



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SE 0650

Application Fee \$1,050.00

Receipt No. 763684

Filing Date 5-1-13

Completeness Date _____

Special Exception Application

A. PROJECT INFORMATION

1. Project Name: J & J Storage and Warehouse, Inc.
2. Address of Subject Property: TBD SW Main Blvd, Lake City, FL
3. Parcel ID Number(s): 08-4S-17-08196-002
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: C1
6. Acreage: 1.47
7. Existing Use of Property: vacant
8. Proposed use of Property: commercial - fully enclosed storage
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): Section 4.14.5. 1. Wholesale, warehouse or storage use in completely enclosed buildings.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Carol Chadwick, PE Title: Civil Engineer
Company name (if applicable): _____
Mailing Address: 1208 SW Fairfax Glen
City: Lake City State: FL Zip: 32025
Telephone: (307) 680.1772 Fax: () Email: ccpewyo@gmail.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): J & J Storage and Warehouse, Inc.
Mailing Address: 334 SW Arrowhead Drive
City: Lake City State: FL Zip: 32024
Telephone: (973) 462.8135 Fax: () Email: j.soren1288@gmail.com

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

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

C. ADDITIONAL INFORMATION

- 1. Is there any additional contract for the sale of, or options to purchase, the subject property?**

If yes, list the names of all parties involved: n.a.

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_____

Rezoning Amendment: ☐ Yes _____ ☒ No _____

Rezoning Amendment Application No. Z_____

Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes _____ ☒ No _____

Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z_____

Variance: ☐ Yes _____ ☐ No _____

Variance Application No. V_____

Special Exception: ☐ Yes _____ ☒ No _____

Special Exception Application No. SE_____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations (“LDRs”):**

- a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
- b. Whether the proposed use is compatible with the established land use pattern.
- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
- e. Whether the proposed use will adversely influence living conditions in the neighborhood.
- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
- g. Whether the proposed use will create a drainage problem.
- h. Whether the proposed use will seriously reduce light and air to adjacent areas.
- i. Whether the proposed use will adversely affect property values in the adjacent area.
- j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. 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.
4. 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.
5. 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.
6. 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.

7. 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).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$1,050. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) 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 Board of Adjustment.

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

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

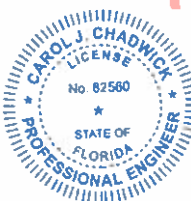
I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date

 Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000017EB6D
924CE0005954C,
cn=Carol
Chadwick
Date: 2023.04.30
19:36:34 -04'00'

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

April 19, 2023

re: J & J Storage and Warehouse Analysis of the Requirements of Section 12.2.1.(3)(h) of the Land Development Regulations

The J & J Storage and Warehouse proposed zoning change is consistent with Columbia County's requirements of Section 12.2.1.(3)(h) of the Land Development Regulations.

- a) Whether the proposed change would be in conformance with the County's comprehensive plan or would have an adverse effect on the County's comprehensive plan.

Analysis: The special exception is in conformance with the comprehensive plan and will not cause any adverse effects to the plan.

- b) Whether the proposed use is in conformance with the established land use pattern.

Analysis: The subject property is in an established CI zoned area and will not harm the established land use pattern.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.

Analysis: The proposed warehouse will not alter the population density. No new students will be in the district as a result of the construction. The proposed buildings will utilize a private well and private septic systems.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and neighborhood.

Analysis: The subject property is in an established CI zoned area. The facility will create a new business in the community.

- e) Whether the proposed change will adversely influence living conditions in the neighborhood.

Analysis: The subject property is in an established CI zoned area. The minimal traffic created will not impact living conditions in the neighborhood.

- f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.

Analysis: The minimal traffic will not impact living conditions in the neighborhood.

- g) Whether the proposed change create a drainage problem.

Analysis: No drainage problems will be created. On-site stormwater management has been designed to all applicable standards and requirements.

