accordance with Section 553.908, Florida Statutes.

BUILDING OFFICIAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

## BUILDING ENVELOPE SYSTEMS

COMPLIANCE  
CHECK

401.-----GLAZING--ZONE 1-----V-

Elevation	Type	U	SC	VLt	Shading	Area (Sqft)
Adjacent	Commercial	0.92	.88	.89	None	20
Total Glass Area in Zone 1 =						20
Total Glass Area =						20

402.-----WALLS--ZONE 1-----

Elevation	Type	U	Insul	R	Gross (Sqft)
North	4"Brick/2x4@16"oc+R11Batt/1/2"Gy	0.078		11	200
East	4"Brick/2x4@16"oc+R11Batt/1/2"Gy	0.078		11	288
South	4"Brick/2x4@16"oc+R11Batt/1/2"Gy	0.078		11	200
West	4"Brick/2x4@16"oc+R11Batt/1/2"Gy	0.078		11	288
Total Wall Area in Zone 1 =					976
Total Gross Wall Area =					976

403.-----DOORS--ZONE 1-----

Elevation	Type	U	Area (Sqft)
East	1-3/4 Steel Door-Fiberglass/Mineral woo	0.60	20
West	1-3/4 Steel Door-Fiberglass/Mineral woo	0.60	20
Total Door Area in Zone 1 =			40
Total Door Area =			40

404.-----ROOFS--ZONE 1-----

Type	Color	U	Insul	R	Area (Sqft)
Shngl/1/2"WD Deck/WD Truss/9" B	Light	0.027		30	900
Total Roof Area in Zone 1 =					900
Total Roof Area =					900

405.-----FLOORS--ZONE 1-----

Type	Insul	R	Area (Sqft)
Slab on Grade/Uninsulated		0	900
Total Floor Area in Zone 1 =			900
Total Floor Area =			900

406.-----INFILTRATION-----

Infiltration Criteria in 406.1.ABCD have been met.

CHECK

## MECHANICAL SYSTEMS

CHECK

HVAC load sizing has been performed. (407.1.ABCD)

407.-----COOLING SYSTEMS-----

Type	No	Efficiency	IPLV	Tons
1. Split System	1	12.10	.33	4.33

408.-----HEATING SYSTEMS-----

Type	No	Efficiency	BTU/hr
1. Split System	1	7.85	54000

409.-----VENTILATION-----

Ventilation Criteria in 409.1.ABCD have been met.

CHECK

410.-----AIR DISTRIBUTION SYSTEM-----

CHECK



Duct sizing and design have been performed. (410.1.ABCD)				
AHU Type	Duct Location	R-value		
1. Air Source Heat Pump	Unconditioned Space	6		
		CHECK		

Testing and balancing will be performed. (410.1.ABCD)				
411.-----PUMPS AND PIPING-ZONE				
Basic prescriptive requirements in 411.1.ABCD have been met.				

#### PLUMBING SYSTEMS

411.-----PUMPS AND PIPING-ZONE 1				
Type	R-value/in	Diameter	Thickness	
412.-----WATER HEATING SYSTEMS-ZONE 1				
Type	Efficiency	StandbyLoss	InputRate	Gallons

#### ELECTRICAL SYSTEMS

413.-----ELECTRICAL POWER DISTRIBUTION					CHECK
Metering criteria in 413.1.ABCD have been met.					
414.-----MOTORS					
Motor efficiencies in 414.1.ABCD have been met.					
415.-----LIGHTING SYSTEMS-ZONE 1					
Space Type	No	Control	Type 1	No	Control Type 2 No Watts Area (Sqft)
Reading, T	1	Stepped-3	Leve	1	800 900
				Total Watts for Zone 1 =	800
				Total Area for Zone 1 =	900
				Total Watts =	800
				Total Area =	900
Lighting criteria in 415.1.ABCD have been met.					CHECK
16. Operation/maintenance manual will be provided to owner. (102.1)					

I hereby certify(\*) that the system design is in compliance with the Florida Energy Efficiency Code.

SYSTEM DESIGNER

REGISTRATION/STATE

ARCHITECT :	<u>Curtis Keen</u>	<u>6/7/04</u>	<u>PE #23836 - FLORIDA</u>
MECHANICAL:	<u>Curtis Keen</u>	<u>6/7/04</u>	<u>" "</u>
PLUMBING :	<u>Curtis Keen</u>	<u>6/7/04</u>	<u>" "</u>
ELECTRICAL:	<u>Curtis Keen</u>	<u>6/7/04</u>	<u>" "</u>
LIGHTING :	<u>Curtis Keen</u>	<u>6/7/04</u>	<u>" "</u>

(\*) Signature is required where Florida law requires design to be performed by registered design professionals. Typed names and registration numbers may be used where all relevant information is contained on signed/sealed plans.

