

**COLUMBIA COUNTY  
BOARD OF ADJUSTMENT  
AUGUST 29, 2024 MEETING AGENDA  
Tourist Development Office  
971 West Duval Street Suite 145  
Lake City, Florida 5:30 P.M.**

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**Pledge to the U.S. Flag**

**Invocation**

**Roll Call**

**Public Hearings**

**V240701** – A petition by Ed Ottinger (owner) seeking a variance on parcel # 34-4S-17-09003-001 to allow for improvements since the parcel was formed as a division of family property and not following SEC 5.14 guidelines for subdivisions.

**V240704** – A petition by Mike Todd, agent for Barbara Phillips (owner), for setback relief for construction of a carport.

**V240801** – A petition by Darrel Phillips (owner) seeking a variance on parcel # 11-4S-15-00336-016 requesting an allowance for a one time split to create two parcels greater than one acre each. without observing the proper sub-division regulations as described in sec. 5.14 of the Columbia County LDR's.

**SE240602** – A petition by Dustin Busscher, agent for Maria Rodriguez, to allow by Special Exception a welding shop on Parcel # 23-4S-15-00381-000 per SEC 4.5.7.28 of the Columbia County LDR's.

**SE240702** – A petition by Carol Chadwick, agent for Midtown Properties (owner), to allow for a Warehouse or storage in a completely enclosed building per SEC 4.14.5.1 of the Columbia County LDR's.

**Staff Matters**

**Adoption of the June 27, 2024 Board of Adjustment Meeting Minutes.**

**Adjournment**

NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



# Columbia County Gateway to Florida

160417  
FOR PLANNING USE ONLY

Application # SV240701

Application Fee \$950.00

Receipt No. 767752

Filing Date 7-30-2024

Completeness Date \_\_\_\_\_

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: MITCH OTTINGER
2. Address of Subject Property: 7181 S US Hwy 441 Yc Fl 32025
3. Parcel ID Number(s): 31.45-17-09003-001
4. Future Land Use Map Designation: Ac-3
5. Zoning Designation: Ac-3
6. Acreage: 10.16
7. Existing Use of Property: Home site
8. Proposed use of Property: Home site
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested  
(Provide a Detailed Description): VARIANCE OF THE COLUMBIA COUNTY LDR'S ADOPTED ON JUNE 13, 1991  
STATING THE PARCELS WERE CREATED AS A DIVISION OF FAMILY PROPERTY WITHOUT OBSERVING  
THE PROPER SUB-DIVISION REGULATIONS AS DESCRIBED IN SEC. 5.14 OF THE LDR'S.

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Edward M. Ottinger Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 7181 S US Hwy 441  
City: Lake City State: FL Zip: 32025  
Telephone: (304) 287-5982 Fax: ( ) Email: Mitch.Ottinger1968@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): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

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

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

# COLUMBIA COUNTY Property Appraiser

**Parcel 34-4S-17-09003-001** <https://search.ccpafl.com/parcel/09003001174S34>

7181 S US HIGHWAY 441

## Owners

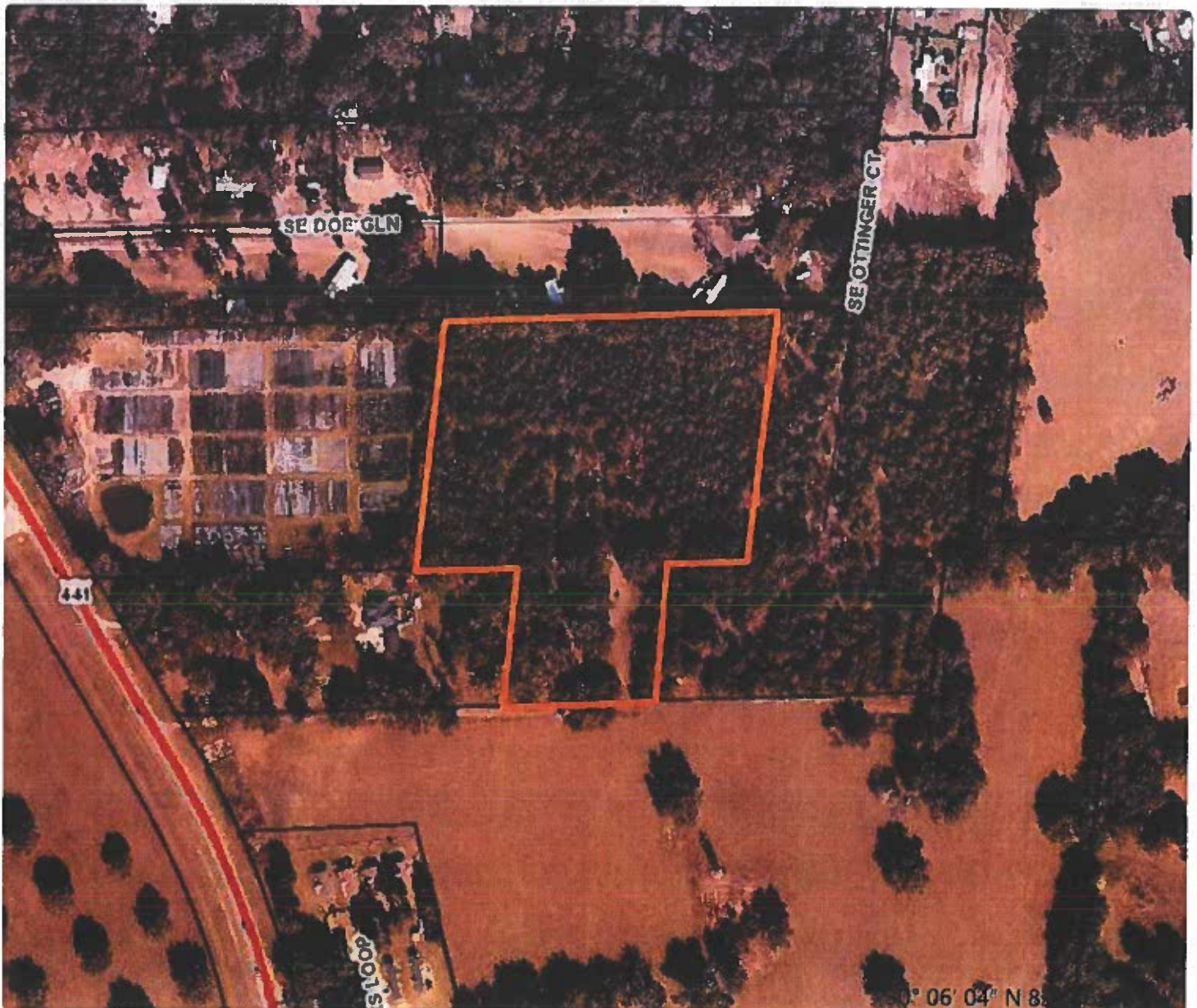
TATUM NANCY MARKHAM  
OTTINGER JEFFERY ALAN  
OTTINGER EDWARD MITCHEL  
7181 S US HIGHWAY 441  
LAKE CITY, FL 32025