- h) Whether the proposed change will seriously reduce light and air to the adjacent areas.

Analysis: The site development will not cause a reduction of light or air to adjacent areas.

- i) Whether the proposed change will adversely affect the property values in the adjacent area.

Analysis: The special exception will not adversely affect property values in the area.

- j) Whether the proposed change will be a deterrent to the improvements or development of adjacent property in accordance with existing regulations.

Analysis: The proposed change will not be a deterrent to improvements or development of adjacent properties are zoned or used for commercial.

- k) Whether the proposed change suggested is out of scale with the needs of the neighborhood or the County.

Analysis: The subject property is in an established CI zoned area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed
by Carol
Chadwick
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Carol Chadwick, P.E.

Exhibit "A"
Property Description

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SECTION 8 AND THENCE N 00 DEGREES 31' 04" WEST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 694.70 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF "DIXIE VILLA", A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 4, OF THE PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA; THENCE N 87 DEGREES 06' 23" EAST ALONG SAID NORTH LINE 173.36 FEET TO A CONCRETE MONUMENT, LS 1079, ON THE EAST RIGHT OF WAY LINE OF US HIGHWAY 41 (A 200 FOOT WIDE PUBLIC RIGHT OF WAY), THENCE CONTINUE N 87 DEGREES 06' 23" EAST, ALONG SAID NORTH LINE, 525.56 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 02 DEGREES 53' 37" WEST, 128.38 FEET TO A 5/8 INCH IRON ROD, LS 4708 AND THE POINT OF BEGINNING; THENCE CONTINUE N 02 DEGREES 53' 37" WEST, 116.18 FEET TO A 5/8 INCH IRON ROD, LS 4708, SET ON THE NORTH LINE OF LANDS NOW OR PREVIOUSLY OWNED BY STEVE BORDEAUX AND IDENTIFIED BY COLUMBIA COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NO. 08-4S-17-08196-000; THENCE S 87 DEGREES 08' 30" WEST, ALONG SAID NORTH LINE, 226.13 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE S 01 DEGREES 29' 15" WEST, 25.00 FEET TO A NAIL AND DISC. LS 4708 IN A TREE; THENCE S 87 DEGREES 09' 32" WEST, STILL ALONG SAID NORTH LINE, 380.14 FEET TO A CONCRETE MONUMENT, LS 1079 ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE, AND SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2764.93 FEET AND A CENTRAL ANGLE OF 02 DEGREES 26' 06" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S 22 DEGREES 08' 59" EAST AND A CHORD LENGTH OF 117.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 117.51 FEET TO A 5/8 INCH IRON ROD, LS 4708; THENCE N 85 DEGREES 10' 23" EAST, 569.31 FEET TO THE POINT OF BEGINNING.

SITE PLAN J & J STORAGE AND WAREHOUSE

TBD SW MAIN BOULEVARD, LAKE CITY, FL
SECTION 08, TOWNSHIP 04 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
SITE PLAN

OWNER
J & J STORAGE AND WAREHOUSE, INC.
334 SW WINDWARD DRIVE
LAKE CITY, FL 33603
CONTACT: JIM SORRENTINO
978 462 8133
jsorren12@aol.com

PREPARED BY
CARL CHAZOVICH, P.E.
250 S.W. PARKWAY BLVD.
LAKE CITY, FL 33603
307 480-7778
cchazov@earthlink.net

REVIEWER
DR. J. SORRENTINO, P.E.
436 S.W. MAIN BLVD.
LAKE CITY, FL 33603
386 752 7163

NOTES

1. SITE PLAN, 08-45-7-CB-95-002
2. ZONING: C-1
3. SITE ADDRESS: TBD
4. SITE SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION.
5. SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE, SEVENTH EDITION (2006) ACCESSIBILITY.
6. SEPARATE PERMITS ARE REQUIRED FOR CONSTRUCTION, SIGN, RETAINED BASIN, OTHER BASIN, FILL, SITE, LIGHTING, LANDSCAPING, TRENCH, SIGNAGE, CULVERT, TRENCH, ETC.