=====



## Cal-Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

P.O. Box 1625 • Lake City, FL 32056-1625  
6919 Distribution Avenue S., Unit #5 • Jacksonville, FL 32257

Tel. (386) 755-3633 • Fax (386) 752-5456  
Tel. (904) 262-4046 • Fax (904) 262-4047

July 26, 2004

Gamble Construction  
8588 U.S. Highway 90  
Live Oak, Florida 32060

22098

Attention: Jay Hatfield

Reference: Proposed Addition  
Hillandale Farms Office Building  
U. S. 41 North  
Columbia County, Florida  
Cal-Tech Project No. 04-348

Dear Mr. Hatfield,

Cal-Tech Testing, Inc. has completed the subsurface investigation and engineering evaluation of the site for a building addition to be constructed at the office of Hillandale Farms on U.S. 41 in Columbia County, Florida. Our work was performed in conjunction with and authorized by you.

We understand the addition will be single-story and of masonry, brick and wood frame construction. Support for the addition is to be provided by conventional, shallow spread footings. Anticipated foundation loads were not provided; however, we assume column and wall loads will not exceed 25 kips and 2 kips per foot, respectively. Lateral dimensions of the addition are to be approximately 20 feet by 36 feet, and the addition will abut the existing building.

The purposes of our investigation were to evaluate the existing subgrade soils for an allowable bearing pressure of 2,000 pounds per square foot and to provide recommendations as appropriate.

### Site Investigation

The site was investigated by performing two (2) Standard Penetration Test borings advanced to depths of 10.0 feet. The borings were performed at the approximate locations indicated on the attached Location Plan. Boring locations were selected by our firm using the limits of the addition identified on site.

The Standard Penetration Test (ASTM D-1586) is performed by driving a standard split-barrel sampler into the soil by blows of a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler 1 foot, after seating 6



inches, is designated the penetration resistance, or N-value; this value is an index to soil density or consistency.

### Findings

The soil borings generally encountered three soil strata. The first layer consists of 5.5 to 6.0 feet of very loose to loose, generally grayish tan or tannish gray sand (SP) or sand with silt (SP/SM). The N-values of this layer range from 3 to 6 blows per foot.

The second layer consists of 1.5 to 2 feet of loose to medium dense, gray, tan and orange sand (SP) or sand with clay (SP/SC). The N-values of this layer are on the order of 9 to 11 blows per foot.

The third layer consists of an undetermined thickness of stiff, generally dark gray to black, sandy clay (CH). The N-values of this layer are on the order of 14 to 15 blows per foot.

Groundwater was encountered at a depth of 5.3 feet at each boring location at the time of our investigation. We estimate the wet season water table will occur at a depth of about 3.0 feet.

For a more detailed description of the subsurface conditions encountered, please refer to the attached Boring Logs.

### Discussion

We have performed a bearing capacity analysis for the immediate bearing soils and have assumed the foundations will have minimum widths of 18 inches and be embedded a minimum of 16 inches. For these foundations and the site soils as encountered, we obtained an allowable bearing capacity of 2,000 pounds per square foot with a factor of safety of about 1.5 against a bearing capacity failure.

It is our opinion the subgrade soils within the proposed building area are suitable for shallow foundations and an allowable bearing capacity of 2,000 pounds per square foot. If the proposed foundations are substantially less in width and/or embedment, we recommend an additional bearing capacity analysis be performed.

Based upon our findings, we recommend only normal, good practice site preparation procedures, and these procedures should include proof-rolling of the site if practical. Whether or not proof-rolling is performed, the bearing soils should be proof-compacted to a minimum of 95% of the Modified Proctor maximum dry density to a depth of at least 2 feet in foundation areas and 1 foot in floor slab areas. Compaction of the bearing soils will reduce settling of the foundations and thereby reduce the likelihood of distress in the addition or existing structure.

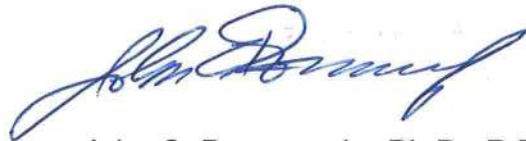
Our evaluation is based upon the subsurface conditions encountered at this site and as presented within this report. However, subsurface conditions may exist that differ from our findings. We request that we be notified if substantially different subsurface conditions are encountered.

We appreciate the opportunity to be of service on this project and look forward to a continued association. Please do not hesitate to contact us should you have questions concerning this report or if we may be of further assistance.

Respectfully submitted,  
Cal-Tech Testing, Inc.