## Legal Description

COMM AT PT WHERE E LINE OF US 441 CROSSES  
S LINE OF SE1/4, OF NW1/4 OF SEC, E 644.28  
FT FOR POB, N 509.50 FT TO NW COR OF SAID  
LAND, E 688.24 FT, S 509.50 FT, S 7.59 FT ...

**Use:** 5000: IMPROVED AG

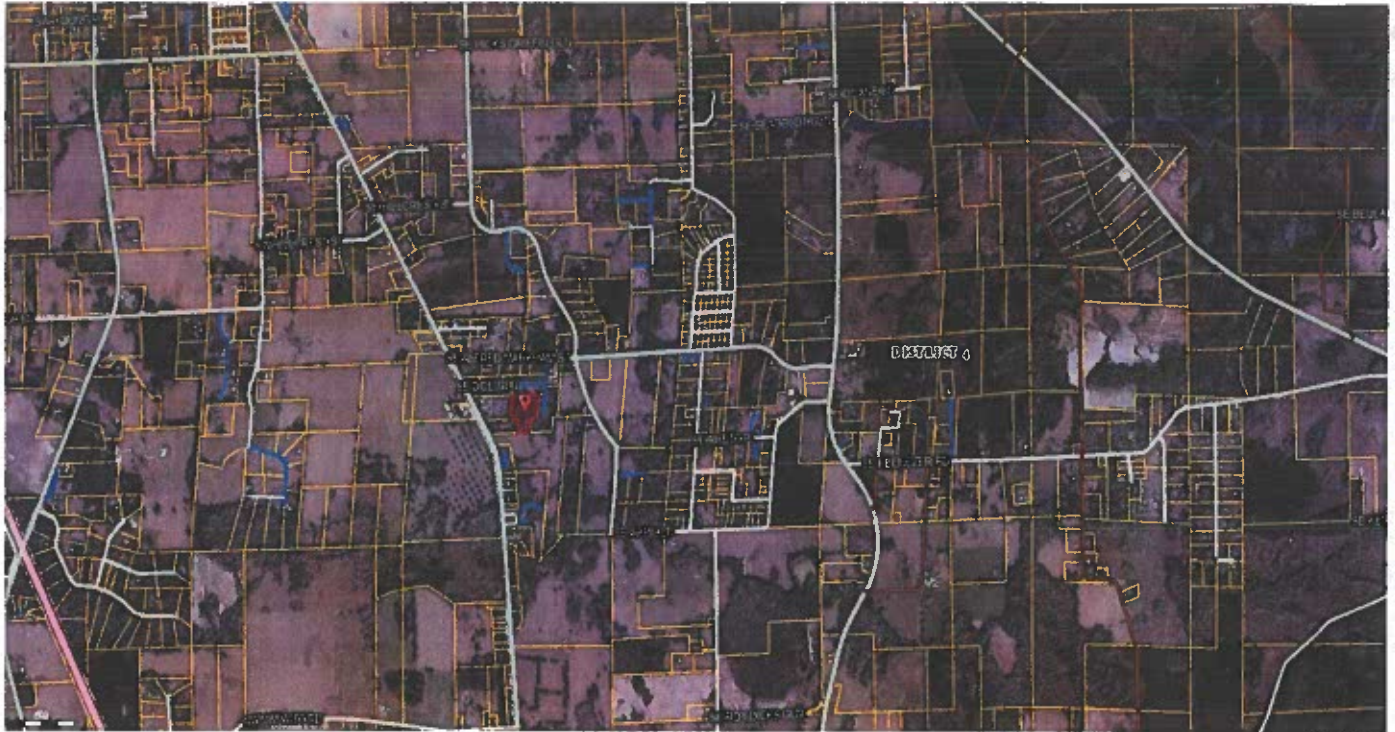
**Subdivision:** DIST 3





# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 21 2024 12:49:50 GMT-0400 (Eastern Daylight Time)



Parcel No: 34-4S-17-09003-001

Owner: TATUM NANCY MARKHAM, OTTINGER JEFFERY ALAN

Subdivision:

Lot:

Acres: 10.1344595

Deed Acres: 10.16 Ac

District: District 4 Everett Phillips

Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3



# Columbia County Gateway to Florida

66436  
FOR PLANNING USE ONLY

Application # V 240704

Application Fee \$950.00

Receipt No. 767795

Filing Date 7-30-2024

Completeness Date \_\_\_\_\_

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Phillips Carport
2. Address of Subject Property: 104 SE Ponce de Leon Ave Lake City, FL
3. Parcel ID Number(s): 08-43-17-08161-000
4. Future Land Use Map Designation: \_\_\_\_\_
5. Zoning Designation: Commercial
6. Acreage: .586 Acres
7. Existing Use of Property: Residence
8. Proposed use of Property: Residence
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): Current zoning is commercial. Request a variance for zero lot line on the north side.