SHEET INDEX

1. COVER SHEET
2. NOTES & LEGEND
3. SITE, DRAINAGE & LANDSCAPING PLAN
4. GRADING & EROSION PLAN



OWNER OF RECORD: CARL CHAZOVICH, P.E.
P.E. NO. 12345

PROPOSED UNETYPES, SYMBOLS, AND MATCH PATTERNS

- STATION NUMBER WINDOW
- STOPPED STATION ALERT
- STATION ALERT
- SAFETY SENDER WINDOW
- CLIMB OUT
- BAR VOLT
- GAS METER
- STREET LIGHT
- SUN RISE METER
- POWER FLOW
- TRANSFORMER DOUBLE PHASE
- TRANSFORMER 3 PHASE
- ELECTRIC VOLT
- ELECTRIC METER
- FIBER OPTIC POSITION
- FIBER OPTIC VOLT
- SPRINKLER HEAD
- REGULATION CONTROL
- COMPRESSOR TEST
- DECOLOUR TEST
- SUN
- POLE BURN

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UNAUTHORIZED CHANGES AND USES CAUTION

THE ENGINEER REPAIRING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, ANY AUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PROJECTOR OF THESE PLANS.

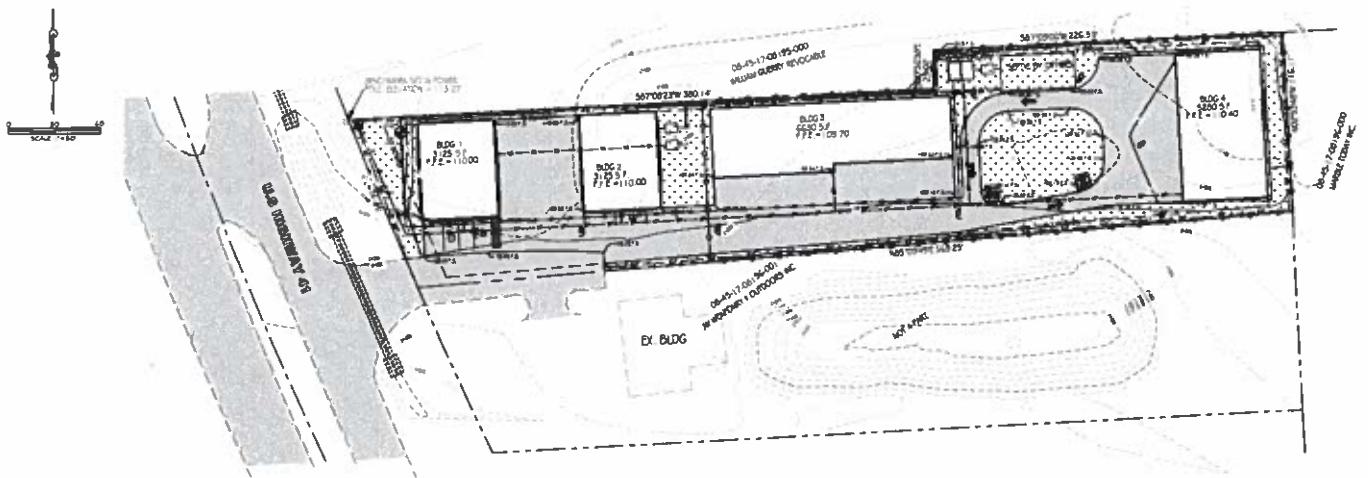
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO: (1) NORMAL WORKING HOURS; (2) THE CONSTRUCTION CONTRACTOR FURTHER ACCEPTS THE DESIGN, DIMENSIONS AND HOW DESIGN PROFESSIONAL, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