Linda Creamer  
President / CEO



John C. Dorman, Jr., Ph.D., P.E.  
Geotechnical Engineer

7/26/04

52612

CC: Columbia County Building Department  
P. O. Drawer 1529  
Lake City, Florida 32056-1529  
Attn: Johnny Kerce

## B-1

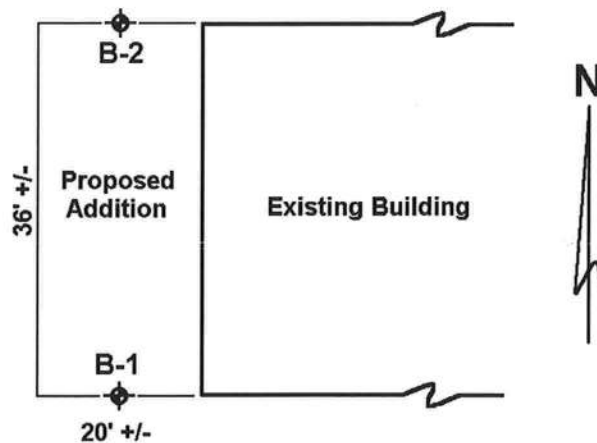
Water Table: 5.3 ft.		
Depth (ft)	N-value	Soil Description
0		Dark Tannish Gray SAND with SILT (SP/SM)
6		Loose, Grayish Tan SAND (SP)
4		Loose, Light Tan SAND (SP)
5	6	Loose, Light Tannish Gray SAND (SP)
11		Medium Dense, Gray, Tan and Orange SAND (SP)
14		Stiff, Dark Gray to Black, SANDY CLAY (CH)
15		Stiff, Light Gray, Orange and Tan, SANDY CLAY (CH)

Wet Season Water Table: 3.0 ft.

## B-2

Water Table: 5.3 ft.		
Depth (ft)	N-value	Soil Description
0		Dark Tannish Gray SAND with SILT (SP/SM)
6		Loose, Grayish Tan SAND (SP)
3		Very Loose to Loose, Tannish Gray SAND (SP)
5	6	Loose, Light Tannish Gray and Orange SAND with CLAY (SP/SC)
9		Loose, Light Tannish Gray and Orange SAND with CLAY (SP/SC)
14		Stiff, Dark Gray to Black, VERY SANDY CLAY (CH)
14		Stiff, Dark Gray to Black and Light Green, CLAY with SAND (CH)

Wet Season Water Table: 3.0 ft.



**Boring Logs and Location Plan: Hillandale Farms**

**U.S. 41 White Springs, Florida**



**SUWANNEE  
RIVER  
WATER  
MANAGEMENT  
DISTRICT**

9225 CR 49  
LIVE OAK, FLORIDA 32060  
TELEPHONE: (386) 362-1001  
TELEPHONE: 800-226-1066  
FAX (386) 362-1068

**GENERAL PERMIT**

**PERMITTEE:**  
HILLANDALE FARMS  
POST OFFICE BOX 2109  
LAKE CITY, FL 32056

**PERMIT NUMBER:** ERP97-0369M  
**DATE ISSUED:** 07/28/2004  
**DATE EXPIRES:** 07/28/2006  
**COUNTY:** COLUMBIA  
**TRS:** S22/T2S/R16E

**PROJECT: HILLANDALE OFFICE MODIFICATION**

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130,  
Florida Administrative Code (F.A.C.):

JACK HAZEN  
HILLANDALE FARMS  
POST OFFICE BOX 2109  
LAKE CITY, FL 32056

Based on information provided, the Suwannee River Water Management District's (District) rules  
have been adhered to and an environmental resource general permit is in effect for the permitted  
activity description below:

**Previous permit issued for 0.24 acres of impervious surface on 0.92 acres. Modification  
consists of construction and operation of a surfacewater management system serving 0.26  
acres of impervious surface on a total project area of 0.92 acres in a manner consistent with  
the application package submitted by Keen Engineering Inc., certified on July 21, 2004.**

**SUWANNEE RIVER WATER MANAGEMENT DISTRICT  
CONSTRUCTION COMMENCEMENT NOTICE**

Suwannee River Water Management district  
Department of Resource Management  
9225 County Road 49  
Live Oak, FL 32060

PROJECT: HILLDALE FARMS PHASE: II

I hereby notify the Suwannee River Water Management District that the construction of the surface water management system authorized by Environmental Resource Permit No. ERP97-0369M has commenced/is expected to commence on 8/2, 2004, and will require a duration of approximately 4 months/\_\_\_\_ weeks/\_\_\_\_ days to complete. It is understood that should the construction term extend beyond one calendar year from the date of permit issuance, I am obligated to submit the Annual Status Report for Surface Water Management System Construction form number 40B-1.901(20).

Note: If the actual construction commencement date is not known, the District should be so notified in writing in order to satisfy permit conditions.