### B. APPLICANT INFORMATION

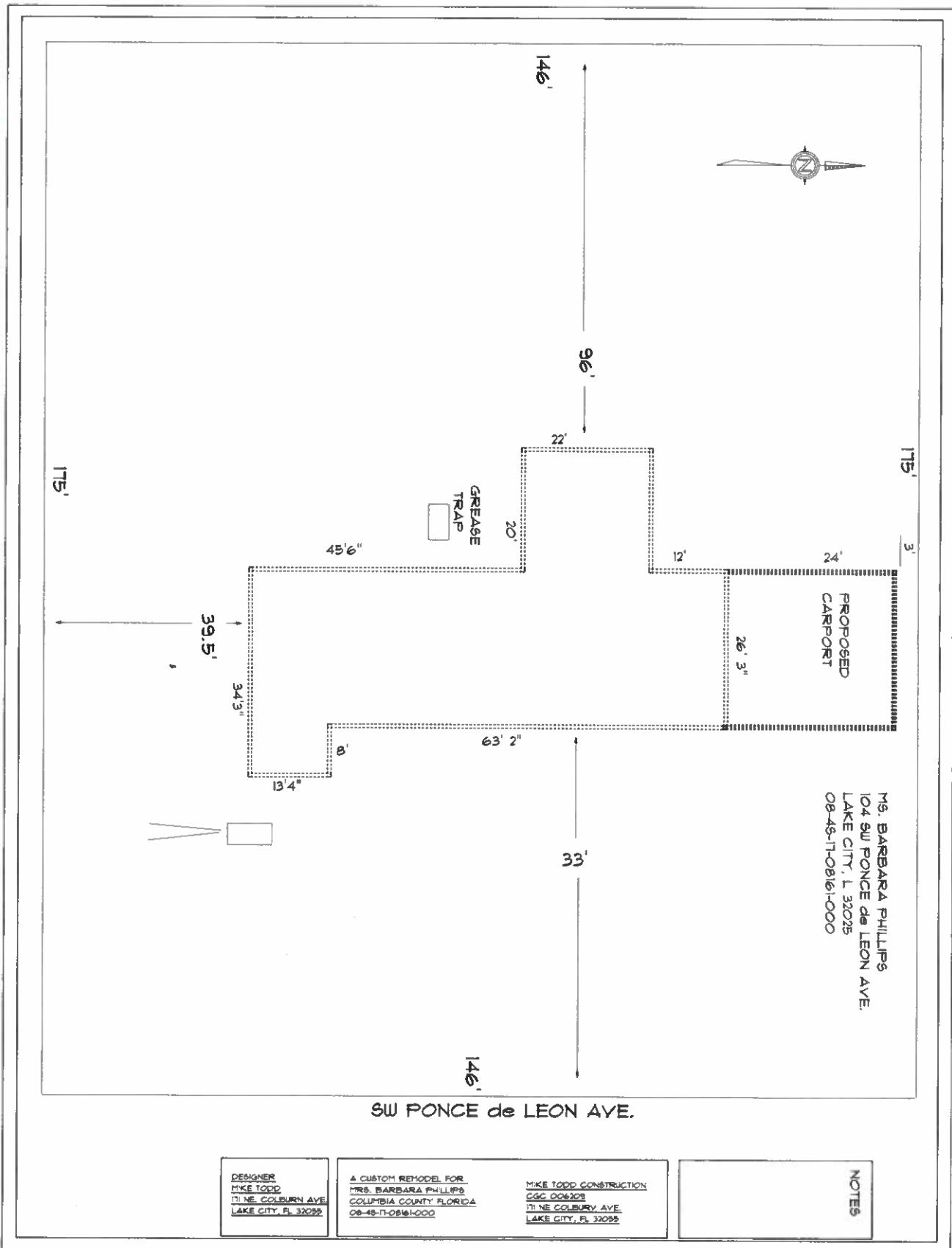
1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Mike Todd Title: Contractor  
Company name (if applicable): Mike Todd Construction  
Mailing Address: 207 NW Palm & Hwy Blvd  
City: Lake City State: FL Zip: 32055  
Telephone: (386) 862-0992 Fax: ( ) Email: mike@miketoddconstruction.com

**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): Barbara Phillips  
Mailing Address: 104 SE Ponce de Leon  
City: Lake City State: FL Zip: 32025  
Telephone: (386) 365-1031 Fax: ( ) Email: \_\_\_\_\_

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

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



SW PONCE de LEON AVE.

DESIGNER  
MIKE TODD  
111 NE COLBURN AVE  
LAKE CITY, FL 32025

A CUSTOM REMODEL FOR  
MRS. BARBARA PHILLIPS  
COLUMBIA COUNTY FLORIDA  
08-45-11-08161-000

MIKE TODD CONSTRUCTION  
CGC 006308  
111 NE COLBURN AVE  
LAKE CITY, FL 32025

NOTES



# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 21 2024 12:57:49 GMT-0400 (Eastern Daylight Time)



Parcel No: 08-4S-17-08161-000

Owner: PHILLIPS BARBARA ROBARTS, CASON TERRI PHILLIPS

Subdivision:

Lot:

Acres: 0.6021699

Deed Acres:

District: District 5 Tim Murphy

Future Land Uses: Commercial

Flood Zones:

Official Zoning Atlas: C1



# Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # V 240801

Application Fee \$950.00

Receipt No. 767861

Filing Date 8-14-2024

Completeness Date \_\_\_\_\_

## Variance Application

### A. PROJECT INFORMATION

1. Project Name: Phillips
2. Address of Subject Property: 334 SW Taylor GLN
3. Parcel ID Number(s): 00336-016
4. Future Land Use Map Designation: Agriculture - 3
5. Zoning Designation: A-3
6. Acreage: 3.7
7. Existing Use of Property: Residential
8. Proposed use of Property: Residential
9. Section of the Land Development Regulations ("LDRs") for which a Variance is requested (Provide a Detailed Description): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Darrell & Virginia Phillips Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 334 SW Taylor GLN  
City: Lake City State: FL Zip: \_\_\_\_\_  
Telephone: (904) 994-7842 Fax: ( ) Email: surfclose@yahoo.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): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

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

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



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.