DEVELOPMENT INFORMATION			
CONSTRUCTION OF A NEW 6000 SQUARE FOOT OFFICE BUILDING TO BE LEASED PER YEARLY SQUARE FOOT \$4.75			
PARCEL NO. MAP	PARCEL ID: 001 000 000		
OWNER	OWNER		
DEED NO.	DEED NO.		
DEED YEAR	YES		
PROPERTY AREA		SQUARE FEET	% OF SITE
PARCEL AREA	4.9399	1.87	1.90
DEVELOPMENT AREA	0.5333	0.17	1.30 (60%)
NET DEVELOPMENT AREA	0	0.00	
TOTAL DEVELOPMENT AREA	0.5399	0.17	1.93 (63%)
PROPOSED IMPROVEMENTS AREA			
PAVING	1.6230	0.72	28.50
PAVEMENT IMPROVEMENTS	4.8174	2.35	97.83
NET IMPROVEMENTS AREA	4.8174	2.35	97.83
LANDSCAPING			
PER VDOT 200 2.7% COLLISION CREDIT 1.0			
LANDSCAPING LINE OF VISION RIGHT TURN			
1. NET PER 200 2.0% OF LANDSCAPING			
2. 20.00% 0.4668			
TOTAL = 2.8172 = 2.15% ADIR			
PARKING			
PER VDOT 200 2.0% OF 6000 SQUARE FOOT OFFICE			
PARKING SPACE 120 PER 6000 SQUARE FOOT OFFICE 42.00			
42.00 X 200 = 8400.00 = 4.00% OF			
47.40 ADIR = 4.00% OF 6000			
7.40% ADIR = 4.00% OF 6000			

[illegible]





CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

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www.carolchadwickpe.com

April 19, 2023

re: J & J Storage and Warehouse Drainage Memo

Per ERP-07-0268, a stormwater management plan was permitted for this lot and the lot directly to the south. The stormwater management plan allows for 50,000 s.f. of impervious. The proposed site plan shows 42,516 s.f. of impervious.

The proposed design and construction of this site shall not cause adverse impacts to:

- Existing surface water storage
- Conveyance capabilities
- Water quantity
- Flooding conditions
- Minimum flows and levels established by the State of Florida
- Water quality

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.



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Carol Chadwick
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924CE0005954C,
cn=Carol
Chadwick
Date: 2023.04.30
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April 19, 2023

re: J & J Storage and Warehouse Fire Flow Report

The site will be serviced by a private well. Water for fire fighting will be ported to the site.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

 Digitally signed by
Carol Chadwick
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cn=Carol
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Carol Chadwick, P.E.

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April 19, 2023

re: J & J Storage and Warehouse Concurrency Impact Analysis

The subject property will be used as an enclosed warehouse. The proposed building will have 1 bathroom. The proposed site will have minimal to no impact on the existing infrastructure, public utilities or schools.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 150
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Commercial Generation Study, Palm Beach County, Solid Waste Authority of Palm Beach County, FL, 1995

Summary of analyses:

- Trip generation: 64 Total ADT & 6 Peak PM trips
- Potable Water: 24 gallons per day
- Sewer: 24 gallons per day
- Solid Waste: 133 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
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dnQualifier=A01410D0000017EB6
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Chadwick
Date: 2023.04.30 19:34:36 -04'00'

Carol Chadwick, P.E.

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	KSF	Total ADT	Total PM Peak
150	Warehouse	3.56	0.32	18.24	64.93	5.84

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)
Warehouse	1.00	24	24

* 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. (per units)

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)
Warehouse	1.00	24	24

* 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. (per units)

Solid Waste Analysis

Use	Pounds per Day per S.F.	Total Floor Area	Total (Tons Per Year)
Warehouse	0.04	18240.00	133

CAROL CHADWICK, P.E.

Civil Engineer

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Lake City, FL 32025

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www.carolchadwickpe.com

April 19, 2023

re: J & J Storage and Warehouse Comprehensive Plan Consistency Analysis

The J & J Storage and Warehouse special exception is consistent with Columbia County's Comprehensive Plan.