Fred J Hatfield III

Type or Print Permittee's or Authorized Agent's Name

386-364-1234

Phone

8588 US HWY 90

Address

Live Oak FL 32060

Fred J Hatfield III

Permittee's or Authorized  
Agent's Signature

President

Title and Company

8/02/04

Date

# Notice of Prevention for Subterranean Termites

(As required by Florida Building Code (FBC) 104.2.6)



**Live Oak**  
PEST CONTROL, INC.

A locally owned  
company serving  
you since 1972

17856 U.S. 129 • McALPIN, FLORIDA 32062  
(386) 362-3887 • 1-800-771-3887 • Fax: (386) 364-3529

22098

Hilandale Farms Hwy 41 Lake City	
Address of Treatment or Lot/Block of Treatment	
8/11/04	Time 8:00
Previl	Chemical used (active ingredient) Cypermethrin
25%	Area treated (square feet) 864
Percent Concentration	Area treated (square feet)
Addition Horizontal & Vertical	
Stage of treatment (Horizontal, Vertical, Adjoining Slab, retreat of disturbed area)	
Applicator	
200	Number of gallons applied
120	Linear feet treated

As per 104.2.6 - If soil chemical barrier method for Subterranean termite prevention is used, final exterior treatment shall be completed prior to final building approval.

If this notice is for the final exterior treatment, initial and date this line.



Print Key Output  
5716SS1 V3R6M0 950929 S1032F6G 12/22/97 Page 1 12:31:52  
Display Device . . . . . : X5  
User . . . . . : BUILD

PARCEL NUMBER	ACT	LAND	78265	BUSINESS RECORDS
22-2S-16-01714-002	I	IMPR	848158	CAMA SYSTEM
HILLANDALE FARMS OF FLORIDA INC		TOTAL	926423	COLUMBIA COUNTY
--		EXEMPT	0	LEGAL DESCRIPT
		TAXABLE	926423	12/22/97

Line	1. NE1/4 & N1/2 OF SE1/4 & S1/2	OF NW1/4 LYING E OF RR R/W &	2.
of	3. SW1/4 LYING E OF RR R/W, EX	LOT 13 BLOCK 13 & EX LOTS 15 &	4.
7	5. 16 BLOCK 15 TOWN OF SUWANNEE	VALLEY. ORB 501-782, 560-688,	6.
	7. 716-732, 730-901.		8.
	9.		10.
	11.		12.
	13.		14.
	15.		16.
	17.		18.
	19.		20.
	21.		22.
	23.		24.
			25.

More? (Y/N/B) N  
>>>Insert after line desc:  
TERR 970422 Next  
Cmd2-Home Cmd3-Menu Cmd10-NextFunc Cmd12-SRCH Roll/Shift-MoreParcels

# North Central Florida Regional Planning Council

2009 NW 67 PLACE, SUITE A, GAINESVILLE, FLORIDA 32653-1603  
(352) 955-2200 SUNCOM 625-2200 FAX (352) 955-2209



January 26, 1997

Mr. John D. Kerce  
Building and Zoning Coordinator  
Columbia County  
P.O. Drawer 1529  
Lake City, FL 32056-1529

COPY TRANSMITTED VIA TELECOMMUNICATIONS  
ORIGINAL TRANSMITTED VIA U.S. MAIL

RE: BP 97-17 (Hillandale Farms)

Concurrency Assessment Concerning a Building Permit

Dear John:

Pursuant to the County's request, please find enclosed the concurrency management assessment, as prepared by the Planning Council's staff, concerning the above stated building permit.

If you have any questions concerning this matter, please do not hesitate to contact Lowell Garrett, Senior Planner, of the Planning Council's Local Government Assistance staff at (352) 955-2200, ext. 111.

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Koons". The signature is fluid and cursive.

Scott R. Koons  
Director of Local Government Assistance

Enclosures

xc: Marlin M. Feagle, County Attorney  
Lisa K.B. Roberts, Assistant County Coordinator  
Dale Williams, County Coordinator

District No. 1 - Ronald Williams  
District No. 2 - Frank Albury  
District No. 3 - Zimmie C. Petty  
District No. 4 - James W. Knox  
District No. 5 - James Montgomery



## BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

January 26, 1998

TO: File

FROM: Building and Zoning Coordinator

SUBJECT: BP 97-17 (Hillandale Farms)

### Concurrency Assessment Concerning a Building Permit

The following assessment is provided for the purpose of a binding concurrency determination regarding the demand and residual capacities for public facilities required to be addressed within the County's Concurrency Management System. This assessment serves as a binding concurrency determination, but does not ensure that facilities, which are not owned, operated or permitted by the County will be available to the property at the time development occurs.

BP 97-17 (Hillandale Farms), an application by Hillandale Farms, for building permit approval for the construction of accessory offices for an agricultural use in accordance with a site plan, submitted as part of the application, dated December 18, 1997, on property described as follows:

A parcel of land lying within Section 22, Township 2 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: The Northeast 1/4 & North 1/2 of Southeast 1/4 & South 1/2 of Northwest 1/4 lying East of railroad right-of way, Northwest 1/4 lying East of railroad right-of-way and the Southwest 1/4 lying East of railroad right-of-way,

Containing 408 acres, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.  
AND THIRD THURSDAY AT 7:00 P.M.



Availability of and Demand on Public Facilities

Potable Water Impact -

The County does not own or operate a community potable water system. Consequently, the use to be located on the site will be served by an individual potable water well. The individual potable water well is anticipated to meet or exceed the adopted level of service standard for potable water established within the County's Comprehensive Plan.

The development will result in the location of a 3,600 square feet gross floor area of accessory offices on the site.

An average office use is estimated to have 3.39 employees per 1,000 square feet gross floor area:

$3.6 \text{ (3,600 square feet gross floor area)} \times 3.39 \text{ (employees)} = 13 \text{ employees} \times 30 \text{ (gallons of potable water usage per employee per day)} = 390 \text{ gallons of potable water usage per employee per day.}$

---

Sanitary Sewer Impact -

The County does not own or operate a centralized sanitary sewer system. Consequently, the use to be located on the site will be served by an individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer effluent established within the County's Comprehensive Plan.

The development will result in the location of 3,600 square feet gross floor area of accessory offices on the 408 acre site.

An average office use is estimated to have 3.39 employees per 1,000 square feet gross floor area:

$3.6 \text{ (3,600 square feet gross floor area)} \times 3.39 \text{ (employees)} = 13 \times 23 \text{ (gallons of sanitary sewer effluent per day)} = 299 \text{ gallons of sanitary sewer effluent per day:}$

---

Solid Waste Impact -

Solid waste facilities for the uses to be located on the site are provided at the County's sanitary landfill, the level of service standard established within the County's Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The development will result in the location of 3,600 square feet gross floor area of accessory offices on the 408 acre site.

An average general office use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day:

$3.6 (3,600 \text{ square feet gross floor area}) \times 5.5 (\text{pounds of solid waste per 1,000 square feet gross floor area per day}) = 20 \text{ pounds of solid waste per day.}$

Total County average solid waste disposal per day (including municipalities) = 231,000 pounds per day.

Based upon the annual projections of solid waste disposal at the County's sanitary landfill for 1998, the County's solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided by in the County's Comprehensive Plan, after adding the solid waste demand generated by the accessory offices for an agricultural use on the site.

---

Drainage Impact -

As there will be minimal increase in the amount of impervious surface, the proposed development will not adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established within the County's Comprehensive Plan will continue to be met or exceeded.

---

Recreation Impact -

The level of service standards established within the County's Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As there will be no additional population associated with the location of accessory offices on the site, the proposed development is not anticipated to have an adverse impact on the County's recreational facilities. Therefore, the level of service standards established within the County's Comprehensive Plan for the provision of recreation facilities are anticipated to continue to be met or exceeded.

---

Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the County's Comprehensive Plan.

The development will result in the location of 3,600 square feet gross floor area of accessory offices for an agricultural use on the 408 acre site.

Summary of Trip Generation Calculations for Office Use.

Based upon 24.6 trips per 1,000 square feet gross floor area per day:

$3.6 \text{ (3,600 square feet gross floor area)} \times 24.6 \text{ (trips per 1,000 square feet gross floor area per day)} = 89 \text{ trips.}$



The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed development.

Level of Service Section Traffic	Existing Average Annual Daily Approved	Existing Level of Service	Reserved Capacity Trips for Previously With Development	Development Trips	Average Annual Daily Traffic Development	Level of Service With Development
Section 6 U.S. 41 (from Lake City's west boundary to I-10)	4,900 <sup>a</sup>	C	0	89	4,989	C

a 1996 Annual Average Daily Traffic Count Station Data,  
Florida Department of Transportation.

Sources: Trip Generation. 5th Edition, Institute of Transportation Engineers, January 1991.

Florida's Level of Service Standards and Guidelines Manual for Planning.  
Florida Department of Transportation, January 1989.

Based upon the above analysis and an adopted level of service standard of "C" with a capacity of 7,500 trips for Section 6, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation as provided in the County's Comprehensive Plan after adding the trips associated with the proposed development.

#### Surrounding Land Uses

The site is currently vacant. The site is bounded on the north by vacant land, on the east by agricultural-forest, on the south by commercial, and on the west by commercial land uses.

### Historic Resources

According to Illustration A-II of the County's Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1989, there are no known historic resources located on the site.

### Flood Prone Areas

According to Illustration A-V of the County's Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated January 6, 1988, for the County, the northeastern and central portions of the site are located within flood zone A. No based flood elevations have been determined for flood zone A. However, the location for the accessory offices is not located within a flood prone area.

### Wetlands

According to Illustration A-VI of the County's Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, the northern portion of the site contains a palustrine forested deciduous seasonally flooded wetland comprising approximately 5 percent of the site and a palustrine emergent forested seasonally flooded wetland comprising approximately 2 percent of the site. The eastern portion of the site contains palustrine emergent forested seasonally flooded wetland comprising approximately 2 percent of the site, palustrine scrub-shrub broad leaved deciduous semipermanently flooded wetland comprising approximately 5 percent of the site. The southern portion of the site contains a palustrine emergent forested temporally flooded wetland comprising approximately 10 percent of the site, a palustrine emergent forested seasonally flooded wetland comprising approximately 8 percent of the site and a palustrine open water permanently flooded wetland comprising approximately 15 percent of the site. However, the location for accessory offices for an agricultural use is not located within a wetlands area.

According to Policy V.2.4 of the Conservation Element of the County's Comprehensive Plan, "the County shall require a 35-foot natural buffer around all wetlands and prohibit the location of residential land uses within the buffer areas". In addition, Policy V.2.8 of the County's Comprehensive Plan states that "where the alternative of clustering all structures on the non-wetland portion of the site exists, the County shall conserve wetlands by prohibiting any development, which alters the natural function of wetlands".

### Minerals

According to Illustration A-VII of the County's Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the North Central Florida Regional Planning Council, 1977, the site is within an area known to contain phosphate deposits.

### Soil Types

According to Illustration A-VIII of the County's Comprehensive Plan, entitled General Soil Map, which is based upon the U.S. Department of Agriculture, Soil Conservation Service, Soil Survey for the County, dated October 1984, the site is comprised of Chipley fine sand soil.

Albany fine sand soils are somewhat poorly drained, nearly level to gently sloping soils on broad flats bordering poorly defined drainage ways and in undulating areas. The surface and subsurface layers are comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Albany fine sand soils have severe limitations for building site development and for septic tank absorption fields.

Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

Blanton fine sand soils (5 to 8 percent slopes) are moderately well drained, sloping soils on undulating landscapes. The surface and subsurface layers are comprised of fine sand to a depth of 49 inches. The subsoil layer is comprised of sandy loam and fine sandy loam to a depth of 80 inches. Blanton fine sand soils (5 to 8 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

Chipley fine sand soils are moderately well drained, nearly level to gently sloping soils in somewhat depressed areas and on flats in the uplands. The surface is comprised of fine sand to a depth of 7 inches. Fine sand extends to a depth of 80 inches. Chipley fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

Leon fine sand soils are poorly drained, nearly level soils in broad flatwoods and in areas adjacent to wet depressions and drainage ways in the uplands. The surface and subsurface layers are comprised of fine sand to a depth of 19 inches. The subsoil layer is comprised of fine sand to a depth of 80 inches or more. Leon fine sand soils have severe limitations for building site development and for septic tank absorption fields.



Mascotte fine sand soils are poorly drained, nearly level soils around wet depressions on uplands and throughout the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 15 inches. The subsoil layer is comprised of fine sand, fine sandy loam and loamy sand to a depth of 80 inches or more. Mascotte fine sand soils have severe limitations for building site development and for septic tank absorption fields.

Plummer fine sand depressional soils are poorly drained, nearly level soils in depressions. The surface and subsurface layers are comprised of fine sand to a depth of 57 inches. The subsoil layer is comprised of sandy clay loam to a depth of 75 inches. Plummer fine sand depressional soils have severe limitations for building site development and septic tank absorption fields.

Plummer fine sand soils are poorly drained, nearly level soils in broad flat areas and adjoining drainage ways and ponds. The surface and subsurface layers are comprised of fine sand to a depth of 56 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer fine sand soils have severe limitations for building site development and septic tank absorption fields.

Plummer muck depressional soils are poorly drained, nearly level soils in concave depressions and poorly defined drainage ways. The surface layer is comprised of sphagnum moss and muck to a depth of 5 inches. The subsurface layer is comprised of fine sand to a depth of 55 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches or more. Plummer muck depressional soils have severe limitations for building site development and septic tank absorption fields.

#### Vegetative Communities/Wildlife

According to Illustration V-I of the County's Data and Analysis Report, entitled Vegetative Communities, the site is in a nonvegetated community. There are no known wildlife habitats associated with a nonvegetated community.

According to the Florida Game and Fresh Water Fish Commission's Strategic Habitat Conservation Areas Map for the County. The site is not located within a strategic habitat conservation area.

# North Central Florida Regional Planning Council



2009 N.W. 67 PLACE, SUITE A, GAINESVILLE, FLORIDA 32653-1603  
(352) 955-2200      SUNCOM 625-2200      FAX (352) 955-2209

DATE: January 26, 1998

FAX TRANSMISSION TO: John Kerce

FAX TRANSMISSION FROM: Lowell Garrett

NUMBER OF PAGES SENT INCLUDING THIS COVER PAGE: 10

\*\*\*\*\*

IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE CALL  
352/955-2200.

COMMENTS:

FAX # TRANSMITTING TO: (904) 758-2160

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819047582160	OK	10	Sent	Jan-26	08:37A	00:07:24	002185230020

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## North Central Florida Regional Planning Council

2009 NW 87 PLACE, SUITE A, GAINESVILLE, FLORIDA 32653-1803  
(352) 955-2200 SUNCOM 825-2200 FAX (352) 955-2208



January 26, 1997

Mr. John D. Kerce  
Building and Zoning Coordinator  
Columbia County  
P.O. Drawer 1529  
Lake City, FL 32056-1529

COPY TRANSMITTED VIA TELECOMMUNICATIONS  
ORIGINAL TRANSMITTED VIA U.S. MAIL

RE: BP 97-17 (Hillandale Farms)

Concurrency Assessment Concerning a Building Permit

Dear John:

Pursuant to the County's request, please find enclosed the concurrency management assessment, as prepared by the Planning Council's staff, concerning the above stated building permit.

If you have any questions concerning this matter, please do not hesitate to contact Lowell Garrett, Senior Planner, of the Planning Council's Local Government Assistance staff at (352) 955-2200, ext. 111.

Sincerely,

A handwritten signature in dark ink, appearing to read "S. Koons", is written over a light-colored background.

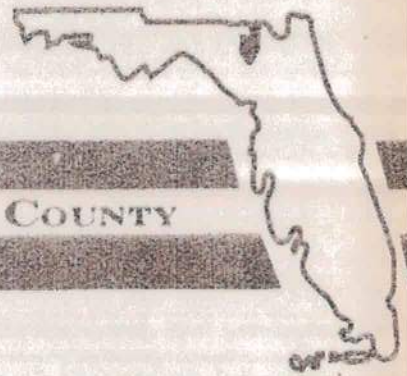
Scott R. Koons  
Director of Local Government Assistance

Enclosures

xc: Marlin M. Feagle, County Attorney  
Lisa K.B. Roberts, Assistant County Coordinator  
Dale Williams, County Coordinator



District No. 1 - Ronald Williams  
District No. 2 - Frank Albury  
District No. 3 - Zimnia C. Petty  
District No. 4 - James W. Knox  
District No. 5 - James Montgomery

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

January 26, 1998

TO: File

FROM: Building and Zoning Coordinator

SUBJECT: BP 97-17 (Hillandale Farms)

Concurrency Assessment Concerning a Building Permit

The following assessment is provided for the purpose of a binding concurrency determination regarding the demand and residual capacities for public facilities required to be addressed within the County's Concurrency Management System. This assessment serves as a binding concurrency determination, but does not ensure that facilities, which are not owned, operated or permitted by the County will be available to the property at the time development occurs.

BP 97-17 (Hillandale Farms), an application by Hillandale Farms, for building permit approval for the construction of accessory offices for an agricultural use in accordance with a site plan, submitted as part of the application, dated December 18, 1997, on property described as follows:

A parcel of land lying within Section 22, Township 2 South, Range 16 East, Columbia County, Florida. Being more particularly described as follows: The Northeast 1/4 & North 1/2 of Southeast 1/4 & South 1/2 of Northwest 1/4 lying East of railroad right-of-way, Northwest 1/4 lying East of railroad right-of-way and the Southwest 1/4 lying East of railroad right-of-way,

Containing 408 acres, more or less.

BOARD MEETS FIRST THURSDAY AT 7:00 P.M.  
AND THIRD THURSDAY AT 7:00 P.M.

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Memorandum

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### Availability of and Demand on Public Facilities

#### Potable Water Impact -

The County does not own or operate a community potable water system. Consequently, the use to be located on the site will be served by an individual potable water well. The individual potable water well is anticipated to meet or exceed the adopted level of service standard for potable water established within the County's Comprehensive Plan.

The development will result in the location of a 3,600 square feet gross floor area of accessory offices on the site.

An average office use is estimated to have 3.39 employees per 1,000 square feet gross floor area:

$3.6 \text{ (3,600 square feet gross floor area)} \times 3.39 \text{ (employees)} = 13 \text{ employees} \times 30 \text{ (gallons of potable water usage per employee per day)} = 390 \text{ gallons of potable water usage per employee per day.}$

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#### Sanitary Sewer Impact -

The County does not own or operate a centralized sanitary sewer system. Consequently, the use to be located on the site will be served by an individual septic tank. The individual septic tank is anticipated to meet or exceed the adopted level of service standard for sanitary sewer effluent established within the County's Comprehensive Plan.

The development will result in the location of 3,600 square feet gross floor area of accessory offices on the 408 acre site.

An average office use is estimated to have 3.39 employees per 1,000 square feet gross floor area:

$3.6 \text{ (3,600 square feet gross floor area)} \times 3.39 \text{ (employees)} = 13 \times 23 \text{ (gallons of sanitary sewer effluent per day)} = 299 \text{ gallons of sanitary sewer effluent per day.}$

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#### Solid Waste Impact -

Solid waste facilities for the uses to be located on the site are provided at the County's sanitary landfill, the level of service standard established within the County's Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The development will result in the location of 3,600 square feet gross floor area of accessory offices on the 408 acre site.

An average general office use is estimated to generate 5.5 pounds of solid waste per 1,000 square feet gross floor area per day:

$3.6 (3,600 \text{ square feet gross floor area}) \times 5.5 (\text{pounds of solid waste per } 1,000 \text{ square feet gross floor area per day}) = 20 \text{ pounds of solid waste per day.}$

Total County average solid waste disposal per day (including municipalities) = 231,000 pounds per day.

Based upon the annual projections of solid waste disposal at the County's sanitary landfill for 1998, the County's solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided by in the County's Comprehensive Plan, after adding the solid waste demand generated by the accessory offices for an agricultural use on the site.

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#### Drainage Impact -

As there will be minimal increase in the amount of impervious surface, the proposed development will not adversely impact drainage systems. Therefore, the adopted level of service standard for drainage established within the County's Comprehensive Plan will continue to be met or exceeded.

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#### Recreation Impact -

The level of service standards established within the County's Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

As there will be no additional population associated with the location of accessory offices on the site, the proposed development is not anticipated to have an adverse impact on the County's recreational facilities. Therefore, the level of service standards established within the County's Comprehensive Plan for the provision of recreation facilities are anticipated to continue to be met or exceeded.

---

#### Traffic Impact -

The roadway serving the site is currently meeting or exceeding the level of service standard required for traffic circulation facilities as provided in the County's Comprehensive Plan.

The development will result in the location of 3,600 square feet gross floor area of accessory offices for an agricultural use on the 408 acre site.

#### Summary of Trip Generation Calculations for Office Use.

Based upon 24.6 trips per 1,000 square feet gross floor area per day:

$3.6 (3,600 \text{ square feet gross floor area}) \times 24.6 (\text{trips per 1,000 square feet gross floor area per day}) = 89 \text{ trips.}$

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Memorandum  
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The following table contains information concerning the assessment of the traffic level of service on the surrounding road network by the proposed development.

Level of Service Section Traffic	Existing Average Annual Daily Approved	Existing Level of Service	Reserved Capacity Trips for Previously With Development	Development Trips	Average Annual Daily Traffic Development	Level of Service With Development
---	--	---------------------------------	--	----------------------	--	--

Section 6  
U.S. 41  
(from  
Lake City's  
west boundary  
to I-10)

4,900 <sup>a</sup>	C	0	89	4,989	C
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a 1996 Annual Average Daily Traffic Count Station Data,  
Florida Department of Transportation.

Sources: Trip Generation, 5th Edition, Institute of Transportation Engineers, January 1991.  
Florida's Level of Service Standards and Guidelines Manual for Planning,  
Florida Department of Transportation, January 1989.

Based upon the above analysis and an adopted level of service standard of "C" with a capacity of 7,500 trips for Section 6, the roadway serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation as provided in the County's Comprehensive Plan after adding the trips associated with the proposed development.

#### Surrounding Land Uses

The site is currently vacant. The site is bounded on the north by vacant land, on the east by agricultural-forest, on the south by commercial, and on the west by commercial land uses.

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### Historic Resources

According to Illustration A-II of the County's Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 1989, there are no known historic resources located on the site.

### Flood Prone Areas

According to Illustration A-V of the County's Comprehensive Plan, entitled General Flood Map, which is based upon the Flood Insurance Rate Map, prepared by the Federal Emergency Management Agency, dated January 6, 1988, for the County, the northeastern and central portions of the site are located within flood zone A. No based flood elevations have been determined for flood zone A. However, the location for the accessory offices is not located within a flood prone area.

### Wetlands

According to Illustration A-VI of the County's Comprehensive Plan, entitled Wetland Areas, which is based upon the National Wetlands Reconnaissance Survey, dated 1981, and the National Wetlands Inventory, dated 1987, the northern portion of the site contains a palustrine forested deciduous seasonally flooded wetland comprising approximately 5 percent of the site and a palustrine emergent forested seasonally flooded wetland comprising approximately 2 percent of the site. The eastern portion of the site contains palustrine emergent forested seasonally flooded wetland comprising approximately 2 percent of the site, palustrine scrub-shrub broad leaved deciduous semipermanently flooded wetland comprising approximately 5 percent of the site. The southern portion of the site contains a palustrine emergent forested temporally flooded wetland comprising approximately 10 percent of the site, a palustrine emergent forested seasonally flooded wetland comprising approximately 8 percent of the site and a palustrine open water permanently flooded wetland comprising approximately 15 percent of the site. However, the location for accessory offices for an agricultural use is not located within a wetlands area.

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File

Memorandum

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