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

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 properly 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 PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Darrel Phillips

Applicant/Agent Name (Type or Print)

Darrel Phillips

Applicant/Agent Signature

8/13/24  
Date

# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 21 2024 14:12:27 GMT-0400 (Eastern Daylight Time)



Parcel No: 11-4S-15-00336-016

Owner: PHILLIPS DARREL J, PHILLIPS VIRGINIA ANN O

Subdivision:

Lot:

Acres: 3.91457629

Deed Acres: 3.70 Ac

District: District 2 Rocky Ford

Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3



# Columbia County Gateway to Florida

65858

FOR PLANNING USE ONLY

Application # SE 240602

Application Fee \$1,050.00 CASH

Receipt No. 767342

Filing Date 6-14-2024

Completeness Date \_\_\_\_\_

## Special Exception Application

### A. PROJECT INFORMATION

1. Project Name: Abel's Welding Shop
2. Address of Subject Property: 8029 SW CR 242 LAKE CITY, FL 32024
3. Parcel ID Number(s): 23-4S-15-00381-000 (1430)
4. Future Land Use Map Designation: Same as before, Home with a shop
5. Zoning Designation: AG3
6. Acreage: 1.89 AC
7. Existing Use of Property: Home and Shop, Storage
8. Proposed use of Property: Home and Welding Shop, Storage
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): \_\_\_\_\_

Sec 4.5.7.2B

### B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Dustin Busscher Title: \_\_\_\_\_  
Company name (if applicable): \_\_\_\_\_  
Mailing Address: 235 SW Twilight Way  
City: Lake City State: Florida Zip: 32024  
Telephone: (386) 867-1615 Fax: ( ) Email: DUSTIN.BUSSCHER@ME.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): Abel Caballero Maria Isabel Rodriguez  
Mailing Address: 8029 SW CR 242  
City: Lake City State: Florida Zip: 32024  
Telephone: ( ) Fax: ( ) Email: \_\_\_\_\_

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

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



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 properly 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 PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Dustin Busscher

\_\_\_\_\_  
Applicant/Agent Name (Type or Print)

  
\_\_\_\_\_  
Applicant/Agent Signature

June 13, 2024

\_\_\_\_\_  
Date

## APPLICATION AGENT AUTHORIZATION FORM

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

### Authority to Act as Agent

On my/our behalf, I appoint DUSTIN J BUSSCHER  
(Name of Person to Act as my Agent)

for NORTH FLORIDA STEEL  
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application  
for SPECIAL EXCEPTION APPLICATION  
(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: ABEL CABALLERO

Applicant/Owner's Title: OWNER

On Behalf of: NORTH FLORIDA STEEL  
(Company Name, if applicable)

Telephone: 386-867-5798 Date: JUNE 14, 2024

Applicant/Owner's Signature: Abel Caballero

Print Name: Abel Caballero

STATE OF FLORIDA  
COUNTY OF COLUMBIA

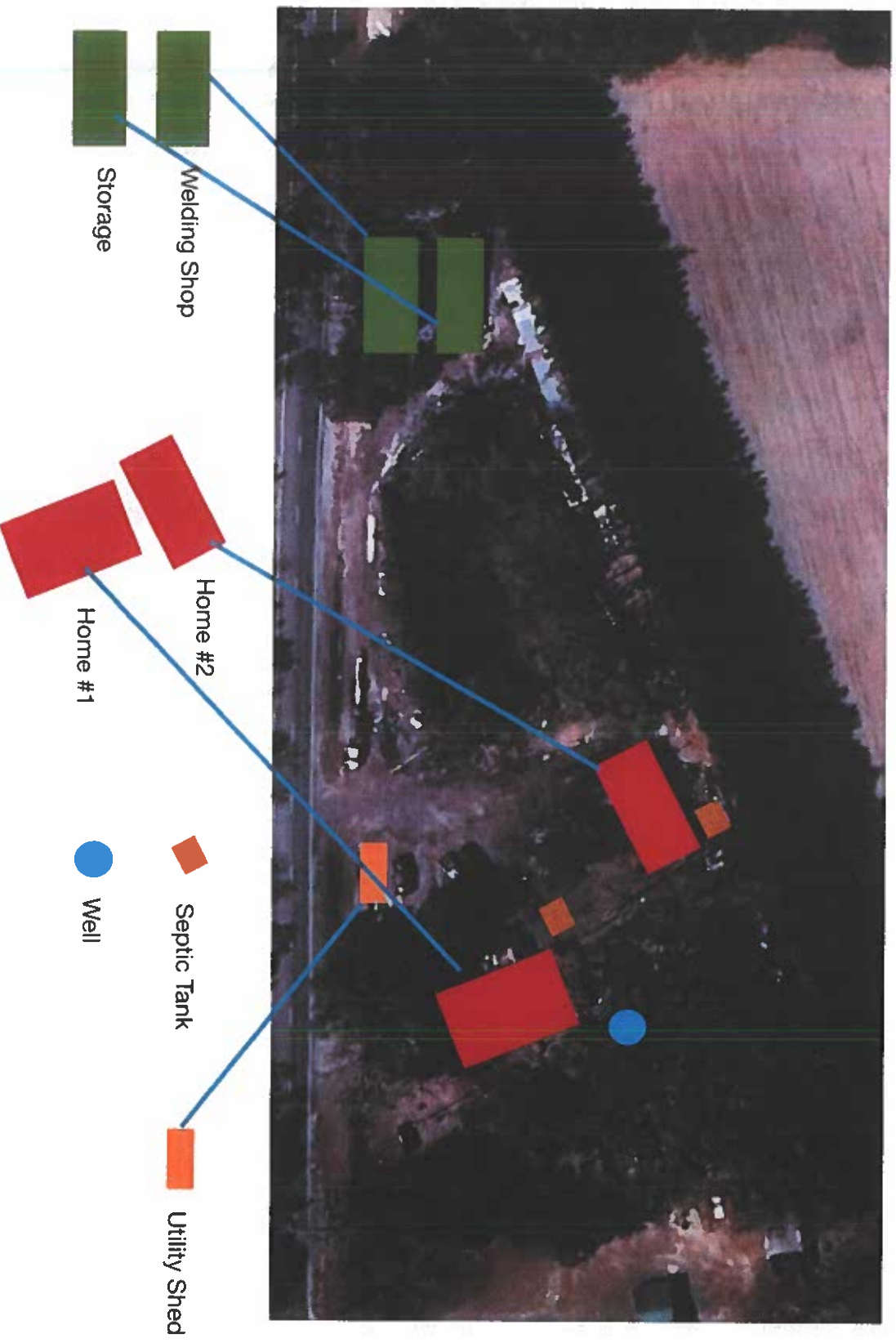
The Foregoing instrument was acknowledged before me this 14 day of  
JUNE, 20 24, by ABEL CABALLERO TREJO,  
whom is personally known by me ☐ OR produced identification ☒.  
Type of Identification Produced MEXICO ID x 06-04-2027

Karen Aiken Smoot  
(Notary Signature)

(SEAL)



**PARCEL ID :23-4S-15-00381-000 (1430)**  
**SITE PLAN**





# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 21 2024 14:22:31 GMT-0400 (Eastern Daylight Time)



Parcel No: 23-4S-15-00381-000

Owner: RODRIGUEZ MARIA ISABEL, MONDRAGON MARIA

Subdivision:

Lot:

Acres: 1.95806527

Deed Acres: 1.89 Ac

District: District 2 Rocky Ford

Future Land Uses: Agriculture - 3

Flood Zones:

Official Zoning Atlas: A-3



# Columbia County Gateway to Florida

66222

FOR PLANNING USE ONLY

Application # SE 240702

Application Fee \$1,050.00

Receipt No. 767716

Filing Date 7-15-2024

Completeness Date \_\_\_\_\_

## Special Exception Application

### A. PROJECT INFORMATION

1. Project Name: MIDTOWN WAREHOUSES
2. Address of Subject Property: TBD SW ARLINGTON BOULEVARD LAKE CITY, FL 32025
3. Parcel ID Number(s): 31-3S-17-06247-101
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: CI
6. Acreage: 0.51
7. Existing Use of Property: VACANT
8. Proposed use of Property: RENTAL SPACES WITH OFFICES
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): SECTION 4.14.5.1: WAREHOUSE OR STORAGE IN A COMPLETELY ENCLOSED BUILDING

### 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): MIDTOWN PROPERTY HOLDINGS LLC  
Mailing Address: 540 W DUVAL STREET  
City: LAKE CITY State: FL Zip: 32055  
Telephone: (917) 940.6754 Fax: ( ) Email: sgordon@agi-llc.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.**

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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 properly 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.

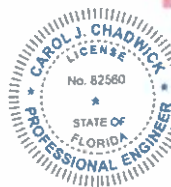
I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT 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

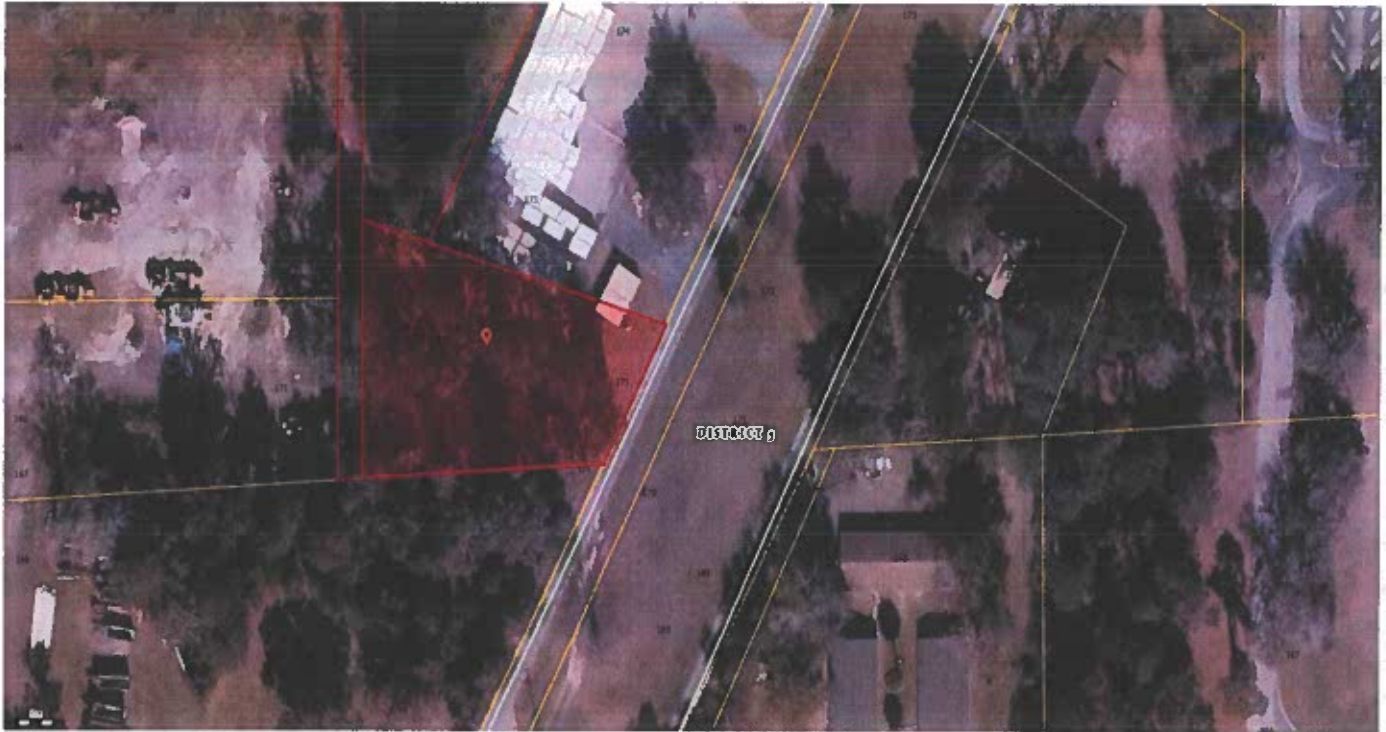


Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.07.12  
20:13:20 -04'00'



# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Aug 21 2024 14:32:58 GMT-0400 (Eastern Daylight Time)



Parcel No: 31-3S-17-06247-101  
Owner: MIDTOWN PROPERTY HOLDINGS LLC  
Subdivision: MIDTOWN COMMERCIAL CENTER  
Lot: 1  
Acres: 0.563760042  
Deed Acres:  
District: District 5 Tim Murphy  
Future Land Uses: Commercial  
Flood Zones:  
Official Zoning Atlas: CI

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

CAROL CHADWICK, P.E.

*Civil Engineer*

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 12, 2024

re: Midtown Warehouses Analysis of the Requirements of Section 12.2.1.(3)(h) of the Land Development Regulations

The Midtown Warehouses proposed site plan 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 building will have one bathroom so it will not affect the existing City utilities.***

- 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.***

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

***Analysis: The subject property is in an established CI zoned area. No traffic will impact existing neighborhoods.***

- 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 with the development. On-site stormwater management has been designed to meet 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  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.07.12  
20:12:38 -04'00'

Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job FL2351 2

### FIRE HYDRANT NOTE

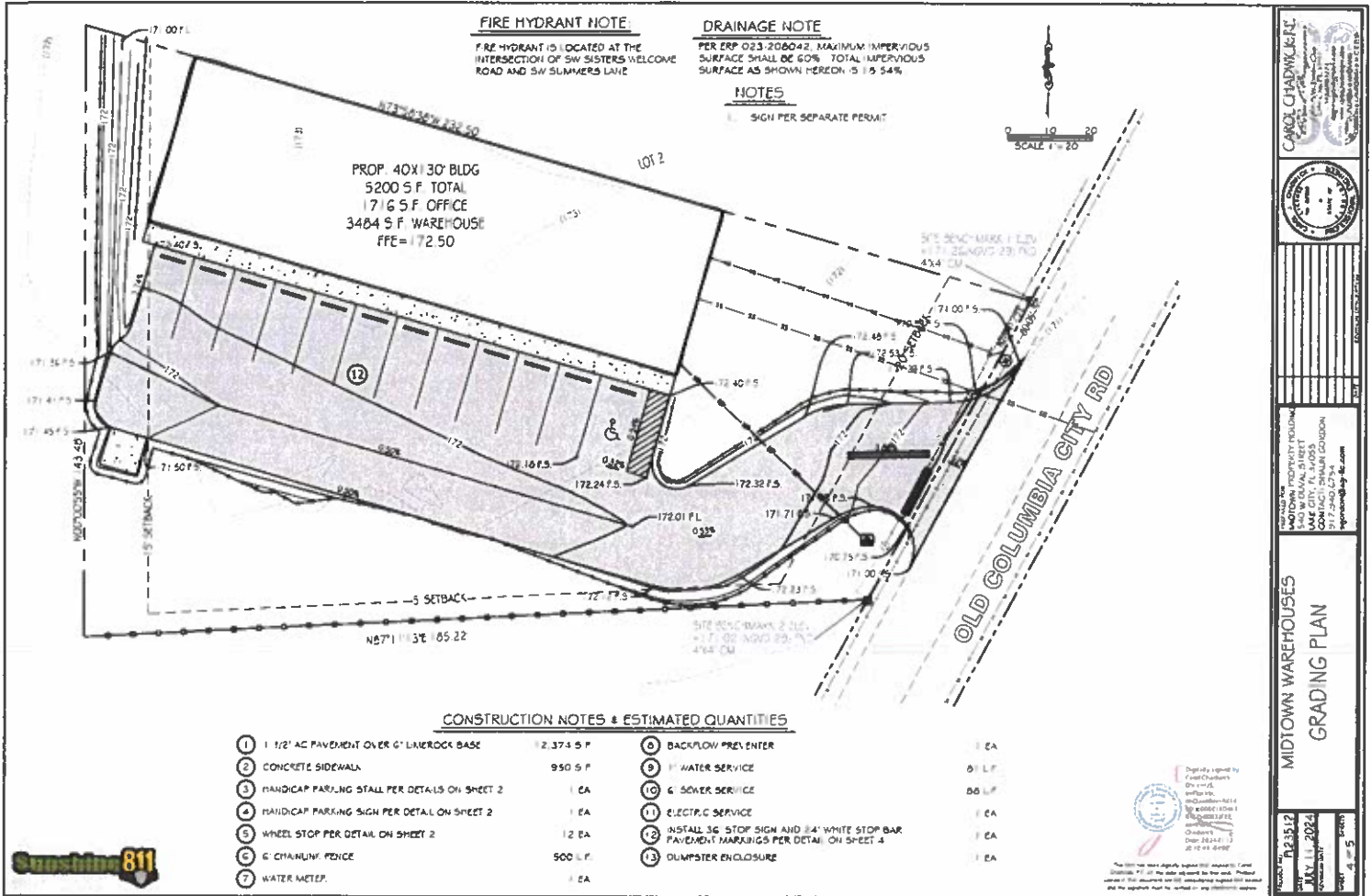
FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF SW SISTERS WELCOME ROAD AND SW SUMMERS LANE

### DRAINAGE NOTE

PER ERP 023-208042, MAXIMUM IMPERVIOUS SURFACE SHALL BE 60% TOTAL IMPERVIOUS SURFACE AS SHOWN HEREON IS 5.54%

### NOTES

- SIGN PER SEPARATE PERMIT



### CONSTRUCTION NOTES & ESTIMATED QUANTITIES

1	1 1/2" AC PAVEMENT OVER 6" LIMEROCK BASE	2,374.5 SF	8	BACKFLOW PREVENTER	1 EA
2	CONCRETE SIDEWALK	950.5 SF	9	1" WATER SERVICE	50 LF
3	HANDICAP PARKING STALL PER DETAILS ON SHEET 2	1 EA	10	6" SEWER SERVICE	50 LF
4	HANDICAP PARKING SIGN PER DETAIL ON SHEET 2	1 EA	11	ELECTRIC SERVICE	1 EA
5	WHEEL STOP PER DETAIL ON SHEET 2	12 EA	12	INSTALL 36" STOP SIGN AND 24" WHITE STOP BAR	1 EA
6	6" CHAINLINK FENCE	500 LF	13	PAVEMENT MARKINGS PER DETAIL ON SHEET 4	1 EA
7	WATER METER	1 EA			



This plan was digitally signed by Carol Chadwick, P.E. on the date indicated on the seal. Printed version of this document and all attachments signed by me and the appropriate seal to which it applies are required.

**CAROL CHADWICK**  
 LICENSED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 12345

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**MIDTOWN WAREHOUSES**  
**GRADING PLAN**

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PROJECT NO. 223512  
 DATE: JULY 11, 2024  
 SHEET: 4 OF 5



# MIDTOWN WAREHOUSES

## SECTION 31, TOWNSHIP 4 SOUTH, RANGE 17 EAST

### LAKE CITY, COLUMBIA COUNTY, FLORIDA

PROJECT SITE



LOCATION MAP  
NOT TO SCALE

#### OWNER

MIDTOWN PROPERTY HOLDINGS LLC  
540 W DUVAL STREET  
LAKE CITY, FL 32055  
CONTACT: SHAWN GORDON  
917 940 6794  
sgordon@sg-llc.com

#### CIVIL ENGINEER

CAROL CHADWICK, P.E.  
1200 S.W. FAIRFAX GLEN  
LAKE CITY, FL 32025  
307 660 1772  
ccperry@gmail.com

#### SURVEYOR

AFFINE ENGINEERING AND SURVEYING, INC.  
120 INN GREEN LAKE  
LAKE CITY, FL 32055  
407 421 5534

DEVELOPMENT INFORMATION			
RENTAL SPACES WITH OFFICES AND ALL ASSOCIATED UTILITIES AND IMPROVEMENTS			
PARCEL NUMBER	31-45-17-06247-101		
ZONING	C1		
LAND USE	COMMERCIAL		
ADDRESS	150 SW ARLINGTON BOULEVARD LAKE CITY, FL 32055		
1. PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	22,329	0.51	100
ON-SITE DISTURBANCE AREA	20,096	0.46	90
OFF-SITE DISTURBANCE AREA	0	0.00	
TOTAL DISTURBANCE AREA	20,096	0.46	90
PROPOSED IMPERVIOUS AREA			
BUILDING	1,200	0.12	23.3
SIDEWALK	650	0.01	2.9
ASPHALT PAVING & DRIVEWAYS	7,501	0.17	34.0
TOTAL IMPERVIOUS AREA	13,451	0.31	60
LANDSCAPING			
REQUIRED	PER SECTION 4-2.1.7.10, COLUMBIA COUNTY L.D.R. LANDSCAPING: 1.0% OF OFF-STREET PAVING (7,501 SF) (1 TREE PER 200 SF OF LANDSCAPING) (2.5' S.F. LANDSCAPING & 6 TREES)		
PROPOSED AREA	7,501 S.F. & 4 TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4-3.1, COLUMBIA COUNTY L.D.R. PARKING SPACE PER 200 S.F. OF WAREHOUSE STORAGE FLOOR AREA (171 & 100 = 9 PARKING SPACES INCLUDING 1 HANDICAP SPACE) PER SECTION 4-3.1.3, COLUMBIA COUNTY L.D.R. 1 PARKING SPACE PER 1,500 S.F. OF WAREHOUSE STORAGE FLOOR AREA (3464) / 1500 = 2 PARKING SPACES		
PROPOSED SPACES	12 INCLUDING 1 HANDICAP SPACE		

#### NOTES

1. SITE PARCEL 31-45-17-06247-101
2. FUTURE LAND USE: COMMERCIAL
3. ZONING: C1
4. SITE ADDRESS: 150 SW ARLINGTON BOULEVARD, LAKE CITY, FL

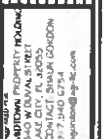
#### SHEET INDEX

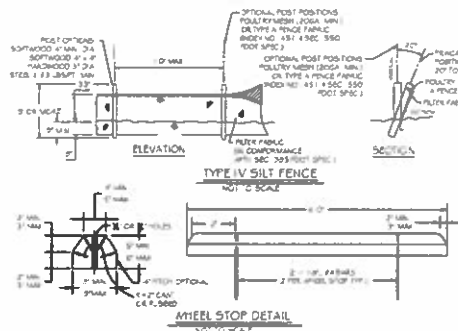
1. COVER SHEET
2. NOTES, LEGEND & DETAILS
3. SITE PLAN
4. GRADING PLAN
5. LANDSCAPING PLAN



This seal has been digitally signed and verified by Carol Chadwick, P.E. on the date indicated in the text. Printed word of the sealant and any supporting signature are made void if the signature has been verified on any web display system.

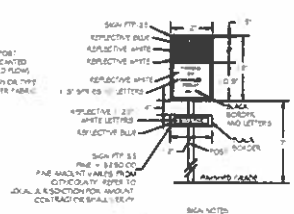
ENGINEER OF RECORD: CAROL CHADWICK, P.E.  
P.E. NO.: 02560





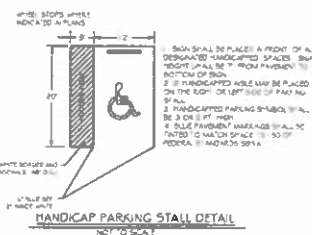
TYPE IV SILT FENCE

NOT TO SCALE



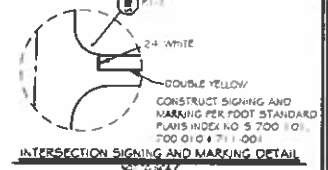
HANDICAP PARKING SIGN DETAIL

NOT TO SCALE



HANDICAP PARKING STALL DETAIL

NOT TO SCALE



INTERSECTION SIGNING AND MARKING DETAIL

NOT TO SCALE

### ENGINEER'S NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL BE IN ACCORDANCE WITH THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MAXIMUM RATE OF 20 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MAXIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER KILL PRAIRIE MIXTURE (THROUGH MARCH 31) AND FESCUE MIXTURE (THROUGH AUGUST 31).
3. THE FERTILIZER CONTRACTOR SHALL SUBSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MAINTAIN EROSION, FLOODING, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF 5 (5) FEET AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A FLOW, THE TRANSITION FROM NORMAL DITCH GRADE TO FIVE FEET DEEP SHALL BE A MAXIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE CONSTRUCTION OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BID AND CONSTRUCTION.
8. NO PILE SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TPO/SOL AND OTHER DESTRUCTIVE MATERIALS.

### UNAUTHORIZED CHANGES AND USES CAUTION

THESE NOTES, PLANS AND THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR USED FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED OF THESE PLANS.

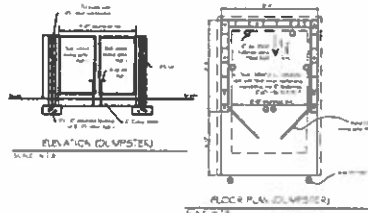
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND RELIABILITY OF THE DESIGN PERSON. IN THE EVENT OF DISCREPANCIES AS TO THE DESIGN PERSON, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE RESOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

### PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR CONTRACTOR ASSURES THAT A COOPERATION WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THEREBY WILL BE REQUIRED TO ASSURE SAFE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LITIGATION, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT NO LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

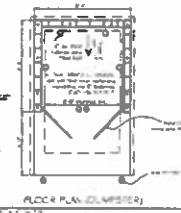
### EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE 2003 EDITIONS OF THE FLORIDA DEVELOPMENT MANUAL AND THE FLORIDA EROSION AND SEDIMENTATION CONTROL INSPECTORS MANUAL.
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA WATER MANAGEMENT DISTRICT, CITY OF LAKE CITY, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENTATION CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND RE-REVIEW DRAINAGE MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND LATE A PERMANENT GRASS COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE CHANNELS SHALL BE GRASSSED AND REPAIR SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SALT PILES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SALT PILES IN AREAS WHERE SALT FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE OR RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION TRENCHES AND COLLECTION PIPE OUTLETS. GRANITE OR Limestone RAP/PAV IS 2000, NO. 10 BLENDED CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ABSOLUTELY PROTECTED FROM EROSION THROUGH THE USE OF PILE BALES OR SOLOID.
13. ALL STABILIZATION PRACTICES SHALL BE INSTALLED 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.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTS.
15. LOCATED PILES SHALL BE REMOVED DAILY.
16. EXCESS DEBRIS SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL ASPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SALT PILES AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FULLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER. SITES THAT HAVE BEEN FULLY STABILIZED WITH 500 OR GREATER GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.



ELEVATION (CULVERT)

NOT TO SCALE



SECTION (CULVERT)

NOT TO SCALE

### LEGEND

- FS - FINISHED SURFACE
- ES - EXISTING SURFACE
- PS - PROPOSED SURFACE (2' INTERVALS)
- ES (30') - EXISTING CONTOUR (2' INTERVALS)
- DAYLIGHT LINE
- EXISTING FENCE
- PROPERTY LINE
- CENTER LINE
- SALT PILE
- EXISTING OVERHEAD UTILITIES
- EXISTING OVERHEAD ELECTRIC

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556, FLORIDA STATE ONE CALL. CALL 811 48 HOURS PRIOR TO DIGGING.



Digitally signed by  
Lance L. Johnson  
DN: cn=Lance L. Johnson, o=Sunshine 811, email=lljohnson@sunshine811.com, c=US  
Date: 2024.07.11 11:04:00  
2024.07.11 11:04:00

**CANOL CHANDICEER**  
Professional Engineer  
No. 123512  
State of Florida  
Exp. 12/31/2024

**SEAL**

**NOTES, LEGEND & DETAILS**

**MIDTOWN WAREHOUSES**

**DATE: JULY 11, 2024**

**PROJECT: MIDTOWN WAREHOUSES**

**LOCATION: LAKE CITY, FLORIDA**

**CONTRACT: SHAW CONSTRUCTION**

**PROJECT NO: 24-001**

**DATE: 2024.07.11**

**2 - 5**



CAROL CHADWICK, P.E.

*Civil Engineer*

1238 SW Fairfax Glen

Lake City, FL 32023

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 11, 2024

re: Midtown Warehouses Drainage Memo

Per ERP-023-203849-1, each lot is permitted for 60% impervious area. The proposed development will result in 60% impervious surfacing. Please refer to sheet 1 of the site plan for impervious calculations.

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.



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A0141  
0D0000018D46384  
E7500032FEE,  
cn=Carol Chadwick  
Date: 2024.07.12  
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This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job FL23512



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*Civil Engineer*

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July 11, 2024

re: Midtown Warehouses Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 1000 \cdot 0.85 [1 + (0 + 0)] = 850 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area:  $C = 1000$

(O) = Occupancy factor:  $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 1.8F\sqrt{A} = 1.8 \cdot 0.6\sqrt{5200} = 779 \rightarrow 1000$

Where:

F = the coefficient related to the construction type = 0.6

A = the effective building area = 5200 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 1/11/22, the water flow is 3151 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by

Carol Chadwick

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o=Florida,

dnQualifier=A0141

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cn=Carol

Chadwick

Date: 2024.07.12

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Carol Chadwick, P.E.

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CC Job FL23512

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Lake City, FL 32025

307.680.1772

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www.carolchadwickpe.com

July 11, 2024

re: Midtown Warehouses Concurrency Impact Analysis

The subject property will be used as an enclosed warehouse with offices. It is assumed that the proposed building will have 4 bathrooms. The proposed site will have minimal impacts on the existing infrastructure, public utilities or schools.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9<sup>th</sup> 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: 31 Total ADT & 5 Peak PM trips
- Potable Water: 120 gallons per day
- Potable Water: 120 gallons per day
- Solid Waste: 37 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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o=Florida,  
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cn=Carol Chadwick  
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Carol Chadwick, P.E.

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CC Job FL23512

CAROL CHADWICK, P.E.

*Civil Engineer*

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July 11, 2024

re: Midtown Warehouses Comprehensive Plan Consistency Analysis

The Midtown Warehouses site plan 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 located one block east of SW Sisters Welcome Road in an existing commercial subdivision. The site is serviced by the City of Lake City water distribution system and sewer 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 2024.

***Consistency: The site will be constructed in 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

areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

**Consistency: The proposed improvement of the subject property is consistent other commercial uses in the area.**

- Policy I.1.5 The county shall continue to regulate and 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.

**Consistency: No impacts to adjacent land topography or soil conditions will result due to the construction of the site.**

- 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.

**Consistency: The proposed site is compatible with other uses in the area.**

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by  
Carol Chadwick  
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o=Florida,  
dnQualifier=A014  
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B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.07.12  
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Carol Chadwick, P.E.

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CC Job FL23512