GOAL 1 - 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 1.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is currently zoned C1.

- Policy 1.1.1 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.

Consistency: The site is on SW Main Boulevard. It will utilize a private well and septic system.

- Policy 1.1.2 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.

Consistency: The subject property is located in a commercial district.

- Policy 1.1.3 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 2023.

Consistency: The site will be constructed in 2023 to 2024.

- Policy 1.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive

Columbia County Property Appraiser

Jeff Hampton

2023 Working Values

updated: 4/13/2023

Parcel: << 08-4S-17-08196-002 (29934) >>

Owner & Property Info

Owner	J & J STORAGE AND WAREHOUSE, INC 334 SW ARROWHEAD DR LAKE CITY, FL 32024		
Site			
Description*	COMM AT SW COR OF SEC, RUN N 694.70 FT, E 173.36 FT. TO E R/W OF US HWY 41, CONT E 525.56 FT, N 128.38 FT FOR POB, CONT N 116.18 FT, W 226.13 FT, S 25 FT, W 380.14 FT TO E R/W OF US HWY 441, SE ALONG R/W 117.50 FT, E 569.31 FT TO POB. 1074-1826, WD 1166-... more>>>		
Area	1.469 AC	S/T/R	08-4S-17
Use Code**	VACANT COMMERCIAL (1000)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2022 Certified Values		2023 Working Values	
Mkt Land	\$76,840	Mkt Land	\$76,840
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$76,840	Just	\$76,840
Class	\$0	Class	\$0
Appraised	\$76,840	Appraised	\$76,840
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$76,840	Assessed	\$76,840
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$76,840 city:\$0 other:\$0 school:\$76,840	Total Taxable	county:\$76,840 city:\$0 other:\$0 school:\$76,840

Aerial Viewer Pictometry Google Maps

2022 2019 2018 2013 2010 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/20/2022	\$110,000	1487/1112	WD	V	Q	01
3/12/2020	\$100	1407/2598	QC	V	U	11
12/18/2017	\$100	1350/1668	WD	V	U	11
12/18/2017	\$100	1350/0055	WD	V	U	11
1/29/2009	\$3,600	1190/2525	QC	V	U	11
1/29/2009	\$3,600	1190/2523	QC	V	U	11
1/29/2009	\$180,000	1166/1157	WD	V	Q	01
2/18/2006	\$130,000	1074/1824	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					


Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	64,033.000 SF (1.469 AC)	1.0000/1.0000 1.0000/8.000000 /	\$1 /SF	\$76,840

Prepared by and return to:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055
ATT 4-11623

Inst: 202212010210 Date: 05/23/2022 Time: 4:37PM
Page 1 of 3 B: 1467 P: 1112, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk Doc Stamp-Deed: 770.00

Warranty Deed

This Warranty Deed is executed this 20 of May, 2022, by Teresa L. Cheatham, a single person, whose address is 188 Northeast Osburn Way, Lake City, FL 32055, hereinafter called the grantor, to J & J Storage and Warehouse, Inc., a Florida Corporation, whose address is: 334 S.W. Arrowbend Drive, Lake City, FL 32024, hereinafter called the grantee:

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

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, reservations and limitations of record, if any.

To Have And To Hold, the same in fee simple forever.

And 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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness

Macy McRae
Printed Name

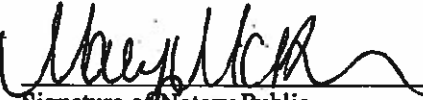

Witness

Jordan A. Hellock
Printed Name


Teresa L. Cheatham

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of May, 2022, by Teresa L. Cheatham.


Signature of Notary Public
Print, Type/Stamp Name of Notary



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: DL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation

J & J STORAGE AND WAREHOUSE, INC.

