



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD 23-05
Application Fee \$500.00
Receipt No. 763211
Filing Date 3-13-23
Completeness Date 4-12-23

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Robbins Wood Manufacturing Plant Expansion
2. Address of Subject Property: 702 NE Okinawa St
3. Parcel ID Number(s): 35-3S-17-07253-000
4. Future Land Use Map Designation: Industrial
5. Zoning Designation: Industrial
6. Acreage: 35.13
7. Existing Use of Property: Wood Manufacturing
8. Proposed use of Property: Wood Manufacturing
9. Type of Development (Check All That Apply):
 - ☐ Increase of floor area to an existing structure: Total increase of square footage _____
 - ☒ New construction: Total square footage 30,201 Kiln & Treatment Plant
 - ☐ Relocation of an existing structure: Total square footage _____
 - ☒ Increase in impervious area: Total Square Footage 206,378 (Including the lime rock area and access road) 2.14y down yards

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Kellan Bailey Title: Project Manager
Company name (if applicable): North Florida Professional Services
Mailing Address: 1450 SW SR 47
City: Lake City State: FL Zip: 32025
Telephone: () 386-752-4675 Fax: () NA Email: kbailey@nfps.net

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Brian Lombardi Robbins Real Estate, Inc.
Mailing Address: 13001 N Nebraska Ave
City: Tampa State: FL Zip: 33612-4456
Telephone: () 407-466-8433 Fax: () NA Email: blombardi@robbinsmanufacturing.com

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

***Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.**

Prepared by and return to:
GUY W. NORRIS, ATTORNEY AT LAW
NORRIS & NORRIS, P.A.
253 NW MAIN BLVD.
LAKE CITY, FL 32055

Inst: 201812022665 Date: 11/02/2018 Time: 11:03AM
Page 1 of 3 B: 1371 P: 2493, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 6013.00

GWN:jm

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made as of the 29th day of October, 2018, by COCHRAN FOREST PRODUCTS, LLC, formerly Cochran Forest Products, Inc., a Florida limited liability company, hereinafter called the Grantor, to ROBBINS REAL ESTATE, INC., 13001 N. Nebraska Avenue, P.O. Box 17939, Tampa, Florida 33682-7939, hereinafter called the Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain land situate in Columbia County, Florida described as follows:

PARCEL 1:

NORTHWEST ¼ OF THE NORTHEAST ¼ AS LIES NORTH OF RAILROAD RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD, IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

ALSO:

THE EAST SIX (6) ACRES OF THE NORTHEAST ¼ OF NORTHWEST ¼ AS LIES NORTH OF THE RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD, IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE NORTHERN RIGHT-OF-WAY LINE AS CLAIMED BY S.A.L. RAILROAD INTERSECTS THE WEST BOUNDARY OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 35, AND RUN THENCE SOUTH 07 DEG. 37 MIN. WEST, 29.5 FEET; THENCE SOUTH 83 DEG. 56 MIN. 10 SEC. WEST, 238.05 FEET; THENCE RUN NORTH 07 DEG. 37 MIN. EAST, 1144.11 FEET; THENCE RUN SOUTH 89 DEG. 18 MIN. EAST, 1541.92 FEET; THENCE RUN SOUTH 07 DEG. 19 MIN. 40 SEC. WEST, 915.04 FEET TO THE RIGHT-OF-WAY LINE OF S.A.L. RAILROAD; THENCE RUN SOUTH 83 DEG. 56 MIN. 10 SEC. WEST, 1341.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 18 MIN. WEST, ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$, 233.96 FEET TO THE NORTHWEST CORNER OF LANDS OF SOUTHERN WOOD PRESERVING COMPANY AND TO THE POINT OF BEGINNING, AND RUN THENCE SOUTH 07 DEG. 37 MIN. WEST, ALONG THE WEST LINE OF LANDS OF SAID SOUTHERN WOOD PRESERVING COMPANY, 210 FEET, THENCE NORTH 89 DEG. 18 MIN. WEST, 210 FEET, THENCE NORTH 07 DEG. 37 MIN. EAST, 210 FEET TO THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$, THENCE SOUTH 89 DEG. 18 MIN. EAST, 210 FEET TO THE POINT OF BEGINNING.

ALSO:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 18 MIN. WEST, ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 233.96 FEET, THENCE SOUTH 07 DEG. 37 MIN. WEST, 210 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 07 DEG. 37 MIN. WEST, 325 FEET, THENCE NORTH 89 DEG. 18 MIN. WEST, 285 FEET, THENCE NORTH 07 DEG. 37 MIN. EAST, 252.00 FEET, THENCE SOUTH 89 DEG. 18 MIN. EAST, 75.00 FEET, THENCE NORTH 07 DEG. 37 MIN. EAST, 73.00 FEET, THENCE SOUTH 89 DEG. 18 MIN. EAST, 210 FEET TO THE POINT OF BEGINNING.

Tax Parcel Nos. 35-3S-17-07253-000 and 35-3S-17-07308-000

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

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO taxes and special assessments for 2018 and subsequent years; and easements shown by the plat of said property, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its duly

authorized Manager and Officer the day and year first above written.

Signed, sealed and delivered
in the presence of:

COCHRAN FOREST PRODUCTS, LLC, formerly
COCHRAN FOREST PRODUCTS, INC., a Florida
limited liability company

Sign [Signature]

Print GUY W. NORRIS

Sign [Signature]

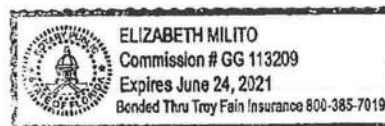
Print Elizabeth Milito

By [Signature]
J.R. Cochran, President/Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1st day of November, 2018, by
J.R. COCHRAN, as President/Manager of COCHRAN FOREST PRODUCTS, LLC, a Florida limited
liability company. He is personally known to me or has produced _____ as
identification.

Notary Public:
Sign [Signature]
Print Elizabeth Milito
State of Florida at Large (Seal)
My Commission Expires:



Columbia County Tax Collector

generated on 8/23/2022 2:59:16 PM EDT

Tax Record

Last Update: 8/23/2022 2:57:13 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Account Number	Tax Type	Tax Year			
R07253-000	REAL ESTATE	2021			
Mailing Address	Property Address				
ROBBINS REAL ESTATE INC	702 OKINAWA LAKE CITY				
13001 N NEBRASKA AVE					
P O BOX 17939	GEO Number				
TAMPA FL 33682-7939	353S17-07253-000				
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	002				
Legal Description (click for full description)					
35-3S-17 4300/430035.13 Acres NW1/4 OF NE1/4 N OF SAL RR & THE E 6 AC OF NE1/4 OF NW1/4 N OF SAL R/R. 650-843, WD 1371-2493					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	351,131	0	\$351,131	\$2,744.09
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	359,083	0	\$359,083	\$268.59
LOCAL	3.6430	359,083	0	\$359,083	\$1,308.14
CAPITAL OUTLAY	1.5000	359,083	0	\$359,083	\$538.63
SUWANNEE RIVER WATER MGT DIST	0.3615	351,131	0	\$351,131	\$126.93
LAKE SHORE HOSPITAL AUTHORITY	0.0000	351,131	0	\$351,131	\$0.00
Total Millage	14.0675	Total Taxes	\$4,986.38		
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$442.48			
Total Assessments					\$442.48
Taxes & Assessments					\$5,428.86
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2021	PAYMENT	6401697.0002	2021	\$5,211.71	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES

NOTICE TO APPLICANT

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

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

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

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

Kellan Bailey

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

3-9-23

Date

DESCRIPTION: Official Record Book 1371, Pages 2493-2495.

DESCRIPTION:
Official Records Book 1371, Pages 2493-2495.

PANEL 3
Northwest 1 of the Northeast 1 as lies North of Railroad right-of-way of the Seaboard Coast Line Railroad, in Section 35, Township 3 South, Range 17 East, Columbia County, Florida, 1855 AND C&GPT the East 3.8 feet (overall).

line East on (6) acres of the Northwest 1/4 as his North of the right of way of the railroad. Coast Line Railroad is located on Township 5 South, Range 1 East, Tarrant County, Texas.

The above described lands being more particularly described as follows:

COMMENCING at a point where the Northern right-of-way line as claimed by S.A. Railroad intersects the West boundary of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Township 35, and runs thence South 37° West, 29.5 feet; thence South 83° 58' 10" West, 238.03 feet; thence run South 37° 19' 30" West, 134.41 feet; thence run South 83° 18' 10" West, 134.1 feet; thence run South 37° 19' 30" West, 915.06 feet to the right-of-way line of S.A. Railroad; thence run South 83° 58' 10" West, 282.30 feet to the POINT OF BEGINNING.

NOTES:

- [illegible]

679

2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 26

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL PAPER SEAL OF A
FEDERAL REGISTERED EMPLOYER

James B. Smith
James B. Smith P.S.M.
Viando Reg. No. 7355
DATE 12 / 21 / 2022

NOTE: SEE SHEET 2 FOR TOPOGRAPHY INFORMATION TO INCLUDE IMPROVEMENTS

JOB NO. 1220531 ROB.
CA# 29011

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
FAX NO. 188356
2551 BLAIRSTONE PINES DR
TALLAHASSEE, FL 32301
WWW.NFPS.NET

REVISIONS	
DATE	DESCRIPTION

DATE	DESCRIPTION
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ROBBINS MANUFACTURING

SHEET

1

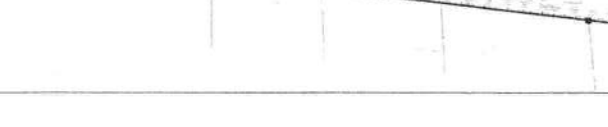
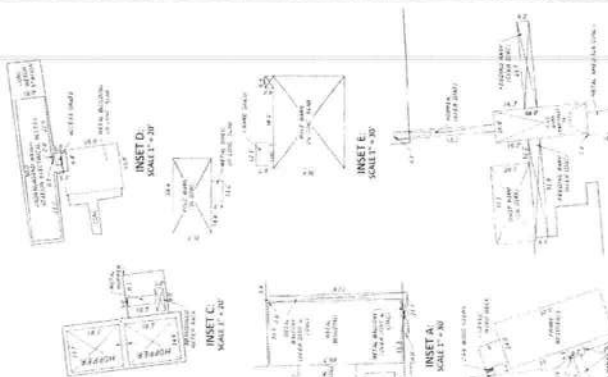
1/2/22/2022 6:50:08 AM\\mps-server\X - Active Jobs\2022\L220531R0B\H.LADD\Survey\SURVARD03.dwg BOUND

Sam Gray

BOUNDARY & TOPOGRAPHY SURVEY

IN SECTION 35
TOWNSHIP 3 SOUTH, RANGE 17 EAST
COLUMBIA COUNTY, FLORIDA

NOTE:
1.1 Elevations based on NAVD83 datum.



LEGEND

1	EXISTING
2	PROPOSED
3	ADJACENT PROPERTY
4	ADJACENT ROAD
5	ADJACENT RAILROAD
6	ADJACENT AIRPORT
7	ADJACENT WATERWAY
8	ADJACENT POWERLINE
9	ADJACENT TELEPHONE LINE
10	ADJACENT FENCE
11	ADJACENT GROUNDWATER
12	ADJACENT SURFACE WATER
13	ADJACENT SUBSURFACE
14	ADJACENT AIRSPACE
15	ADJACENT LAND
16	ADJACENT WATER
17	ADJACENT AIR
18	ADJACENT SOIL
19	ADJACENT ROCK
20	ADJACENT VEGETATION
21	ADJACENT ANIMALS
22	ADJACENT PLANTS
23	ADJACENT MINERALS
24	ADJACENT CULTURE
25	ADJACENT HISTORY
26	ADJACENT ECONOMY
27	ADJACENT SOCIETY
28	ADJACENT POLITICS
29	ADJACENT RELIGION
30	ADJACENT ARTS
31	ADJACENT SCIENCE
32	ADJACENT TECHNOLOGY
33	ADJACENT INNOVATION
34	ADJACENT CREATIVITY
35	ADJACENT IMAGINATION
36	ADJACENT DREAMS
37	ADJACENT VISIONS
38	ADJACENT IDEAS
39	ADJACENT KNOWLEDGE
40	ADJACENT WISDOM
41	ADJACENT FAITH
42	ADJACENT HOPE
43	ADJACENT LOVE
44	ADJACENT PEACE
45	ADJACENT JOY
46	ADJACENT HAPPINESS
47	ADJACENT WELL-BEING
48	ADJACENT HEALTH
49	ADJACENT MENTAL
50	ADJACENT PHYSICAL
51	ADJACENT EMOTIONAL
52	ADJACENT SPIRITUAL
53	ADJACENT UNIVERSE
54	ADJACENT COSMOS
55	ADJACENT GALAXY
56	ADJACENT SOLAR SYSTEM
57	ADJACENT PLANET
58	ADJACENT MOON
59	ADJACENT STAR
60	ADJACENT COMET
61	ADJACENT METEOR
62	ADJACENT NEBULA
63	ADJACENT SUPERNOVA
64	ADJACENT BLACK HOLE
65	ADJACENT WHITE DWARF
66	ADJACENT RED DWARF
67	ADJACENT ORANGE DWARF
68	ADJACENT YELLOW DWARF
69	ADJACENT BLUE DWARF
70	ADJACENT GREEN DWARF
71	ADJACENT PURPLE DWARF
72	ADJACENT BROWN DWARF
73	ADJACENT PINK DWARF
74	ADJACENT GRAY DWARF
75	ADJACENT SILVER DWARF
76	ADJACENT GOLD DWARF
77	ADJACENT IRON DWARF
78	ADJACENT COPPER DWARF
79	ADJACENT ZINC DWARF
80	ADJACENT NICKEL DWARF
81	ADJACENT CADMIUM DWARF
82	ADJACENT MERCURY DWARF
83	ADJACENT LEAD DWARF
84	ADJACENT SILVER DWARF
85	ADJACENT GOLD DWARF
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93	ADJACENT SILVER DWARF
94	ADJACENT GOLD DWARF
95	ADJACENT IRON DWARF
96	ADJACENT COPPER DWARF
97	ADJACENT ZINC DWARF
98	ADJACENT NICKEL DWARF
99	ADJACENT CADMIUM DWARF
100	ADJACENT MERCURY DWARF

NOTE: SEE SHEET 1 FOR BOUNDARY INFORMATION

INSET A:
SCALE 1" = 50'

INSET B:
SCALE 1" = 50'

INSET C:
SCALE 1" = 50'

INSET D:
SCALE 1" = 50'

DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION	SHEET NO.
					2
<p>NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH 386-752-4675 WWW.NFPS.NET LIC NO. L88356</p> <p>2551 BLAIRSTONE PINES DR TALLAHASSEE, FL 32301 WWW.NFPS.NET</p> <p>12/22/2022 6:50:11 AM \\nfp-services\X - Active Jobs\2022\1220531ROB\NFI\Survey\SURF003.dwg</p> <p>Sam Gray</p>					
<p>ROBBINS MANUFACTURING</p>					



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Fire Department Access and Water Supply Plan

**Robbins Wood Manufacturing Plant Expansion
Columbia County, FL
Parcel: 35-3S-17-07253-000**

The fire department will have access inside the property off of Okinawa Road. Once on the property, the department will have access to the treatment plant via a 20' wide milled surface (see site plan). The wood kiln will be accessible via a dirt path used by other equipment.

The Closest fire hydrant is located on the corner of Highway 90 and Cortez St.

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 Kellan Bailey
(Name of Person to Act as my Agent)

for North Florida Professional Services
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Robbins Manufacturing Plant Expansion
(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: Brian Lombardi

Applicant/Owner's Title: VP Director

On Behalf of: Robbins Manufacturing Company
(Company Name, if applicable)

Telephone: 404-466-8433 Date: _____

Applicant/Owner's Signature: [Signature]

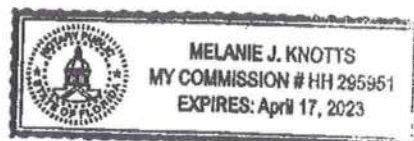
Print Name: BRIAN LOMBARDI

STATE OF FLORIDA
COUNTY OF Sumter

The Foregoing instrument was acknowledged before me this 16th day of January, 20 23 by Brian Lombardi,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

[Signature]
(Notary Signature)

(SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Officer/Registered Agent Name](#) /

Detail by Officer/Registered Agent Name

Florida Profit Corporation

ROBBINS MANUFACTURING COMPANY

Filing Information

Document Number 136678
FEI/EIN Number 59-0424645
Date Filed 11/18/1938
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Status ACTIVE
Last Event AMENDMENT
Event Date Filed 04/23/2001
Event Effective Date NONE

Principal Address

13001 N NEBRASKA AVE
TAMPA, FL 33612-4456

Changed: 04/19/1993

Mailing Address

PO BOX 17939
TAMPA, FL 33682-7939

Changed: 03/04/2005

Registered Agent Name & Address

ROBBINS, II, JEROME G
13001 N NEBRASKA AVE
TAMPA, FL 33612

Name Changed: 04/24/2009

Address Changed: 03/11/1993

Officer/Director Detail

Name & Address

Title VP, Director

BROWN, WILLIAM EJR

19491 Deer Lake Rd
Lutz, FL 33548

Title D, President

SCOTT, BRYANT
13001 N NEBRASKA AVE
TAMPA, FL 33612-4456

Title CD

HALL, LAURENCE W JR
17110 Rainbow Terrace
Odessa, FL 33556

Title SVD

ROBBINS, II, JEROME
3413 MULLEN AVE
TAMPA, FL 33609

Title D, VC

COTANDA, DIONEL
13001 N Nebraska Ave
TAMPA, FL 33612

Title VP, Director

LOMBARDI, BRIAN
13001 N NEBRASKA AVE
TAMPA, FL 33612-4456

Annual Reports

Report Year	Filed Date
2020	03/24/2020
2021	02/08/2021
2022	01/31/2022

Document Images

01/31/2022 – ANNUAL REPORT	View image in PDF format
02/08/2021 – ANNUAL REPORT	View image in PDF format
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04/22/2002 -- ANNUAL REPORT	View image in PDF format
04/23/2001 -- Amendment	View image in PDF format
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02/10/1998 -- ANNUAL REPORT	View image in PDF format
01/23/1997 -- ANNUAL REPORT	View image in PDF format
01/30/1996 -- ANNUAL REPORT	View image in PDF format
03/02/1995 -- ANNUAL REPORT	View image in PDF format



Cal -Tech Testing, Inc.

- Engineering
 - Geotechnical
 - Environmental
- LABORATORIES**

P.O. Box 1625 • Lake City, FL 32056
Tel (386) 755-3633 • Fax (386) 752-5456

7540 103rd Street, Suite 215, Jacksonville, FL 32210
Tel (904) 381-8901 • Fax (904) 381-8902

October 6, 2022

Mr. Kellan Bailey
North Florida Professional Services, Inc.
1450 SW SR 47
Lake City, Florida 32025

**RE: Geotechnical Engineering Exploration & Soil Field Permeability Testing Report
Land Development by Cortez Street-Stormwater Retention Ponds
Lake City, Florida
Cal-Tech Testing Inc. Project No. 22-00385-01**

Dear Mr. Kellan Bailey:

This report presents the results of our geotechnical engineering exploration and soil field permeability testing for the Stormwater Retention Ponds at the proposed land Development by Cortez Street in Lake City, Florida.

The purposes of the exploration were to determine the general subsurface soil conditions including the permeability parameters at the proposed Stormwater Retention Ponds.

SITE & PROJECT INFORMATION

Based on information you provided to us, the site is a 35-acre lumber yard scheduled for development and requires determination of the subsurface soil including permeability parameters to aid in the design of the stormwater retention ponds.

SUBSURFACE SOIL EXPLORATION

Per your request, our subsurface soil exploration was performed between October 4 and 5, 2022, and consisted of drilling five (5) Standard Penetration Test (SPT) boring (B1 through B5) to a depth of 15 ft. at the location coordinates provided by you and approximately laid out by our field crew using a hand-held Global Positioning System (GPS) devise. In addition, we performed one (1) field soil permeability test next to each boring.

We contacted Sunshine State One Call of Florida to mark out existing, known underground utilities prior to the beginning of our field exploration.

The SPT boring was advanced using continuous-flight auger and automatic hammer. The split-spoon sampling was performed continuously in the upper 10 ft. and at 5 ft. intervals thereafter to the termination depth of the boring at 15 ft. The boreholes were backfilled with soil cuttings at completion.

All soil samples were delivered to our geotechnical laboratory for their review and visual classification by our geotechnical engineer.

The field soil permeability tests were performed using a casing driven 0.5 ft. from the bottom of 1.0 ft. deep hand-augered boreholes. During the tests and after soil saturation we recorded the volume required to keep water at the top of the casing at 5 minutes intervals for 30 minutes.

SUBSURFACE SOIL CONDITIONS

GENERALIZED SUBSURFACE SOIL PROFILE

The generalized subsurface soil profile inferred from the results of the subsurface soil exploration consists of a SAND stratum to a depth of 5 ft. to 7 ft. underlain by SAND with silt to the explored depth.

Details of the subsurface soil profile including the N-values are shown in the enclosed boring log.

Groundwater

Groundwater was encountered at a depth of 3 ft. to 4 ft. while drilling the borings. The USDA NRCS indicates different soil map units, with groundwater depths between 6 inches and 42 inches from natural ground levels, cover the proposed stormwater retention pond areas.

Typical soil particles coated with iron-oxide reddish and yellowish colors observed at a depth of 2 ft. (B1 and B2) and 2.5 ft. (B3 , B4 and B5) appear to indicate the Seasonal High Groundwater Table (SHGWT) at the boring locations.

SOIL PERMEABILITY

Analyses of the data obtained during the field soil permeability test indicate the following results:

Test Location	Depth (ft)	Vertical Unsaturated Soil Hydraulic Conductivity (K_{vu}) (ft/day)	Suggested Horizontal Soil Hydraulic Conductivity (K_h) (ft/day)
B1	1.0	7.3	16.5
B2	1.0	4.4	10.0
B3	1.0	0.7	1.5
B4	1.0	4.8	10.9
B5	1.0	2.6	5.9

The averaged SAND stratum fillable porosity at the boring location is estimated at 27%. The confining stratum (SAND with silt) was encountered at depths of 5 ft. (B1, B3, B4 and B5) and 7 ft. (B2).

Based on the estimated SHGWT and the USDA NRCS Hydrology National Engineering Handbook criteria, the explored soils could be assigned a Hydrologic Soil Group (HSG) "A/D" for borings B1, B2, B4 and B5; and "C" for boring B3.

LIMITATIONS

Information on subsurface strata shown on the boring logs represents conditions encountered only at the location and depths indicated and at the time of the exploration.

CLOSURE

It has been a pleasure working with you and we look forward to continuing our work on this project.

Sincerely,

Cal-Tech Testing, Inc.

Ivan E. Marciano, M.S.C.E., P.E.
Sr. Geotechnical Engineer

Enclosures:
Boring Location Plan
Boring Logs



A handwritten signature in blue ink, appearing to read "Mike Stalvey, Jr.", written in a cursive style.

Mike Stalvey, Jr.
Vice-President



CAL-TECH TESTING, INC.
P.O. BOX 1625
Lake City, Florida 32056-1625
Phone: (386) 755-3633
Fax: (386) 752-5456

BORING LOCATION PLAN
Land Development by Cortez Street
Lake City, Florida



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B1

PAGE 1 OF 1

CLIENT North Florida Professional Services, Inc.

PROJECT NAME Land Dev. by Cortez Street, Stormwater Retention Ponds

PROJECT NUMBER 22-00385-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 10/5/22 COMPLETED 10/5/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING ---

LOGGED BY B.S. CHECKED BY J.M.

▼ AT END OF DRILLING 4.00 ft / Elev -4.00 ft

NOTES Elev. referred to ground surface

AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (ROD) %	BLOW COUNTS (N VALUE)	
	(SP) Dark grayish brown SAND		1	1	SS	63	1-1-1-1 (2)	Boring Location Coordinates: N30°11'33.0" W82°35'02.7" SS=Split Spoon sampler SHGWT estimated at 2 ft.
	(SP) Light brownish gray SAND		2	2	SS	71	1-2-2-2 (4)	
			3	3	SS	63	3-3-2-2 (5)	
	(SP-SM) Dark reddish gray SAND with silt		4	4	SS	63	2-1-2-4 (3)	
			5	5	SS	63	9-10-45-50 (55)	
			6	6	SS	94	11-18-28 (46)	
	Bottom of borehole at 15.0 feet.							

GEOTECH\BH COLUMNS - DATA ENTRY LATEST UPDATE GDT - 10/6/22 09:56 - C:\PROGRAM FILES\X86\AGINT\PROJECTS\LAND DEVELOPMENT BY CORTAZ STREET, STORMWATER RETENTION PONDS, LAKE CITY, FLORIDA.GPJ





Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B2

PAGE 1 OF 1

CLIENT North Florida Professional Services, Inc. PROJECT NAME Land Dev. by Cortez Street, Stormwater Retention Ponds
PROJECT NUMBER 22-00385-01 PROJECT LOCATION Lake City, Florida
DATE STARTED 10/5/22 COMPLETED 10/5/22 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon AT TIME OF DRILLING ---
LOGGED BY B.S. CHECKED BY I.M. AT END OF DRILLING 4.00 ft / Elev -4.00 ft
NOTES Elev. referred to ground surface AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA			REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	
-5	(SP) Light brownish gray SAND		1	SS	63	1-2-2-3 (4)	Boring Location Coordinates: N30°11'35.8" W82°35'01.0" SS=Split Spoon sampler SHGWT estimated at 2 ft.
			2	SS	67	2-3-3-2 (6)	
			3	SS	67	2-3-3-2 (6)	
			4	SS	67	3-5-10-17 (15)	
-10	(SP-SM) Dark reddish gray SAND with silt		5	SS	71	12-14-17- 24 (31)	
			6	SS	100	12-27-40 (67)	

Bottom of borehole at 15.0 feet.



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B3

PAGE 1 OF 1

CLIENT North Florida Professional Services, Inc. PROJECT NAME Land Dev. by Cortez Street, Stormwater Retention Ponds
PROJECT NUMBER 22-00385-01 PROJECT LOCATION Lake City, Florida
DATE STARTED 10/4/22 COMPLETED 10/4/22 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon AT TIME OF DRILLING ---
LOGGED BY B.S. CHECKED BY I.M. AT END OF DRILLING 3.00 ft / Elev -3.00 ft
NOTES Elev. referred to ground surface AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA			REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	BLOW COUNTS (N VALUE)	
	(SP) Grayish brown SAND		1	1	SS	63	Boring Location Coordinates: N30°11'36.5" W82°34'55.9" SS=Split Spoon sampler SHGWT estimated at 2.5 ft.
			2				
	▼ (SP) Light brownish gray SAND		3	2	SS	71	
			4				
-5			5	3	SS	63	
	(SP-SM) Dark reddish gray SAND with silt		6				
			7	4	SS	67	
			8				
			9	5	SS	75	
-10			10				
			11				
			12				
			13				
			14	6	SS	100	
-15			15				
	Bottom of borehole at 15.0 feet.						



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B4

PAGE 1 OF 1

CLIENT North Florida Professional Services, Inc.

PROJECT NAME Land Dev. by Cortez Street, Stormwater Retention Ponds

PROJECT NUMBER 22-00385-01

PROJECT LOCATION Lake City, Florida

DATE STARTED 10/4/22 COMPLETED 10/4/22

GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth

DRILLING CONTRACTOR Cal-Tech Testing, Inc.

GROUND WATER LEVELS:

DRILLING METHOD Continuous Flight Auger/Split Spoon

AT TIME OF DRILLING ---

LOGGED BY B.S. CHECKED BY I.M.

AT END OF DRILLING 4.00 ft / Elev -4.00 ft

NOTES Elev. referred to ground surface

AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	
	(SP) Gray SAND		1	1	SS	54	2-1-5-7 (6)	Boring Location Coordinates: N30°11'36.5" W82°34'47.9" SS=Split Spoon sampler SHGWT estimated at 2.5 ft.
	(SP) Light gray SAND		2	2	SS	67	4-7-7-8 (14)	
			3	3	SS	54	5-5-3-3 (8)	
	(SP-SM) Dark reddish gray SAND with silt		4	4	SS	58	1-1-1-1 (2)	
			5	5	SS	67	2-2-3-4 (5)	
			6	6	SS	94	3-6-8 (14)	

Bottom of borehole at 15.0 feet.



Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B5

PAGE 1 OF 1

CLIENT North Florida Professional Services, Inc. PROJECT NAME Land Dev. by Cortez Street, Stormwater Retention Ponds
PROJECT NUMBER 22-00385-01 PROJECT LOCATION Lake City, Florida
DATE STARTED 10/4/22 COMPLETED 10/4/22 GROUND ELEVATION 0 ft HOLE SIZE 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc. GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon AT TIME OF DRILLING ---
LOGGED BY B.S. CHECKED BY I.M. ▼ AT END OF DRILLING 4.00 ft / Elev -4.00 ft
NOTES Elev. referred to ground surface AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA				REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
				NUMBER	TYPE	RECOVERY (%) (ROD) %	BLOW COUNTS (N VALUE)	
	(SP) Gray SAND		1	1	SS	50	2-2-7-7 (9)	Boring Location Coordinates: N30°11'36.4" W82°34'44.6" SS=Split Spoon sampler SHGWT estimated at 2.5 ft.
	(SP) Light gray SAND		2	2	SS	71	5-7-7-8 (14)	
			4					
-5			6	3	SS	63	6-6-7-7 (13)	
	(SP-SM) Dark reddish gray SAND with silt		8	4	SS	63	3-4-4-6 (8)	
			10	5	SS	63	4-6-6-7 (12)	
-10			12					
			14	6	SS	94	4-6-10 (16)	
-15	Bottom of borehole at 15.0 feet.							



Robbins Manufacturing Co.
Robbins Real Estate, Inc.

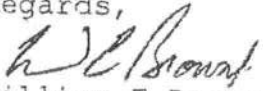
February 13, 2023

To Whom it May Concern

Brian Lombardi is a vice president and board member of Robbins Manufacturing Co., which is the 100% owner of Robbins Real Estate, Inc. Brian has full power to execute documents for Robbins Real Estate, Inc. that involves our project in Columbia County, Florida.

If you have any questions, please contact me.

Regards,


William E Brown, Jr.
VP & CFO
Robbins Manufacturing Co
Robbins Real Estate, Inc.



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

March 30, 2023

Monica Schott, E.I.
Engineer II
SRWMD
9225 County Road 49
Live Oak, FL 32060

RE: Response to Request for Additional Information (RAI) for Robbins Manufacturing Company, ERP-023-244961-1, Columbia County

Dear Ms. Schott:

This is the response to the RAI for Robbins Manufacturing Company, ERP-023-244961-1, Columbia County dated February 8, 2023. The items listed in the RAI are listed below in *italics*. The responses are below the listed items in **bold**. Revised signed & sealed plans have been uploaded as part of this response.

1. *A site inspection has been scheduled for February 9, 2023. Please note that additional permitting questions may occur due to the results of this site inspection. [See 62-330.060 F.A.C., 62-330.201 F.A.C., and 62-340 F.A.C.]*

Noted. NFPS was not present.

2. *Please provide surety for construction. For a project with a project area of less than 40 acres, the required amount is \$3,000. Please include the application number when payment is made. This can be credit card, check, money order or letter of credit. Credit cards can be used through our E-permitting system and will be accepted immediately. Checks and money orders can be hand delivered or mailed to the District. Letters of credit will need approval by District attorneys. [See rule 40B-1.704, F.A.C.]*

The surety amount has been paid by the applicant.

3. *An application fee of \$1,190 was received. For an individual permit with a project area of less than 40 acres that involves less than 3 acres of works in, on or over wetlands and other surface waters, the fee is \$2,110. Please provide the remaining application fee for the project. [See section 40B-1.706(2), F.A.C.]*

The additional fee amount has been paid by the applicant.

4. *Upon staff review, the Columbia County Property Appraiser website shows that the property is owned by ROBBINS REAL ESTATE INC., of which Brian Lombardi is not listed as an authorized representative. Please provide proof of ownership over the properties for which the proposed project will occur. [See Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume I, Section 4.2.3(d)]*

A signed authorization letter has been uploaded that authorizes Brian Lombardi to act as a representative of the Robbins Real Estate Inc.

5. *Please provide a Geotechnical report signed and sealed by a registered Florida Professional. [See ERP AH Volume II, Section 3.4.1]*

The signed and sealed geotechnical report has been uploaded.

6. *Please provide the property's legal description in a word document format so that it can be used in the Recorded Notice of ERP in Columbia County's public records. [See ERP AH Volume I, Section 12.6(b)]*

The legal description of the property in word format has been uploaded.

7. *Upon staff review, there appears to be additional contributing area to basin 1 than what was modeled. Please provide updated calculations and drainage maps for basin 1. [See ERP AH Volume II, Section 2.3]*

Basin 1 will be built up and completely drain to SWMF 1. The remaining area (basin 3) between basin 1 & 2 is not being improved and currently drains using existing ditches and outlets. See figure 5 of the revised engineering report.

8. *Upon staff review, it appears that additional structures have been added to the property after 1986 and are therefore considered new developments. Please include all new and proposed developments in the post development conditions. [See ERP AH Volume II, Section 2]*

After discussing with SRWMD staff, it was agreed that the existing wood kiln (see figure 6) was constructed after 1986. Please see the revised engineering report for details on the treatment of the existing wood kiln.

9. *Please clarify the change in the Seasonal High Groundwater Table (SHGWT) from 194.5 ft in the basin 1 predevelopment condition to 195 ft in the post development condition. Please provide reasonable assurance that the SHGWT is determined by on-site soil investigation by the appropriate registered professional. [See ERP AH Volume II, Section 3.4.1]*

The seasonal high groundwater table is 195 ft and has been revised and reflected in the report.

10. *Please note: stormwater treatment facilities shall not be constructed within 100 feet of a public drinking water well. [See ERP AH Volume II, Section 4.3]*

Noted.

11. *Please note: your local government may have additional regulations. Please call your local government offices for additional permitting requirements.*

Noted.

12. *Please note: your project may require a Generic Permit for Stormwater Discharge for Large and Small Construction Activities, as part of the Florida NPDES stormwater program regulated by the Florida Department of Environmental Protection (FDEP). This permit is separate from the Environmental Resource Permit for which you are applying. Please refer to FDEP's program website, <http://www.dep.state.fl.us/water/stormwater/npdes/>, for more information.*

Noted.

13. Your application has been forwarded to the Florida Fish and Wildlife Conservation Commission (FWC) as well as to the Department of State Division of Historical Resources (DHR) for review as required in ERP Applicant's Handbook Volume I, Section 5.5.2.2. Please provide reasonable assurance that any requested additional information from the FWC or DHR has been addressed. Be advised; any information requested by FWC regarding wetland dependent listed species and species having special protection that use upland habitats for nesting and denning, as indicated in ERP A.H. Vol I, Section 10.2.7, will be considered during the District's review of your application. as part of this review before your application can be deemed complete. Please refer to the current list of aquatic or wetland dependent listed species and species having special protection at, <https://floridadep.gov/water/submerged-lands-environmental-resources-coordination/documents/listed-wildlife-species-are>. [See 62-330.301(1)(f) and 330.302(1)(a), F.A.C.]

Noted.

If you have questions or require further clarification on any of the above, please feel free to contact me at kbailey@nfps.net or feel free to call (386)752-4675.

Sincerely,



Kellan Bailey E.I.
Project Manager

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NO.
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA NA.
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z NA.
Variance: ☐ Yes ☒ No
Variance Application No. V NA.
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE NA.

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- ✓ 1. Vicinity Map - Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan - Including, but not limited to the following:
 - a. ~~Name, location, owner, and designer of the proposed development.~~
 - b. ~~Present zoning for subject site.~~
 - c. ~~Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.~~
 - d. ~~Date, north arrow, and graphic scale not less than one inch equal to 50 feet.~~
 - e. Area and dimensions of site (Survey).
 - f. ~~Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.~~
 - g. ~~Access to utilities and points of utility hook-up.~~
 - h. ~~Location and dimensions of all existing and proposed parking areas and loading areas.~~
 - i. ~~Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).~~
 - j. ~~Location and size of any lakes, ponds, canals, or other waters and waterways.~~
 - k. ~~Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.~~
 - l. ~~Location of trash receptacles.~~
 - m. ~~For multiple-family, hotel, motel, and mobile home park site plans:~~
 - i. ~~Tabulation of gross acreage.~~
 - ii. ~~Tabulation of density.~~
 - iii. ~~Number of dwelling units proposed.~~
 - iv. ~~Location and percent of total open space and recreation areas.~~
 - v. ~~Percent of lot covered by buildings.~~

Demolition Permit

Columbia County - Building and Zoning Department
P.O. Box 1529, Lake City, FL 32056-1529 ♦ (386) 758-1008

*Conservation North
area to North
boundary =
buffer.*

- vi. Floor area of dwelling units.
- vii. Number of proposed parking spaces.
- viii. Street layout.
- ix. Layout of mobile home stands (for mobile home parks only).

3. Stormwater Management Plan—Including the following:

- ☒ a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
- ☒ b. Proposed finished elevation of each building site and first floor level.
- ☒ c. Existing and proposed stormwater management facilities with size and grades.
- ☒ d. Proposed orderly disposal of surface water runoff.
- e. Centerline elevations along adjacent streets.
- f. Water management district surface water management permit.

need a more

4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

2

5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

review

6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).

☒ 7. Legal Description with Tax Parcel Number (In Word Format).

☒ 8. Proof of Ownership (i.e. deed).

need change

☒ 9. Agent Authorization Form (signed and notarized).

☒ 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).

11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.

Connie Brecheen

From: Ford, Sallie <Sallie.Ford@flhealth.gov>
Sent: Wednesday, March 15, 2023 11:47 AM
To: Connie Brecheen
Subject: RE: Robbins Wood Manufacturing

Hi,

No comments from me on this one,

Thanks!

Sallie A. Ford
Environmental Health Director
Columbia and Hamilton Counties
Florida Department of Health
217 NE Franklin Street
Lake City, Florida 32055
386-758-1058

*no other comments
received from others.*

Our Mission: To protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.

Please Note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your email communication may therefore be subject to public disclosure.

From: Connie Brecheen <cbrecheen@columbiacountyfla.com>
Sent: Wednesday, March 15, 2023 11:09 AM
To: Chad Williams <chad_williams@columbiacountyfla.com>; David Kraus <david_kraus@columbiacountyfla.com>; David Moore <david_moore@columbiacountyfla.com>; Chad Williams <chad_williams@columbiacountyfla.com>; Joel Foreman <jforeman@columbiacountyfla.com>; Jeff Crawford <jeff_crawford@columbiacountyfla.com>; Kevin Kirby <kevin_kirby@columbiacountyfla.com>; Lance Hill <lhill@columbiacountyfla.com>; Lincoln Schofield <lschofield@columbiacountyfla.com>; Ford, Sallie <Sallie.Ford@flhealth.gov>; Thresa Frazee <thresa@ccpafl.com>; Troy Crews <troy_crews@columbiacountyfla.com>; Register, Troy <Troy.Register@dot.state.fl.us>; Mark Edson <mark@ccpafl.com>
Subject: Robbins Wood Manufacturing

EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

To all—

Please review and return comments by March 29, 2023. Thanks.

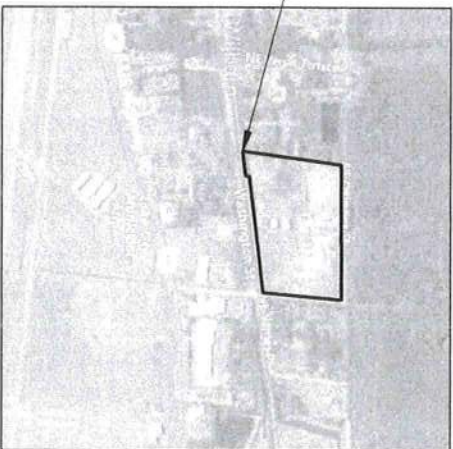
*Connie Brecheen
Columbia County
Community Development Coordinator
P.O. Box 1529
Lake City, FL 32056*

ROBBINS MANUFACTURING COMPANY COLUMBIA COUNTY, FLORIDA

COLUMBIA
COUNTY



PROJECT LOCATION



SHEET INDEX

COVER SHEET	C-1
SIGNATURE SHEET	C-2
GENERAL & EROSION CONTROL NOTES	C-3
TYPICAL SECTION	C-4
DEMOLITION PLAN	C-5
OVERALL SITE PLAN	C-6
EROSION CONTROL PLAN	C-7
ACCESS ROAD PLAN SHEETS	C-8 - C-10
KILN SITE PLAN	C-11
TREATMENT PLANT SITE PLAN	C-12
LIMEROCK AREA SITE PLAN	C-13
PARKING STALL PLAN	C-14
GRADING PLAN	C-15
SWMF 1	C-16
SWMF 2	C-17
SWMF DETAILS	C-18
MISC. DETAILS	C-19 - C-20

PLANS PREPARED FOR:

ROBBINS MANUFACTURING COMPANY
P.O. BOX 17939, TAMPA, FL, 33682

03/2023
COLUMBIA COUNTY SITE PLAN SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS		JOB NUMBER	
DATE	DESCRIPTION	FOR	P.E. NO.
		43535	
NORTH FLORIDA PROFESSIONAL SERVICES, INC.		COVER SHEET	
P.O. BOX 3323		SHEET NO.	
LAKE CITY, FL 32056		C-1	
TEL: 386-752-4515			
WWW.NFPS.NET			
LIC. NO. LB3538			
2851 BLAIRSTONE PINES DR.			
TALLAHASSEE, FL 32301			
CA# 29611			

COVER SHEET



Copyright © 1999 by Company G. Barry
EAC, Chicago, IL 60601
017A0140000001746 2106 37 A00010065
G/NORTH FLORIDA PROFESSIONAL
SERVICES INC., C/O S
Date: 2003.03.09 17:26:54.05:00

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61015-2.1004, F.A.C.

COVER SHEET	C-1
SIGNATURE SHEET	C-2
GENERAL & EROSION CONTROL NOTES	C-3
TYPICAL SECTION	C-4
DEMOLITION PLAN	C-5
OVERALL SITE PLAN	C-6
EROSION CONTROL PLAN	C-7
ACCESS ROAD PLAN SHEETS	C-8 - C-10
KILN SITE PLAN	C-11
TREATMENT PLANT SITE PLAN	C-12
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GRADING PLAN	C-15
SWMIF 1	C-16
SWMIF 2	C-17
SWMIF DETAILS	C-18
MISC. DETAILS	C-19 - C-20

8/9/2023 10:59 AM
8/9/2023 10:59 AM
8/9/2023 10:59 AM

GENERAL NOTES


1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO THE ADJACENT PROPERTIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND COLUMBIA COUNTY, FLORIDA OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED SURNAME RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT.
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER AT ALL TIMES. ALL EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED. THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
5. THE SITE IS LOCATED IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
6. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED. THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
7. THE STORMWATER BASIN IS DESIGNED IN ACCORDANCE WITH SPMO APPLICANT HANDBOOK VOLUME 11 AND 62-300 F.A.C.
8. ALL SLOPES OF THE STORMWATER BASIN SHALL BE GRASSED. ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED SOD.
9. ALL DISTURBED AREAS NOT SOODD SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING, SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF RYE.
10. EXISTING DRAINAGE STRUCTURES WITHIN THE CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED IN PLANS.
11. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
12. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
13. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.
14. CONTRACTOR SHALL PROVIDE ACTUAL INVERT ELEVATIONS ON ALL DRAINAGE STRUCTURES, INCLUDING CULVERTS, PRIOR TO PLACING ANY BASE MATERIAL. DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER BEFORE CONSTRUCTING WORK.
15. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE F.D.O.T. STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION), AWA SPECIFICATIONS, AND THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS UNLESS OTHERWISE NOTED.
16. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
17. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.

EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLETES WITH THE REQUIREMENTS OF THE FLORIDA DEVELOPMENT MANUAL AND THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
2. THE CONTRACTOR SHALL ADHERE TO COLUMBIA COUNTY, SPMO, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMPs FROM THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SLOPES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SUE FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SUE FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GROUND AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR WHICH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION PIPES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED. NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SLOPES STEEPER THAN 3:1 SHALL BE IMMEDIATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC MATES OR SOODING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED TRUCKS SHALL BE COVERED WITH TAMPERS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SPMO HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, SITES, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED ON AT LEAST ONE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD ON GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

REVISIONS

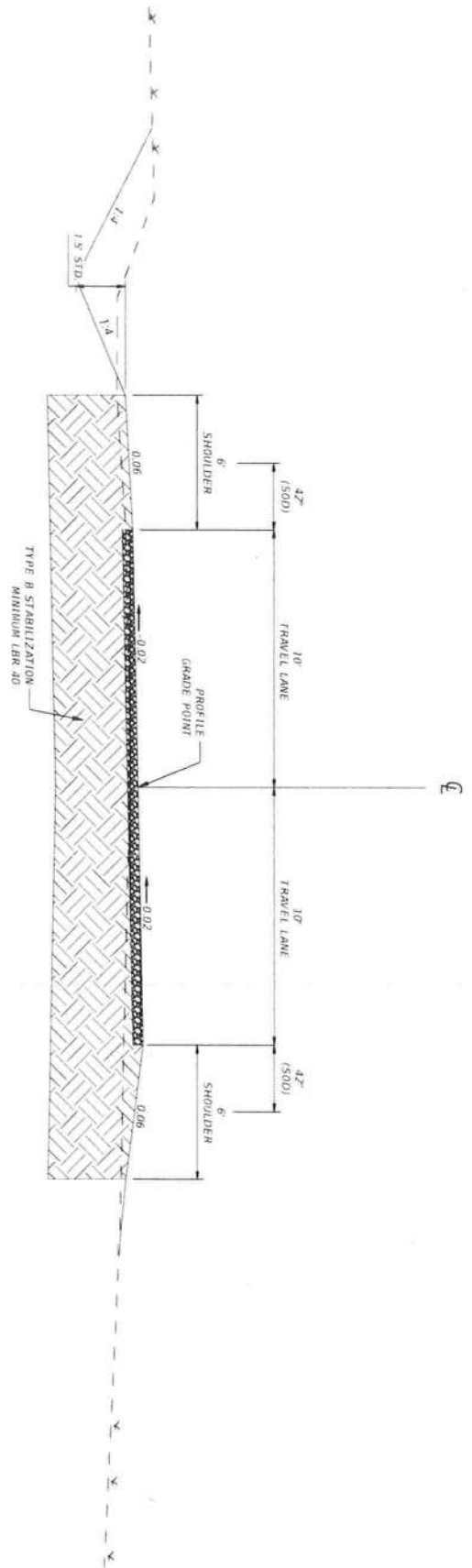
DATE	DESCRIPTION	SHEET NO.
		C-3



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 382
DAKE CITY, FL 32088
TALLAHASSEE, FL 32301
CAB 28011

JOB NUMBER:
L28031708
FOR:
GREGORY G. BAILEY
P.E. NO. 42885

GENERAL & EROSION CONTROL NOTES
ROBBINS MANUFACTURING COMPANY
COLUMBIA COUNTY, FLORIDA



TYPICAL SECTION

N.T.S.

6" ASPHALT MILLINGS
12" STABILIZED SUBGRADE (MIN. LBR 40)

NOTES

1. FINISH THE STABILIZED SUBGRADE SURFACE ELEVATION AND CROSS SLOPE IN ACCORDANCE WITH THIS PAVEMENT DESIGN.

REVISIONS		DATE	DESCRIPTION
NO.	DESCRIPTION		
1	ISSUED FOR PERMIT	07/27/17	15.00' WIDE




NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32066
PH: 386-752-4875
WWW.NFPS.NET
LIC NO. LB8336

JOB NUMBER:
123031R08
GREGORY G. BAILEY
P.E. NO. 43355

TYPICAL SECTION
ROBBINS MANUFACTURING COMPANY
LAKE CITY, FLORIDA

SHEET NO.
C-4

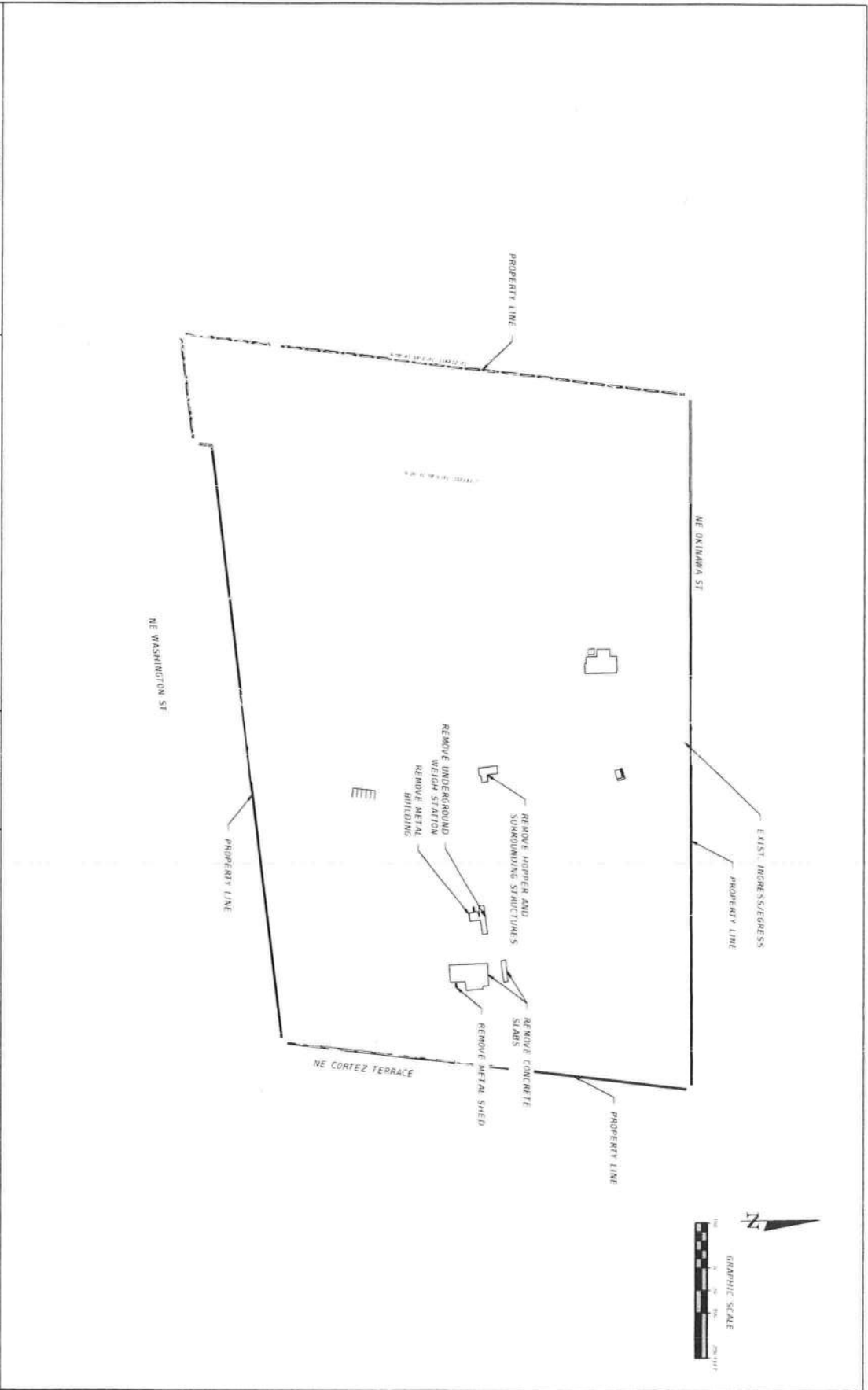
REVISIONS		DATE
DESCRIPTION		
		
NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 2422 LAKE CITY, FL 32066 PH. 386-752-4875 LIC. NO. LB8358		
3641 BLAUNSTONE PINES DR. TALLAHASSEE, FL 32307 WWW.NFPS.NET CEF 28011		
JOB NUMBER: L2208313R08 EOR: GREGORY G. BAILEY P.E. NO. 45869		
DEMOLITION PLAN ROBBINS MANUFACTURING COMPANY COLUMBIA COUNTY, FLORIDA		
		SHEET NO.
		C-5

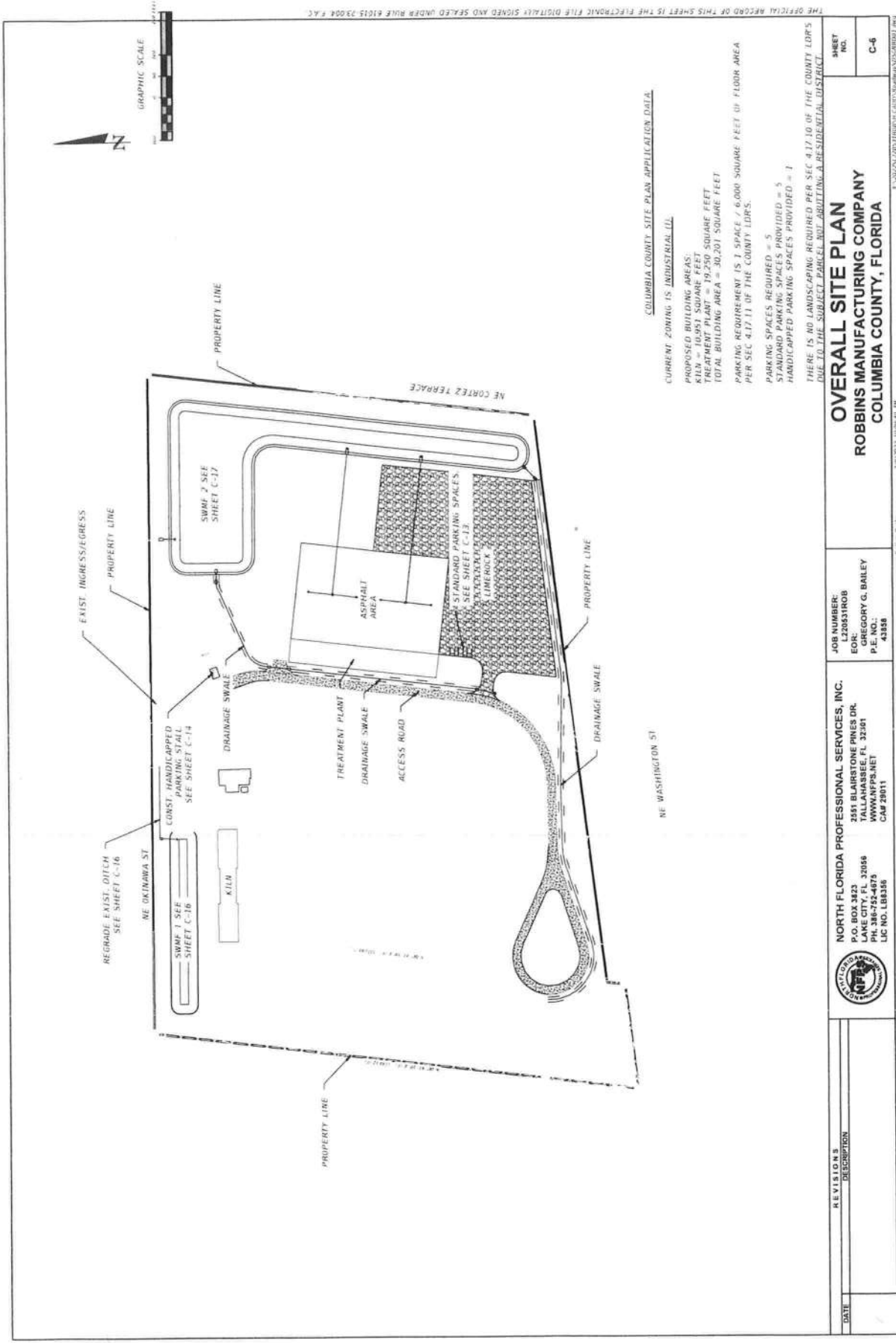
DEMOLITION PLAN
ROBBINS MANUFACTURING COMPANY
COLUMBIA COUNTY, FLORIDA

Scale: 1"=40'-0"

3/27/2017 10:59:25 AM

P:\2017\20170313\Robbins Manufacturing\20170313\Demolition.dwg





THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61015.23.004 F.A.C.

COLUMBIA COUNTY SITE PLAN APPLICATION DATA

CURRENT ZONING IS INDUSTRIAL UL

PROPOSED BUILDING AREAS:

KILN - 10,000 SQUARE FEET

TREATMENT PLANT - 10,250 SQUARE FEET

TOTAL BUILDING AREA = 20,250 SQUARE FEET

PARKING REQUIREMENT IS 1 SPACE / 6,000 SQUARE FEET OF FLOOR AREA

PER SEC 4.17.11 OF THE COUNTY LDRS.

PARKING SPACES REQUIRED = 5

STANDARD PARKING SPACES PROVIDED = 5

HANDICAPPED PARKING SPACES PROVIDED = 1

THERE IS NO LANDSCAPING REQUIRED PER SEC 4.17.10 OF THE COUNTY LDRS

DUE TO THE SUBJECT PARCEL NOT ADJACENT TO A RESIDENTIAL DISTRICT

REVISIONS

DATE

DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3423
DADE CITY, FL 33556
PH: 386-251-4572
WWW.NFPS.NET
LIC NO. 188356

JOB NUMBER:
L220531R0B
FOR: GREGORY G. BAILEY
P.E. NO.:
43358

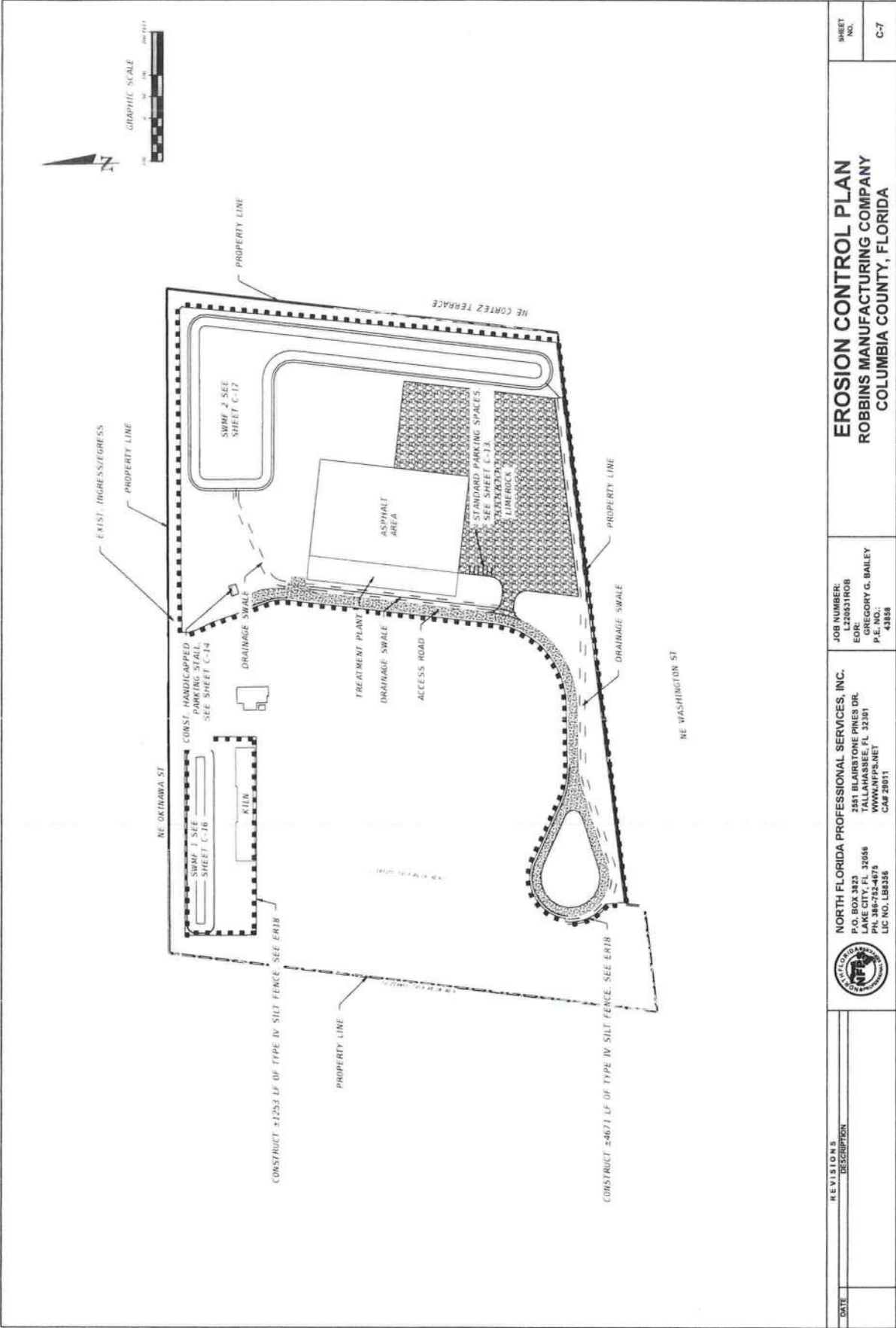
OVERALL SITE PLAN
ROBBINS MANUFACTURING COMPANY
COLUMBIA COUNTY, FLORIDA

SHEET NO.


C-6

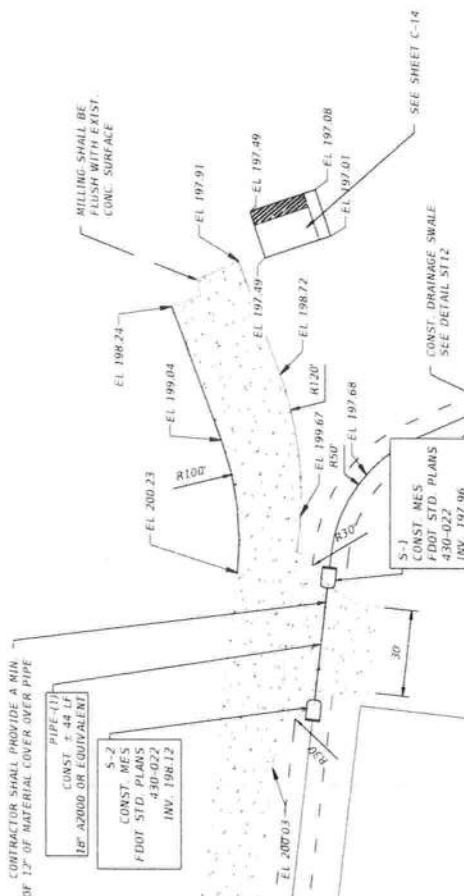
DATE: 05/20/2017 10:09:40 AM
KYLE R. BAILEY

8:00Z/2017/05/20 10:09:40 AM



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				SHEET NO.	
				C-7	
				EROSION CONTROL PLAN	
				ROBBINS MANUFACTURING COMPANY	
				COLUMBIA COUNTY, FLORIDA	
				JOB NUMBER: L22851ROB	
				EOR: GREGORY G. BAILEY	
				P.E. NO.: 43858	
				NORTH FLORIDA PROFESSIONAL SERVICES, INC.	
				2511 BLAIRSTONE PINES DR	
				TALLAHASSEE, FL 32301	
				WWW.NFPS.NET	
				CAF 28011	
				P.O. BOX 3823	
				LAKE CITY, FL 32056	
				PH. 386-752-4475	
				LIC NO. LB8356	
					
REVISIONS					
DATE	DESCRIPTION				



CONTRACTOR SHALL PROVIDE A MIN. OF 12" OF MATERIAL COVER OVER PIPE

PIPE-(1)
CONST. ± 44 LF
16" A2000 OR EQUIVALENT

5-2
CONST. MES.
FDOY STD. PLANS
430-022
INV. 198.12

5-1
CONST MES
FDOT STD PLANS
430-022
INV 197 96

CONST. DRAINAGE SWALE
SEE DETAIL 5T12

SEE SHEET C-14

ASPHALT AREA SEE SHEET C-12

REVISIONS	
DATE	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4875
LIC NO. LBB356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CAX 29011

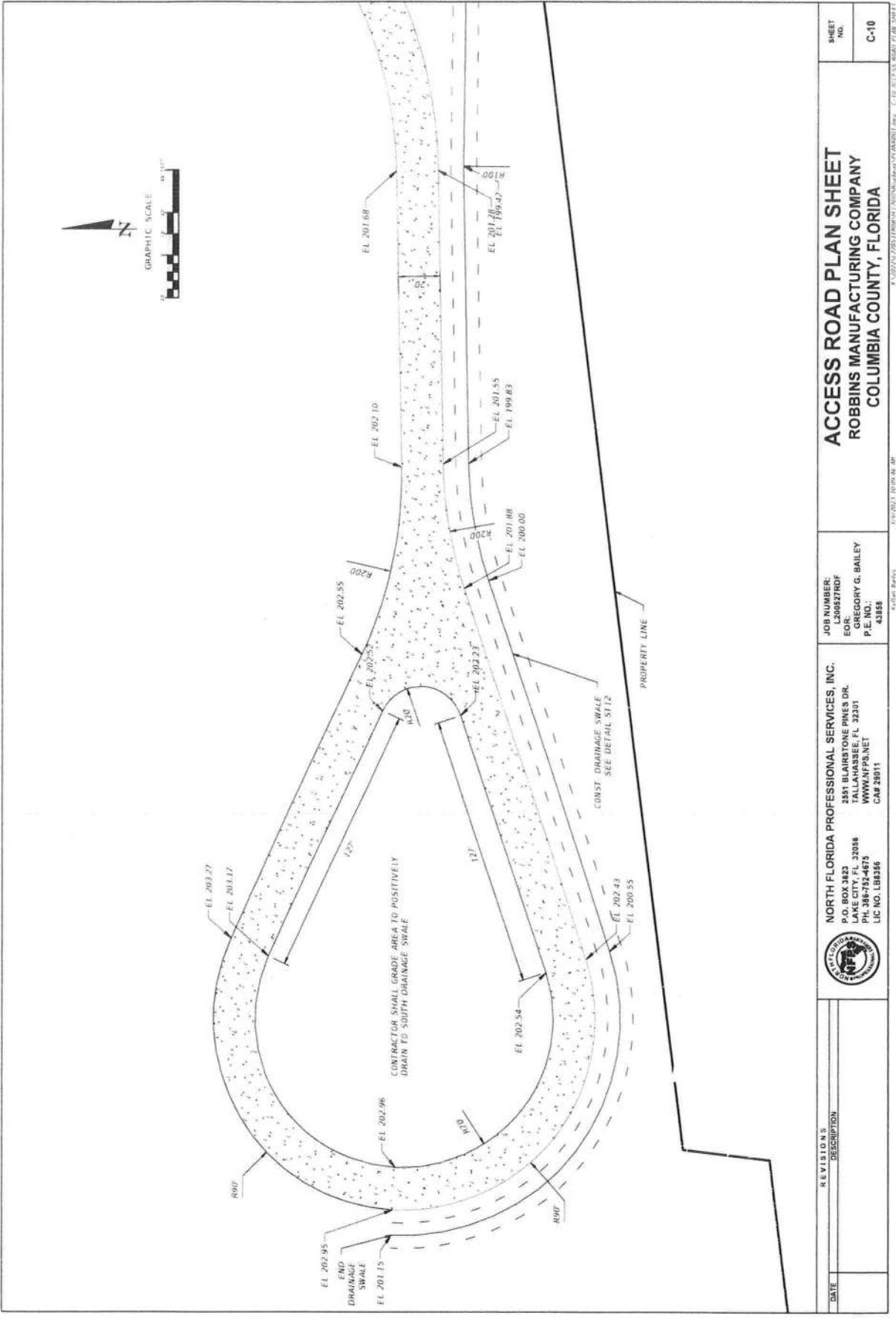
JOB NUMBER:
L200527RDF
EOR:
GREGORY G. BAILEY
P.E. NO.:
43858

ACCESS ROAD PLAN SHEET
ROBBINS MANUFACTURING COMPANY
COLUMBIA COUNTY, FLORIDA

SHEET NO. C-8

4/14/2018 10:20:43 AM

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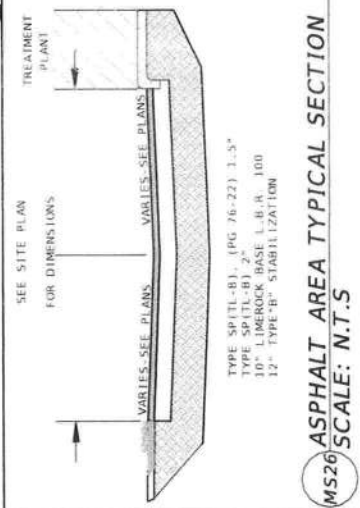
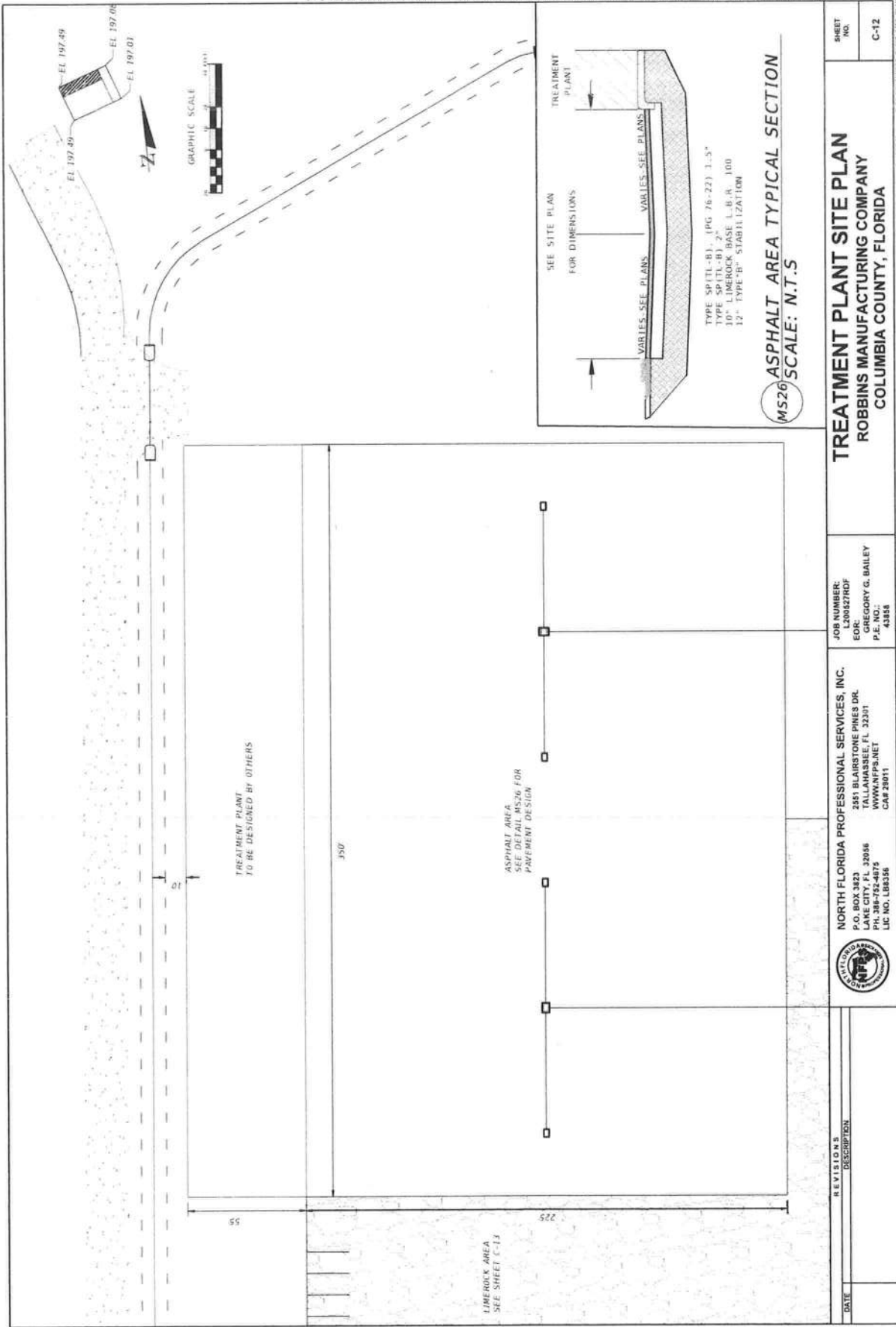


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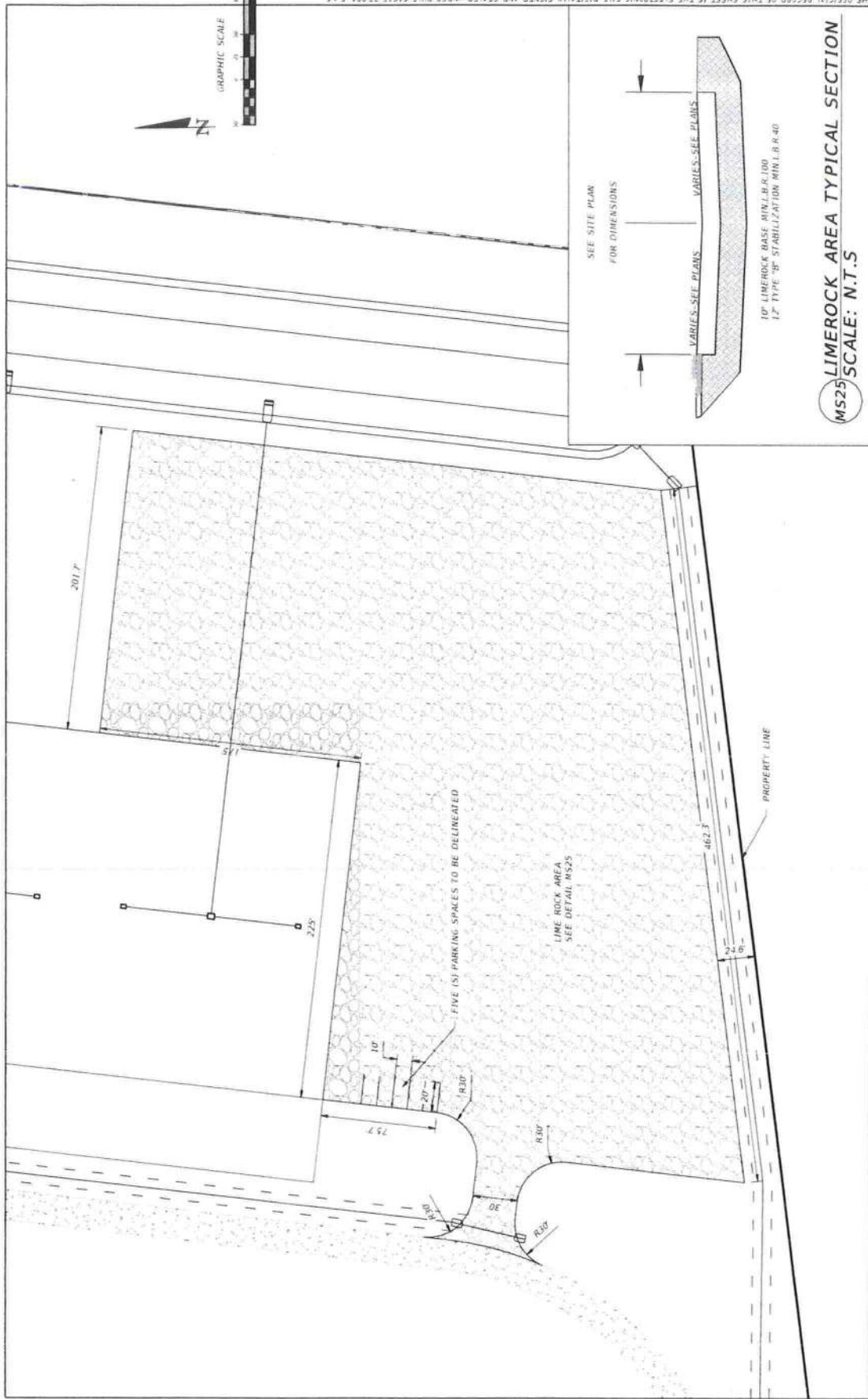


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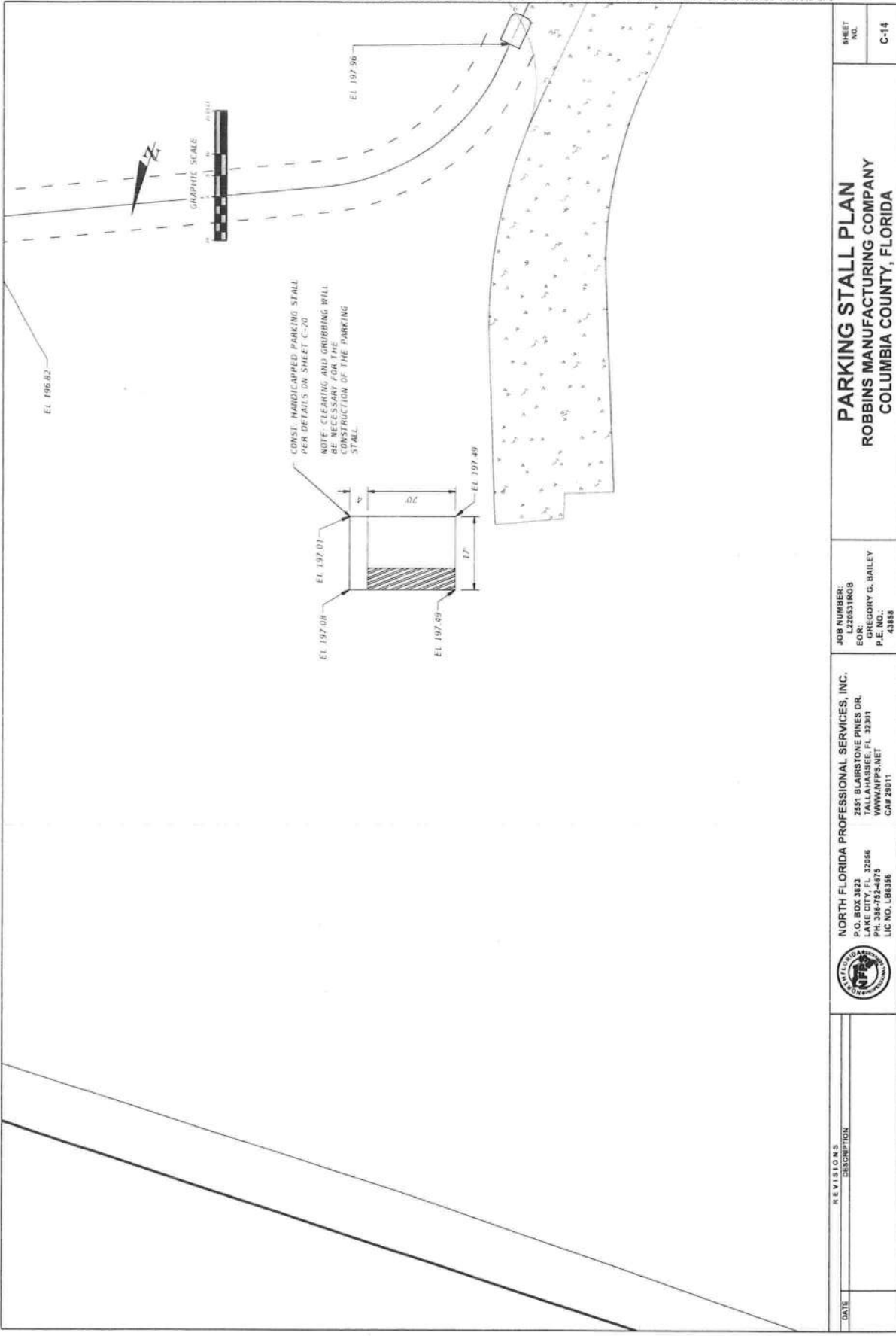


TREATMENT PLANT SITE PLAN ROBBINS MANUFACTURING COMPANY COLUMBIA COUNTY, FLORIDA		SHEET NO.	C-12
NORTH FLORIDA PROFESSIONAL SERVICES, INC. 2351 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 TEL: 904-833-1100 FAX: 904-833-1101 CA# 28011		JOB NUMBER: L200427RDF EOR: GREGORY G. BAILEY PLANS 43855	1/9/2017 10:08:49 AM Author: Bailey
REVISIONS DATE DESCRIPTION		THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61E15 39004 F.A.C.	



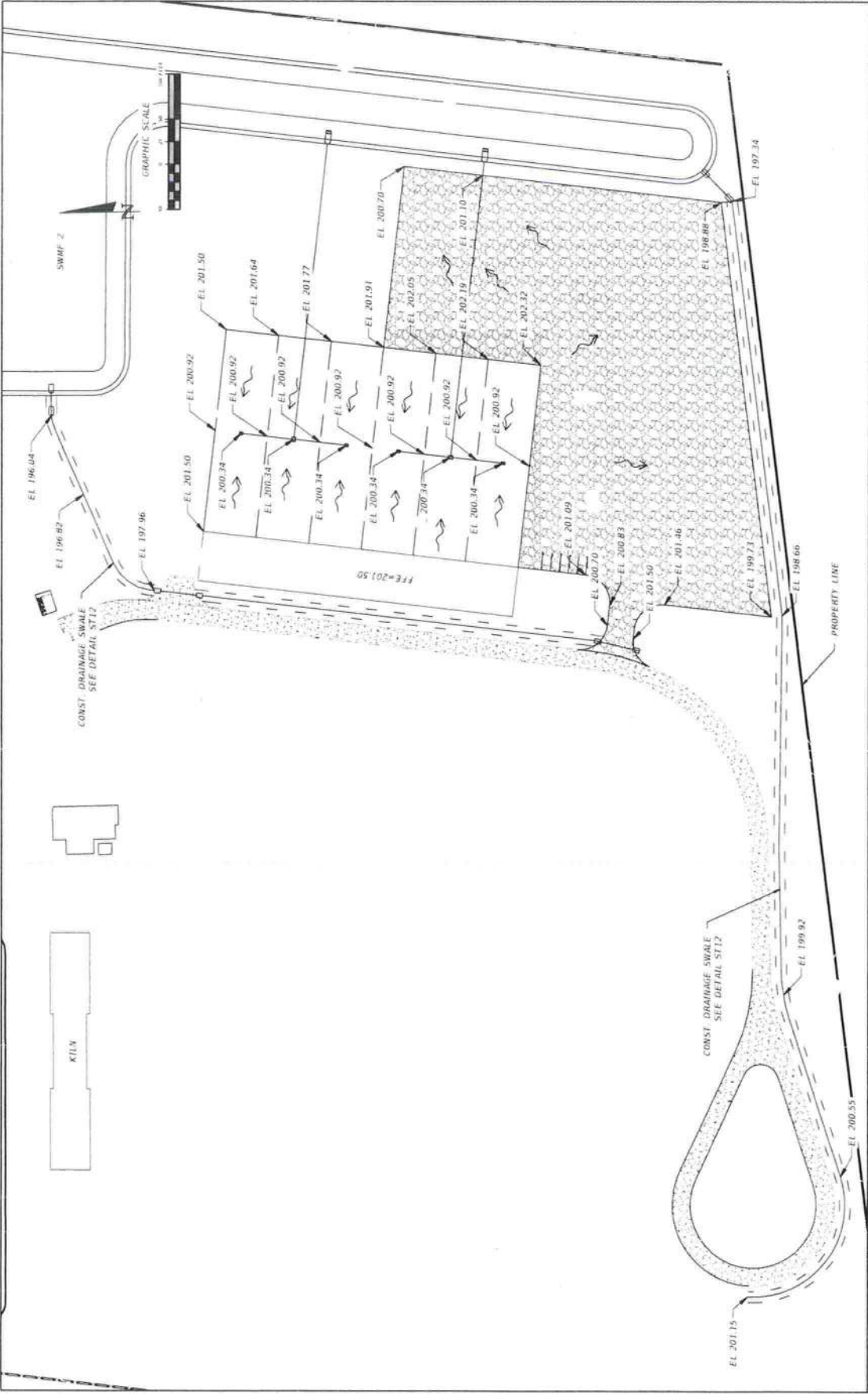
SHEET NO. C-13	LIMEROCK AREA SITE PLAN ROBBINS MANUFACTURING COMPANY COLUMBIA COUNTY, FLORIDA	JOB NUMBER: 230351 ROB FOR: GREGORY G. BAILEY P.E. NO.: 43858	NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4075 LIC NO. LB6356 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CAF 28011	REVISIONS DATE DESCRIPTION
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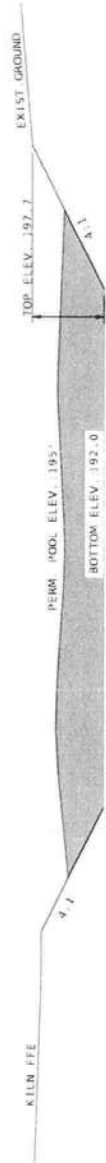
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REVISIONS		JOB NUMBER		SHEET NO.	
DATE	DESCRIPTION	L220331ROB	4355	C-15	
		NORTH FLORIDA PROFESSIONAL SERVICES, INC.		GRADING PLAN	
		P.O. BOX 3823		ROBBINS MANUFACTURING COMPANY	
		LAKE CITY, FL 32098		COLUMBIA COUNTY, FLORIDA	
		TALLAHASSEE, FL 32301			
		WWW.NFPS.NET			
		LIC NO. LB0356			
		P.E. NO. 4355			
		GREGORY C. BAILEY			
		4355			

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

CRITICAL EVENT: 100 YR - 8 HR
MAX STAGE: 196.26



SECTION A-A SWMF 1 DETAIL
SCALE: N.T.S.

LEGEND

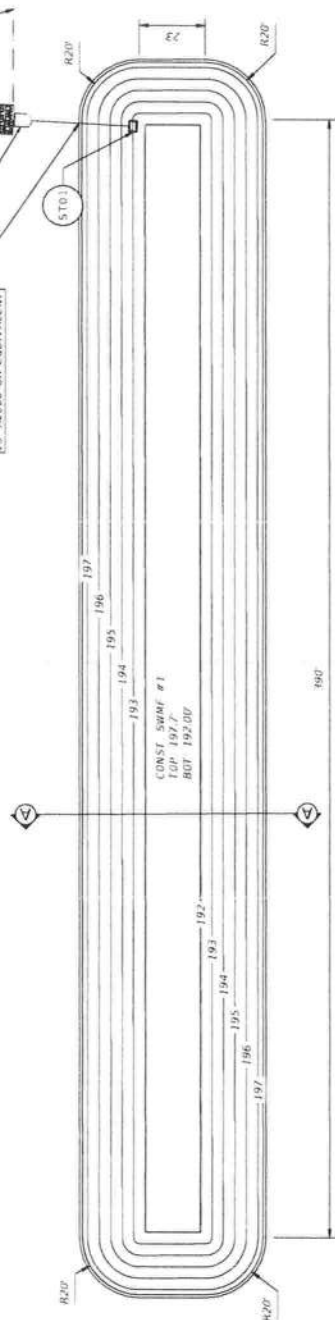
--- EXISTING GROUND CONTOUR LINES

--- PROPOSED CONTOUR LINES

5-14
CONST. MES
FDDT STD. PLANS
430-022
INV. 194.89

PIPE (18")
CONST. # 38 LF
15' A2000 OR EQUIVALENT

REGRADE DITCH TO PROVIDE
POSITIVE FLOW TOWARDS
INVERT ELEV. 194.40'

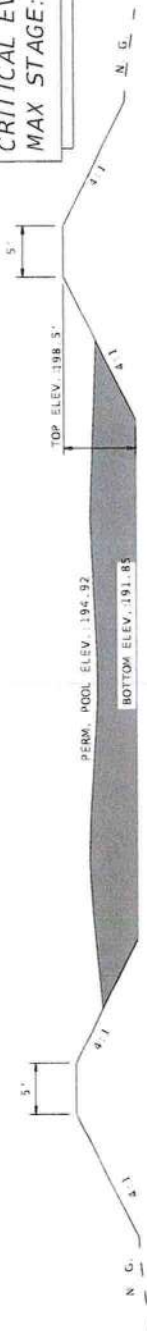


DATE	REVISIONS	DESCRIPTION	SHEET NO.	C-16
NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32838 PH. 386-752-4875 WWW.NFPS.NET LIC NO. L88356	JOB NUMBER: L28831ROB FOR GREGORY G. BAILEY P.E. NO. 43558	SWMF 1 ROBBINS MANUFACTURING COMPANY COLUMBIA COUNTY, FLORIDA		

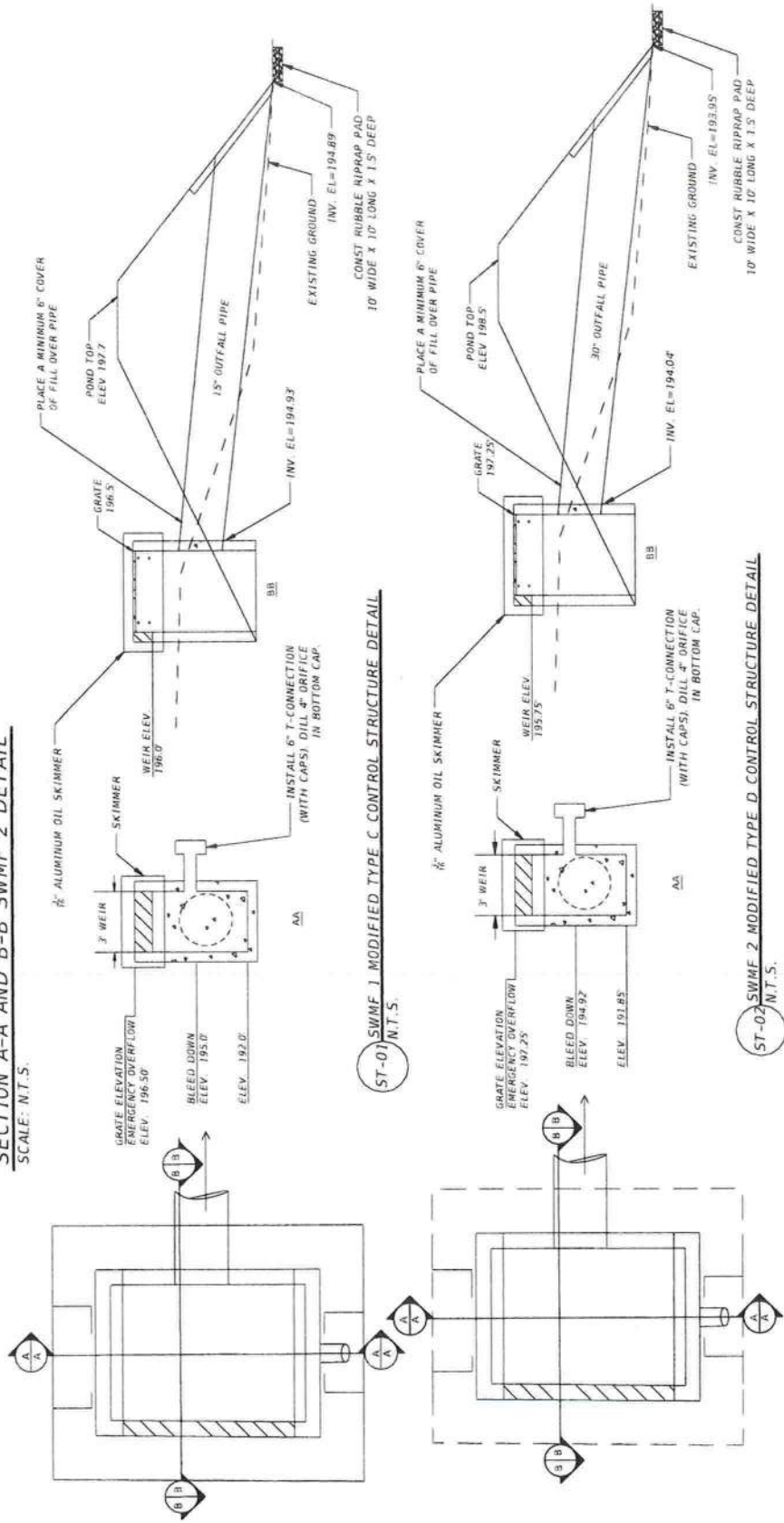


THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITAL SIGNATURE AND SEAL OF THE ENGINEER. ANY CHANGES TO THIS SHEET SHALL BE MADE TO THE ELECTRONIC FILE.

CRITICAL EVENT: 100 YR - 8 HR
MAX STAGE: 197.13



SECTION A-A AND B-B SWMF 2 DETAIL
SCALE: N.T.S.



ST-01 SWMF 1 MODIFIED TYPE C CONTROL STRUCTURE DETAIL
N.T.S.

ST-02 SWMF 2 MODIFIED TYPE D CONTROL STRUCTURE DETAIL
N.T.S.

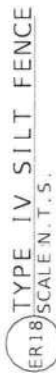
DATE	REVISIONS	DESCRIPTION	JOB NUMBER	SHEET NO.
			12853108	C-18
			EDWARD G. BAILEY	
			P.E. NO. 43558	
			NORTH FLORIDA PROFESSIONAL SERVICES, INC.	
			P.O. BOX 3823	
			LAKE CITY, FL 32856	
			251 BLAIRSTONE PINES DR.	
			TALLAHASSEE, FL 32301	
			WWW.NFPS.NET	
			PH 386-352-4875	
			LIC NO. 188356	
			CAB 28011	

SWMF DETAILS
ROBBINS MANUFACTURING COMPANY
COLUMBIA COUNTY, FLORIDA

Stormwater

10/20/2015 10:05:58 AM

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61C15-23.004 F.S.



THAN 3% SHALL BE SODDED.

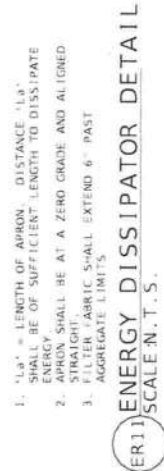
2' MIN.

2' MIN.

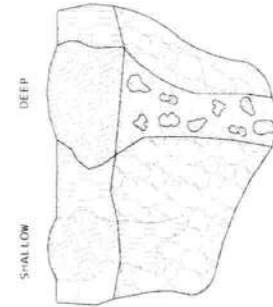
MAXIMUM 15.00

1:5 SLOPE

DEPTH VARIES SEE PLANS



1. NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS IMMEDIATELY WHEN THE BE BACKFILLING OF A SHALLOW KARST FEATURE IS REQUIRED. WHEN THE BE BACKFILLING IS COMPLETED, THE DISTRICT AND PUBLIC WORKS SHALL BE SUBMITTED FOR REVIEW, COMMENT, AND APPROVAL PRIOR TO ATTEMPTING ANY REPAIR.
2. SHALLOW KARST FEATURES ARE TYPICALLY LESS THAN 5' DEEP AND ONLY HAVE SMALL WOUNDS IN THE LIMESTONE. THE FEATURE SHALL BE REPAIRED BY BACKFILLING WITH A LOWER PERMEABILITY MATERIAL SUCH AS SAND OR GRAVEL. THE KARST FEATURE SHALL BE BACKFILLED AND CREATE A SMALL MOUND SLIGHTLY ABOVE GRADE TO ACCOUNT FOR SETTLING.
3. DEEP KARST FEATURES SHALL BE REPAIRED MORE PERMANENTLY. EXCAVATE THE FEATURE TO THE LIMESTONE BEDROCK, PLUG THE KARST WITH A DRAIN TILE, CLEAN OUT THE BACKFILL OVER THE PLUG WITH A DRILL, AND BACKFILL WITH A MATERIAL SUCH AS GRAVEL, CLAYEY SAND OR CLAY. COMPACT THE BACKFILL TO GRADE.



ST12 GRASSED SWALE DETAIL
SCALE: N.T.S

ER23 KARST FEATURE REPAIR DETAIL
SCALE: N.T.S.

MISC. DETAILS
ROBBINS MANUFACTURING COMPANY
COLUMBIA COUNTY, FLORIDA



**CONCURRENCY
WORKSHEET**

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
140	Manufacturing	3.82	0.74	30.20	115.37	22.35

*Per thousand square feet (i.e. 30,201 sq ft / 1,000 = 30.20)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Manufacturing	15.00	14.00	210.00

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Manufacturing	15.00	14.00	210.00

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds Per Thousand Sq Ft	Total Floor Area*	Total (Lbs Per Day)
Manufacturing	5.50	30.20	166.11

*Per thousand square feet (i.e. 30,201 sq ft / 1,000 = 30.20)



NFPS



PO BOX 3823
LAKE CITY, FL 32056



PHONE (386) 752-4675
FAX (386) 752-4674



www.nfps.net

Comprehensive Plan Consistency Analysis

Robbins Wood Manufacturing Expansion Columbia County, FL Parcel: 35-3S-17-07253-000

This analysis identifies how this application is consistent with the Counties comprehensive plan. The language from the comprehensive plan is provided in italics font, and the consistency statements are provided in bold font.

Proposed site plan:

The existing 35.13 acre site located off of NE Okinawa St is currently being used as a wood manufacturing facility. The proposed development is to expand by adding a wood treatment plant, wood kiln, and two lay down yards.

FUTURE LAND USE GOAL, OBJECTIVES AND POLICIES

GOAL I - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

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.

The development is consistent with the land use and zoning for the area. The site has also been used as a wood manufacturing facility since prior to the 1980's.

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.

The development is located two streets north of US Highway 90.

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.

The development's existing land use is industrial and shall remain industrial for this expansion.

Policy I.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2040.

The existing 35-acre parcel has been used as a wood manufacturing facility since prior to the 1980's and the parcel continues to be expanded as an industrial type use.

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.

The development parcel does not contain any wetland areas and therefore will not have any impact to wetland or floodplain areas.

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.

The proposed development will not change the existing land topography and will not impact the soil conditions.

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.

Industrial land use. Lands classified as industrial consist of areas used for the manufacturing, assembly processing or storage of products, as well as public, charter and private schools teaching industrial arts curriculum. In addition, offsite signs, truck stops and automobile service stations, and other similar uses compatible with industrial uses may be approved as special exceptions and be subject to an intensity of 1.0 floor area ratio; and Industrial uses shall be limited to an intensity of 1.0 floor area ratio.

The development is used as a wood manufacturing facility which complies with this policy.

Policy I.1.7 The county shall require the location of public, private and charter school sites to be consistent with the following criteria.

1. The proposed school location shall be compatible with present and projected use of adjacent property.

2. Adequate public facilities and services are or will be available concurrent with the development of the school;

3. There are no significant environmental constraints that would preclude development of an educational facility on the site.

4. *There will be no adverse impacts on archaeological or historic sites or structures listed on the State of Florida Historic Master Site File, which are located on the site;*

5. *The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;*

6. *The proposed site can accommodate the required parking and circulation of vehicles on the site; and*

7. *Where feasible, the proposed site is so located to allow for co-location with parks, libraries and community centers.*

The development is not a public, private, or charter school. Therefore, is not applicable to this policy.

Policy I.1.8 The county shall require the development of public, private and charter school sites to be consistent with the following standards.

1. Middle and high schools shall be located on collector or arterial roadways, as functionally classified within the Comprehensive Plan, which have sufficient capacity to carry traffic to be generated by the school and are suitable for high volume traffic during evening and special events as determined by generally acceptable traffic engineering standards.

2. The location, arrangement and lighting of play fields and playgrounds shall be located and buffered as may be necessary to minimize impacts to adjacent residential property; and

3. All structural setbacks, building heights, and access requirements shall be governed by the County's land development regulations.

The development is not a public, private, or charter school. Therefore, is not applicable to this policy.

RESOLUTION NO. PZ SDP 23 05

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, APPROVING A SITE AND DEVELOPMENT PLAN WITH APPROPRIATE CONDITIONS AND SAFEGUARDS FOR KILN, TREATMENT PLANT AND LAY DOWN YARDS USE LOCATED IN THE INDUSTRIAL ("I") ZONING DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 98-1, as amended, entitled Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to approve, to approve with conditions, or to deny site and development plans in accordance with the Land Development Regulations;

WHEREAS, an application for a site development plan, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board, has determined and found that approval of said site and development plan, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, has studied and considered the items enumerated in Section 14.13 of the Land Development Regulations and based upon said study and consideration has determined and found that:

1. A site and development plan was prepared and submitted to the County in accordance with the provisions of Section 14.13.1 of the Land Development Regulations;
2. Statements on ownership and control of the development and of conditions of ownership or control, use, and permanent maintenance of common open space, common facilities, or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the Board of County Commissioners are sufficient;
3. Density and/or the intended use of the proposed development with particular attention to its relationship to adjacent and nearby properties and effect on those properties and relationship to the Comprehensive Plan are in accordance with the Comprehensive Plan and Land Development Regulations;
4. Ingress and egress to the development and proposed structures on the development provide for automotive and pedestrian safety, minimization of marginal friction with free movement of traffic on adjacent streets, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe, or emergency;
5. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscape are adequate;

6. Proposed screens and buffers sufficiently provide for the preservation of internal and external harmony and compatibility with uses inside and outside the proposed development;
7. Manner of storm water management will not adversely affect the provisions for storm water management on adjacent and nearby properties and overall public storm water management capacities;
8. Provision for sanitary sewers is adequate in relationship to overall sanitary sewer availability and capacities;
9. Utilities, with reference to hook-in locations and availability and capacity for the uses projected are adequate;
10. Recreation facilities and open spaces, with attention to the size, location, and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community open spaces and recreational facilities are adequate;
11. General amenities and convenience, with particular reference to appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be in conflict with other development in the area as to cause substantial depreciation of property values; and
12. Said site and development plan conforms to all other standards imposed by the Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, SDP 23 05, an application by Kellan Bailey, North Florida Professional Services, agent for Robbins Real Estate, Inc., owner for a site and development plan approval for a proposed kiln, wood treatment plant and two (2) lay down yards in Industrial (I) Zone District in accordance with a site plan dated March 13, 2023, and submitted as part of an application dated March 13, 2023.

PROPERTY DESCRIPTION:

Official Records Book 1371, Pages 2493-2495

PARCEL 1

Northwest 1/4 of the Northeast 1/4 as lies North of Railroad right-of-way of the Seaboard Coast Line Railroad, in Section 35, Township 3 South, Range 17 East, Columbia County, Florida, LESS AND EXCEPT the East 33 feet thereof.

ALSO

The East six (6) acres of the Northeast 1/4 of Northwest 1/4 as lies North of the right-of-way of the Seaboard Coast Line Railroad, in Section 35, Township 3 South, Range 17 East, Columbia County, Florida.

The above described lands being more particularly described as follows:

COMMENCING at a point where the Northern right-of-way line as claimed by S.A.L. Railroad intersects the West boundary of the Northwest 1/4 of the Northeast 1/4 of said Section 35, and run thence South 07°37' West, 29.5 feet; thence South 83° 56' 10" West, 238.05 feet; thence run North 07° 37' East, 1144.11 feet; thence run South 89° 18' East, 1541.92 feet; thence run South 07° 19' 40" West, 915.04 feet to the right-of-way line of S.A.L. Railroad; thence run South 83°56'10" West, 1341.10 feet to the POINT OF BEGINNING.

Containing 35.13 acres, more or less.

Tax Parcel Number: 35-3S-17-07253-000

Section 2. The Planning and Zoning Board, hereby approves the above referenced site and development plan subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A".

Section 3. A site and development plan made a part of this resolution by reference, shall govern the development of the above described property. Any deviation determined to be a major variation from the site and development plan submitted as part of this application shall be deemed a violation of the Land Development Regulations.

Section 4. The Land Development Regulation Administrator is hereby authorized to issue building permits pursuant to this resolution approving with conditions said site and development plan.

Section 5. The use of land approved by this site plan approval shall be in place, or a valid building permit shall be in force for the commencement of such land use within twelve (12) months of the granting of the site plan approval. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the approval of the site plan, this resolution granting such site plan approval is thereby revoked and of no force and effect.

Section 6. All resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

DULY ADOPTED in regular session with a quorum present and voting, by the Planning and Zoning Board, this 27th day of April, 2023.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,

Attest:



Connie Brecheen, Secretary to the
Planning and Zoning Board



Teena M. Ruffo, Chair

EXHIBIT "A"

Approval of SDP 23-05 is contingent on:

1. F.S. 125.022 Permit Conditions: All other applicable state or federal permits must be obtained before commencement of any development pursuant to this permit.