Filing Information

Document Number P22000038648

FEI/EIN Number 88-2424768

Date Filed 05/06/2022

Effective Date 05/06/2022

State FL

Status ACTIVE

Principal Address

334 S.W. ARROWBEND DRIVE

LAKE CITY, FL 32024

Mailing Address

334 S.W ARROWBEND DR

LAKE CITY, FL 32024

Changed: 01/27/2023

Registered Agent Name & Address

CROWELL, GUS

171 HOOD AVE. STE 12

TAVERNIER, FL 33070

Officer/Director Detail

Name & Address

Title P, D

SORENSEN, JOHN P

114 EAST SHORE DRIVE

KEY LARGO, FL 33037

Title VP

Sorensen, Callie M

114 EAST SHORE DR

KEY LARGO, FL 33037

Title Treasurer

Sorensen, Jenny F
334 S.W. ARROWBEND DRIVE
LAKE CITY, FL 32024

Title Secretary

Sorensen, Jenny F
334 S.W. ARROWBEND DRIVE
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2023	01/27/2023

Document Images

01/27/2023 – ANNUAL REPORT	View image in PDF format
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05/06/2022 – Domestic Profit	View image in PDF format
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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 CAROL CHADWICK, PE
(Name of Person to Act as my Agent)

for N.A.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for SITE PLAN
(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: Jenny Sorensen

Applicant/Owner's Title: Secretary

On Behalf of: J & J Storage and Warehouse
(Company Name, if applicable)

Telephone: 978-462-8135 Date: 4/18/23

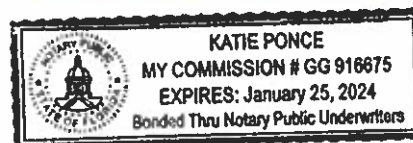
Applicant/Owner's Signature: [Signature]

Print Name: Jenny Sorensen

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 18 day of April, 20 23, by Jenny Sorensen,
whom is personally known by me X OR produced identification F.
Type of Identification Produced Florida Driver's License

[Signature]
(Notary Signature) (SEAL)



Columbia County Tax Collector

generated on 4/16/2023 8:31:20 PM EDT

Tax Record

Last Update: 4/16/2023 8:29:36 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
R08196-002	REAL ESTATE	2022
Mailing Address J & J STORAGE AND WAREHOUSE, INC 334 SW ARROWHEAD DR LAKE CITY FL 32024	Property Address GEO Number 084S17-08196-002	
Exempt Amount See Below	Taxable Value See Below	
Exemption Detail NO EXEMPTIONS	Millage Code 002	Escrow Code
Legal Description (click for full description) 08-4S-17 1000/10001.47 Acres COMM AT SW COR OF SEC, RUN N 694.70 FT, E 173.36 FT. TO E R/W OF US HWY 41, CONT E 525.5 6 FT, N 128.38 FT FOR POB, CONT N 116.18 FT, W 226.13 FT, S 25 FT, W 380.14 FT TO E R/W OF US HWY 441, SE ALONG R/W 117.50 FT. E 569.31 FT TO POB. See Tax Roll For Extra Legal		

Ad Valorem Taxes

Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	7.8150	76,840	0	\$76,840	\$600.50
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	76,840	0	\$76,840	\$57.48
LOCAL	3.2990	76,840	0	\$76,840	\$253.50
CAPITAL OUTLAY	1.5000	76,840	0	\$76,840	\$115.26
SUWANNEE RIVER WATER MGT DIST	0.3368	76,840	0	\$76,840	\$25.88
LAKE SHORE HOSPITAL AUTHORITY	0.0001	76,840	0	\$76,840	\$0.01
Total Millage	13.6989		Total Taxes		\$1,052.63

Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$3.01
Total Assessments		\$3.01
Taxes & Assessments		\$1,055.64
If Paid By	Amount Due	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/21/2022	PAYMENT	9921069.0001	2022	\$1,013.41

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES