BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING AGENDA
May 19, 2026 at 6:00 PM
Edward J. Butler Governmental Complex
9-B East Jefferson Street
Quincy, Florida

AGENDA

1. **Call to Order**

2. **Invocation**

3. **Pledge of Allegiance**

4. **Amendments to the Agenda**

5. **Approval of Agenda.**

6. Awards, Presentations and Appearances

   6.a
   Proclamation for Annual National Public Works Week

   (Gadsden County Board of County Commissioners)

   6.b
   Proclamation for Annual National EMS Week

   (Gadsden County Board of County Commissioners)

7. Consent

   7.a
   Ratification Memo

(Clerk of Court)

7.b
BOCC Meeting/Workshop Minutes:

1. May 5, 2026, PRE- BOCC Workshop
2. May 5, 2026, Regular BOCC Meeting

8. Items Pulled for Discussion

9. Citizens Requesting to be Heard on Non-Agenda Items (3-Minute Limit)

The Gadsden County Board of County Commissioners welcomes and encourages public participation at all meetings of the Board. Citizens are free to speak for up to three (3) minutes on non-agenda items. Public comments and participation are also encouraged for items on the agenda.

Additionally, if you are unable to attend a meeting in person, comments from the Public can also be submitted via email to CitizensToBeHeard@gadsdencountyfl.gov until noon on the date of the meeting. Comments submitted after the deadline, but prior to the meeting, will be added to the official record, but the County cannot guarantee that Commissioners and staff will have adequate time to review comments prior to the meeting.

Citizens are further encouraged to participate on the County's website at www.gadsdencountyfl.gov.

10. Public Hearing

10.a
Public Hearing: Approval of Resolution 2026-025 and Associated Budget Amendment

(Reginald James, Interim County Administrator/Rose Raynak Director of Finance/ Trudei Porter, Finance Director)
10.a Agenda Item Res 2026-025.pdf

10.b
Public Hearing (Legislative) – Continuation of 2441 Aspalaga Road Chattahoochee FL 32324 Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03)

(Reginald James, Interim County Administrator/Justin Stiell, Growth Management Director)
10.b Agenda Item 2441 Aspalaga Road.pdf

10.c
Public Hearing (Legislative) - 13480 Pat Thomas Parkway, Mainline Contracting LLC Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2023-02)

(Reginald James, Interim County Administrator/Justin Stiell, Growth Management Director)

10.c Agenda Request Item 13480 Pat Thomas Parkway.pdf

11. General Business

11.a

Approval of 2027 Small County Consolidated Waste Grant Application with the Florida Department of Environmental Protection. (DEP

(Reginald James, Interim County Administrator/Curtis Young, Public Works Director)
11.a Agenda Item Solid Waste Grant.pdf

11.b

Approval of Change Order #1, Resolution and Supplemental Agreement for Dog Town Road Resurfacing Project

(Reginald James, Interim County Administrator/Curtis Young, Public Works Director)

11.b Agenda Item Dogtown.pdf

11.c

Approval of Change Order #2, Resolution and Supplemental Agreement for Cane Creek Road Bridge Culvert Repair

(Reginald James, Interim County Administrator/Curtis Young, Public Works Director)

11.c Agenda Item Cane Creek Road.pdf

11.d

Request for Board Approval to Accept the Florida E911 Rural County Grant 26-04-09 from the Florida Department of Management Services to Continue Year Two Services of the Motorola VESTA 911 Call Handling System

(Reginald James, Interim County Administrator/Morris A. Young, Sheriff/Tashonda Whaley, Emergency Management Director/Rachel Harrison, E911 Coordinator)

11.d Agenda Item Florida E911 Rural Co Grant.pdf

11.e

Approval of Resolution for USDA Rural Business Development Grant Application Submission

(Reginald James, Interim County Administrator/Kassandra McGlonn, Director of Grants Administration)

11.e Agenda Item RBDA.pdf

12. **Clerk of Court**

Updates
(Nicholas Thomas, Clerk of Court)

13. County Attorney

Updates
(Louis J. Baptiste, Interim County Attorney)

14. County Administrator

Updates
(Reginald James, Interim County Administrator)

15. Discussion Items by Commissioners

15.a. Commissioner Shawn Wood, District 3
15.b. Commissioner Ronterious Green, District 5
15.c. Commissioner Alonzetta Simpkins, District 2
15.d. Commissioner Brenda A. Holt, District 4
15.e. Commissioner Eric F. Hinson, District 1

16. Motion to Adjourn

17. Receipt and File

Board of County Commissioners
Agenda Request

Date of Meeting: **May 19, 2026**

Date Submitted: **April 23, 2026**

To: Honorable Chairman and Members of the Board

From: Reginald James, Interim County Administrator
Rose Raynak, Director of Finance
Trudei Porter, Finance Director

Subject: **Public Hearing:** Approval of Resolution 2026-025 and Associated Budget Amendment

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Statement of Issue:

This agenda item seeks approval of Resolution 2026-025 and authorization for the Interim County Administrator, Director of Finance and Finance Director to execute the budget amendment for Fiscal Year 2025/26.

Background:

Florida Statute 129.01 (2) (b) requires that the County's budget be balanced. Section 129.06 (2) F.S., further authorizes the Board of County Commissioners at any time within a fiscal year to amend the budget for that year. Additionally, Section 129.06 (2) (f) F.S., authorizes the budget to be amended by resolution or ordinance of the Board of County Commissioners adopted following a public hearing.

Analysis:

Approval of this item will correct the transfers to both Public Works and the Tax Collector as approved in the FY26 budget.

Fiscal Impact:

None

Options:

1. Approve Resolution 2026-025 and authorize the Chairman to sign. Approve the attached Budget Amendments and authorize the Interim County Administrator, Director of Finance and Finance Director, to complete and execute all necessary budget amendments associated with the FY26 budget process.

2. Do not approve.

3. Board direction.

Interim County Administrator's Recommendation:

Option 1, 2, or 3.

Attachments:
Resolution 2026-025
Budget Amendment:

- BA# 2026-073
- BA# 2026-074

RESOLUTION NO. 2026-025

WHEREAS, the Board of County Commissioners of Gadsden County, Florida, approved the Fiscal Year 2025-2026 Budget; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 129, Florida Statutes, desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners of Gadsden County, Florida, hereby amends the budget as reflected in the Budget Amendments attached hereto.

Adopted this ____ day of _____ 2026.

Board of County Commissioners
Gadsden County, Florida

_____
Chairperson

Attest: Nicholas Thomas, Clerk

By:_____

BA# 2026-074

Gadsden County BOCC Budget Amendment Form

Date: 4/23/2026
Fiscal Year: 2025-2026
Department: Fund 001
Agenda Item: N/A

Intra-departmental
BOCC Motion
BOCC Resolution 2026-025
BOCC Public Hearing Yes

Revenue

Fund	Dept.	Account	Account Description	Beginning Bud.	+/- $	Ending Bud.
						-
						-
						-
						-
#1 Subtotal				-	-	-

Expenditure

Fund	Dept.	Account	Account Description	Beginning Bud.	+/- $	Ending Bud.
	8001	59901	Reserve For Contigency	1,501,395.97	(249,867.00)	1,251,528.97
	9001	59115	Transfer to Tax Collector	-	249,867.00	249,867.00
						-
						-
#2 Subtotal				1,501,395.97	-	1,501,395.97

Correct Transfer to the Tax Collector

Approved By:
Budget Director _____
County Manager _____

Posting
Finance Director _____
Date _____

BA# 2026-073

Gadsden County BOCC Budget Amendment Form

Date: 4/23/2026
Fiscal Year: 2025-2026
Department: Fund 112
Agenda Item: N/A

Intra-departmental
BOCC Motion
BOCC Resolution
BOCC Public Hearing

Revenue

Fund	Dept.	Account	Account Description	Beginning Bud.	+/- $	Ending Bud.
		3811026	Transfer from Debt Service	304,088.00	582,109.00	886,197.00
						-
						-
						-
#1 Subtotal				**304,088.00**	**582,109.00**	**886,197.00**

Expenditure

Fund	Dept.	Account	Account Description	Beginning Bud.	+/- $	Ending Bud.
	0126	51400	Overtime	-	75,000.00	75,000.00
	0126	54600	Repair & Maintenance	50,000.00	200,000.00	250,000.00
	0126	55208	Uniforms	5,000.00	75,000.00	80,000.00
	0126	57200	Debt Service Interest	-	15,000.00	15,000.00
	0126	55200	Operatinig Supplies	13,006.00	10,000.00	23,006.00
	0126	54500	Insurance	30,000.00	12,621.00	42,621.00
	0128	57100	Debt Service Principal	-	16,000.00	16,000.00
	0128	57200	Debt Service Interest	-	5,000.00	5,000.00
	0112	54500	Insurance	250,000.00	27,000.00	277,000.00
	0126	55300	Road Materials & Supplies	180,040.00	157,941.00	337,981.00
	0126	59120	Transfers to Debt Service	351,375.00	(11,453.00)	339,922.00
#2 Subtotal				**879,421.00**	**582,109.00**	**1,461,530.00**

Correct Transfer to Public Works.

Approved By:
Budget Director _____
County Manager _____

Posting
Finance Director _____
Date _____

FUND-212 DEBT SERVICE-PUBLIC WORKS
FUNCTION-540 TRANSPORTATION
ACTIVITY-541 ROAD & STREET FACILITIES
DEPT TOTAL-2212 DEBT SVC-PUB WORKS-NON OP

1ST SUBTOTAL-57000 DEBT SERVICE

ACCOUNT	- - - - - TITLE - - - - -	BUDGET	PERIOD EXPENDITURES	ENCUMBRANCES OUTSTANDING	YEAR TO DATE EXP	AVAILABLE BALANCE	YTD/ BUD
57100	DEBT SERVICE PRINCIPAL	642,021.00	.00	.00	381,772.68	260,248.32	59.46
57200	DEBT SERVICE INTEREST	85,038.00	.00	.00	42,344.87	42,693.13	49.80
	TOTAL DEBT SERVICE	727,059.00	.00	.00	424,117.55	302,941.45	58.33
1ST SUBTOTAL-59000 OTHER USES							
59107	TRANSFERS TO PUBLIC WORK	886,197.00	.00	.00	886,197.00	.00	100.00
	TOTAL OTHER USES	886,197.00	.00	.00	886,197.00	.00	100.00
	TOTAL DEBT SVC-PUB WORKS-NON	1,613,256.00	.00	.00	1,310,314.55	302,941.45	81.22
	TOTAL ROAD & STREET FACILITIE	1,613,256.00	.00	.00	1,310,314.55	302,941.45	81.22
	TOTAL TRANSPORTATION	1,613,256.00	.00	.00	1,310,314.55	302,941.45	81.22
	TOTAL DEBT SERVICE-PUBLIC WOR	1,613,256.00	.00	.00	1,310,314.55	302,941.45	81.22

3811026	TRANSFER FROM DEBT SERVIC	.00	.00	.00	BEGINNING BALANCE	
	10/02/25 12-1	304,088.00			POSTED FROM BUDGET SYSTEM	
	TOTAL PERIOD 1	304,088.00	.00	.00		304,088.00
	03/17/26 19-6 238		886,197.00		TRF FROM DEBT SVC	
	TOTAL PERIOD 6	.00	886,197.00	.00		-582,109.00
TOTAL	TRANSFER FROM DEBT SERVIC	304,088.00	886,197.00	.00		-582,109.00

FUNCTION-580 OTHER USES
ACTIVITY-581 INTERFUND TRANSFER
DEPT TOTAL-9001 TRANSFERS-GEN'L FUND

ACCOUNT	- - - - - TITLE - - - - -	BUDGET	PERIOD EXPENDITURES	ENCUMBRANCES OUTSTANDING	YEAR TO DATE EXP	AVAILABLE BALANCE	YTD/ BUD
59101	TRANSFERS TO LIBRARY	712,354.00	178,088.50	.00	534,265.50	178,088.50	75.00
59102	TRANSFERS FINE & FORFEIT	9,923,015.00	859,565.19	.00	5,334,474.66	4,588,540.34	53.76
59104	TRANSFERS TO EMER RESCUE	1,925,921.00	481,480.25	.00	1,444,440.75	481,480.25	75.00
59105	TRANS LANDFILL/ARTHROPOD	106,448.00	.00	.00	106,448.00	.00	100.00
59106	TRANSFER TO GRANTS FUND	128,869.00	.00	.00	128,869.00	.00	100.00
59113	TRANSFER TO EMPA (150)	13,320.00	4,440.00	.00	4,440.00	8,880.00	33.33
59114	TRANSFER TO PROPERTY APP	1,446,278.00	361,569.50	.00	1,084,708.50	361,569.50	75.00
59117	TRANSFER TO SUPER OF ELE	1,026,252.00	256,563.00	.00	769,689.00	256,563.00	75.00
59135	TRANSFER TO JUDICIAL SER	221,144.00	.00	.00	221,144.00	.00	100.00
59140	TRANSFER CRT FACILITES	41,406.00	.00	.00	41,406.00	.00	100.00
59178	TRANSFER TO FUND 215	87,312.03	.00	.00	.00	87,312.03	.00
59180	TRANSFER TO FUND 213	260,395.00	.00	.00	260,395.00	.00	100.00
59181	TRANSFER TO FUND 214	274,027.00	.00	.00	274,027.00	.00	100.00
59184	TRANSFER TO FUND 208	31,167.00	.00	.00	31,167.00	.00	100.00
	TOTAL OTHER USES	16,197,908.03	2,141,706.44	.00	10,235,474.41	5,962,433.62	63.19

DEPT TOTAL-8001 RESERVES

ACCOUNT	- - - - - TITLE - - - - -	BUDGET	PERIOD EXPENDITURES	ENCUMBRANCES OUTSTANDING	YEAR TO DATE EXP	AVAILABLE BALANCE	YTD/ BUD
59901	RESERVE FOR CONTINGENCY	1,501,395.97	.00	.00	.00	1,501,395.97	.00
	TOTAL OTHER USES	1,501,395.97	.00	.00	.00	1,501,395.97	.00
	TOTAL RESERVES	1,501,395.97	.00	.00	.00	1,501,395.97	.00

3811000 TRANSFER FROM GENERAL FND

139-510 - TAX COLLECTOR

3811000	TRANSFER FROM GENERAL FND	.00	.00	.00 BEGINNING BALANCE
	10/02/25 12-1	249,867.00		POSTED FROM BUDGET SYSTEM
	TOTAL PERIOD 1	249,867.00	.00	.00 249,867.00
TOTAL	TRANSFER FROM GENERAL FND	249,867.00	.00	.00 249,867.00

Board of County Commissioners
Agenda Request

Date of Meeting: May 19, 2026

To: Honorable Chairperson and Members of the Board

From: Reginald James, Interim County Administrator
Justin Stiell, Growth Management Director

Subject: Public Hearing (Legislative) – Continuation of 2441 Aspalaga Road Chattahoochee FL 32324 Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03)

Statement of Issue:

A request for consideration of a Small Scale Comprehensive Plan Future Land Use Map (FLUM) amendment to the Florida Commerce to change the future land use designation from Agriculture 3 to Agriculture 1 on a 72.48 acre parcel.

Applicant/Owner:	Kenny and Jennifer Smith
Agent:	Kenny and Jennifer Smith
Parcel ID Number:	2-31-3N -6W-0000-00200-0000 and 2-31-3N-6W-0000-00200-0100
Address:	2441 Aspalaga Road Chattahoochee FL 32324
Area of subject amendment:	72.48 acres
Current use of the property:	Timber II 80-90
Current Land Use Category:	Agriculture 3
Proposed Land Use Category:	Agriculture 1
Wetlands:	7.48 acre
FEMA FIRM Map: Designation	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12039C0157C indicates areas in Zones "X"
Utilities:	Talquin Electric Cooperative (electric) Talquin potable water On Site Septic Tank

Background:

Kenny and Jennifer Smith, owners, have applied to amend the Future Land Use Map (FLUM) designation of 72.48 acres from Agriculture 3 to Agriculture 1 (Attachments #1). This amendment is a small-scale map amendment per §163.3187, Florida Statutes. Applicants' intent, if the amendment is approved, is to split the property to facilitate future home sites for family members. The current Agriculture 3 land use category would allow the owners to develop 3 home sites (density 1 unit per 20 acres) while the agriculture 1 future land use category would allow a density of up to 14 dwelling units.

Analysis and Findings:

The parcel is located along Aspalaga Road. The nearest parcel identified as Agriculture 1 on the Gadsden County Future Land Use map is less than 6,000 feet away when measured from parcel corner to parcel corner and passes an area as identified as Rural Residential. The current use is timber/silviculture and proposed residential/agricultural uses would be conforming to the proposed use identified in Agriculture 1. Properties to the northeast would be defined as a Residential area by character of being primarily residential in character within .25 of the proposed sites.

"Residential Area: *Areas designated with Rural Residential land use category on the Gadsden County Comprehensive Plan Future Land Use Map. In some contexts, such as the location of telecommunication towers, or other uses potentially incompatible with residential uses, a residential area includes areas not designated Rural Residential but which are predominately residential in character, which would include areas with existing residential structures at an average density of one (1) unit per five (5) acres located within a 0.25 acre radius from the proposed communication tower site."*

The intent of the Agriculture-1 (AG-1) future land use category is to provide areas for agricultural use. The designation criteria for the AG-1 are agriculture uses and residences associated with such uses. The proposed amendment would allow for the proposed use to be consistent with the Future Land Use designation.

The table below contains an analysis of the future and existing uses of adjacent properties/parcels. The adjacent properties include a mix of commercial, residential, and agriculture land.

TABLE 1. FUTURE LAND USE CATEGORY AND USE OF ADJACENT PROPERTY/PARCELS		
DIRECTION	FUTURE LAND USE CATEGORY	EXISTING USE*
NORTH	AGRICULTURE 3	TIMBER II 80-90 (5500)
EAST	AGRICULTURE 3	TIMBER II 80-90 (5500)
SOUTH	AGRICULTURE 3	TIMBER II 80-90 (5500)
WEST	AGRICULTURE 3	TIMBER II 80-90 (5500) and Mobile Homes (0200)

*Source: Gadsden County Property Appraiser website

Access:

The site accesses Aspalaga road on the North. Aspalaga road is designated as a 'minor collector-rural road' on the adopted Gadsden County Functional Classification Map (2014). Transportation improvements such as minimum driveway separations and turn lanes are addressed at site plan review. Driveway connections will be permitted by the Gadsden County driveway connection permit.

Historical Resources:

The Florida Department of State, Division of Historical Resources provided an email indicating there were no previously recorded resources within the parcel. (Attachment #2).

Applicable Comprehensive Plan Objectives and Policies:

The following Comprehensive Plan Objectives and Policies are referenced as they apply to the Future Land Use Map Amendment. Other Objectives and Policies that are pertinent to a specific development will be addressed at the time of development order review. Attachment #3 of this report includes the applicant's analysis of applicable Comprehensive Plan Policies.

Policy 1.1.1.F Agriculture-1:

The allowed uses and development restrictions for the Agriculture-1 future land use category are listed in Policy 1.1.1.F (Attachment #1). The intent of the Agriculture-1 future land use category is to provide areas for agricultural activities. Allowable uses include agriculture related uses; silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilizes and package plants. Density is no more than one (1) dwelling unit per five (5) acres. Development restrictions include that the Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres and the other requirements of the land development code are met; minimum lot sizes for the non-

residential uses that are also not used for centralized shall be three (3) acres.

Policy 1.2.13: *Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:*

A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.

The applicant indicates that there is approximately 10.32% of the property contains wetlands (7.48 acres) (Attachment #2).

B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.

Talquin Electric Cooperative will provide electric and potable water. A septic systems are proposed within ¼ of a mile of the property.

C. Proposed location of ingress and egress of development.

The parcel will access Aspalaga road, a paved county roadway. A driveway permits will be required.

D. Distance and location of nearest same land use category.

The subject property is 6,000 feet to the nearest AG-1 designated property.

E. Description of adjacent land use categories.

See Table 1, above. The property is adjacent to AG-3 designated property to the west, AG-3 designated property to the north, AG-3 to the east, and AG-3 to the South.

F. In addition, for any land use category which supports residential development:

1) *Existing and proposed school capacities (See Policy 10.6.1).*
   Only one (1) residence will be allowed per parcel in the AG 1 future land use (minimum five acre parcel or three acre parcel with approved Family Exception). Pursuant to the 'Gadsden School District Work Plan' all applicable schools are operating at less than capacity.

2) *Existing and proposed park space (See Policy 6.3.3).*
   A single unit per parcel will not trigger the requirement for additional park space (Gadsden County Planning & Community Development).

Per the applicant, approximately 10.32% of the property contains wetlands (7.48 acres). There are 11.05 acres located outside of the wetlands and flood plain. (Attachment 2). The applicant will be required to maintain a 50' wide natural buffer between proposed dwelling units and the wetlands. The septic system must be setback 100' from the wetlands as required by Comprehensive Plan Policies 5.3.2 and 5.3.3.

Public Notice Requirements (LDC):

Per Subsection 1302.D of the LDC, the public hearing notices were mailed to all property owners within 1,000 feet of the property prior to the meeting, the public hearing was noticed in the three (3) local papers, and a sign was posted on the property.

Board Options:

1. Approve the Smith (2441 Aspalaga Road, Chattahoochee FL, 32324) Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03) Ordinance 2026-03.
2. Denial of the Smith (2441 Aspalaga Road, Chattahoochee FL, 32324) Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2025-03) Ordinance 2026-03.
3. Board Direction.

Planning Commission Recommendation:

Option 1

Attachments:

1. Comprehensive Plan Policy 1.1.1.F,and 1.1.1.H.
2. Application with Support Documentation
3. Draft Ordinance
4. Information provided at May 5, 2026 BOCC Meeting
5. Response to Information Provided at May 5, 2026 BOCC Meeting

Gadsden COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

FUTURE LAND USE MAP AMENDMENT APPLICATION

Application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

_____ Small Scale Future Land Use Map _____ Large Scale Future Land Use Map

✓ Small scale amendment in Rural Area of Opportunity as set forth in §. 288.0656(7) F.S.

Change From: AG 3 To: AG-1
Existing future land use designation Proposed future land use designation

APPLICANT INFORMATION (If the applicant differs from the owner, a signed affidavit to represent is required authorizing a representative to act on the property owner's behalf)

Owner: Kenny & Jennifer Smith Contact Person: Jennifer Smith

Address: 9424 Ranchero Rd Tallahassee Fl 32305

Telephone: 850-510-9639 Mobile: _____

E-Mail Address: Jennifersmith1210@gmail.com

Authorized Representative: _____

Address: _____

Telephone: _____ Mobile: _____

E-Mail Address: _____

PROPERTY INFORMATION

Property Address: 2441 Aspalaga Rd Chattahoochee Fl 32324 Quincy Fl 32351

Tax Parcel ID#: 2-31-3N-6W-0000-00200-0000 / 2-31-3N-6W-0000-00200-0000

Legal Description: Attached

(A legal description is needed for adoption of the ordinance. A legal description may be found on the title certificate or warranty deed. Please attach a copy as required with application.)

Total Acreage of Amendment: 72.48 Utility Providers: Talquin

Current Use of Property: _____

Describe reason for the Future Land Use Map amendment (include proposed use of the property): We purchased this as family property for multi generations, due to the grade of land we need to rezone for future division so each family will have land to place a home - the remaining will be used for timber, farm animals, and gardens.

SUBMITTAL REQUIREMENTS - The following items must accompany the completed Comprehensive Plan Future Land Use Map amendment application at time of submittal:

a. ✓ Fee, $1250.00 for large scale amendment; $500.00 for small scale amendment made out to Gadsden County Board of County Commissioners.
b. ✓ Two (2) copies of the signed and notarized application and submittal documents.
c. ✓ An electronic copy (in .pdf format) of the submittal package.
d. ✓ A vicinity map showing the location of the subject property (8.5" by 11").
e. ✓ A copy of a certificate of title or a copy of the recorded deed, title insurance policy or other instrument demonstrating ownership and bearing a legal description of the property.
f. ✓ Authorization to Represent, if applicable.
g. X For small scale (map) amendments as defined under §288.0656(2)(d) F.S. to increase the site area to a maximum of 20 acres within a rural area of opportunity, provide a written confirmation from the Planning Division indicating that the plan amendment furthers the economic objectives set forth in the executive order issued under §. 288.0656(7) F.S.
h. ✓ Two aerial photographs obtained from the Gadsden County Planning Division or County Property Appraisers Office which identifies the subject property and all property within 500 foot radius of the subject property. Provide an 8.5" X 11" copy.
i. ✓ An 8.5" by 11" signed and sealed survey containing a legal description indicating acreage. The legal description must be submitted in a format that can be copied and pasted into an ordinance (e.g. in Word format or in an e-mail).
j. ✓ A scaled drawing of the property showing all boundaries, adjacent properties, adjacent land use designation, existing use of adjacent property, roads, easements, flood zones, size of the parcel in square feet or acres, dimensions in linear feet, wetlands, and other environmental sensitive lands, as applicable. Provide an 11" X 17" copy.
k. ✓ Copy of Letter to Division of Historical Resources, Dept. of State to determine whether or not there are any historical resources recorded on the site as listed on the Florida Master Site File (Policy 6.4.8)).
l. ✓ Address the requirements of Policy 1.2.13: Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:
   - ✓ A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.
   - ✓ B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.
   - X C. Proposed location of ingress and egress of development.
   - ✓ D. Distance and location of nearest same land use category.
   - ✓ E. Description of adjacent land use categories.
   - ✓ F. In addition, for any land use category which supports residential development:
     1) Existing and proposed school capacities (See Policy 10.6.1).
     2) Existing and proposed park space (See Policy 6.3.3).
m. ✓ A written analysis of consistency with the relevant policies of the Comprehensive Plan. Specifically, the analysis shall address at minimum, and as applicable, the following policies. This list is **not** all inclusive and each applicant shall address relevant policies to the request.

- Policy 1.1.1 – Future Land Use Category
- Policy 1.2.4
- Policy 1.2.5
- Policy 1.2.9 (Level of service analysis/concurrency)
- Policy 1.2.13
- Policy 1.2.16
- Policy 1.2.19 (Amendments from Ag to RR – central utility requirement)
- Policies 1.2.4 & 1.2.5 (Distance from central utilities and connection)
- Policy 1.4.1
- Policy 1.4.2
- Policy 1.4.5 (Compatibility Analysis)
- Policies 2.2.3 and 2.2.4 (Level of Service)
- Policy 4A.1.3, Adequate Sewage Disposal
- Policy 4B.1.2, Safe Potable Water Availability
- Policies 5.3.2, 5.33 & 5.3.4
- Policy 5.4.4

I understand that the application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

✓ I AM THE OWNER

___ I AM THE LEGAL REPRESENTATION OF THE OWNER (See attached Authorization to Represent) of the property described by this Comprehensive Plan Future Land Use Map application. I declare that I have read said application and all sketches, data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. I understand that by signing this document, I am giving the County or agent thereof the authority to duplicate, disseminate, and reproduce any and all items submitted as part of this request, whether copyrighted or not. And that, upon submission said application and documents, as well as all correspondence, become a matter of public record.

Signature of Property Owner or Authorized Representative — *Date* 10-13-2025

State of Florida County of Wakulla

Sworn to and subscribed before me this 13th day of October, 2025 by Kenny and Jennifer Smith who is personally known to me /or has produced _____ as identification and did not take an oath.

Notary Seal

Notary Signature

Brandon Kreps
Notary Name Printed

BRANDON KREPS
MY COMMISSION # HH 470357
EXPIRES: April 5, 2028

GADSDEN COUNTY NICHOLAS THOMAS
Instrument: 250004103 Recorded: 06/13/2025 2:11 PM

OFFICIAL RECORDS: 1 of 6
Book: 967 Page: 1386

Recording Fee: $52.50
Doc Stamps: $2,013.90

Unofficial Unofficial

This instrument Prepared by and return to:
Name: W.Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: 3520 Thomasville Road, 4th Floor
Tallahassee, FL 32309
2025-1511LAW

Parcel I.D. No.: ***2313N6W000000200000***

SPACE ABOVE THIS LINE FOR PROCESSING DATA — *SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS WARRANTY DEED *Made the* ***10th day of June, 2025****, by* ***EBCF, LLC, a Florida Limited Liability Company****, hereinafter called the grantor(s), to* ***Jennifer M Smith and Kenny S Smith, wife and husband****, whose post office address is* ***9424 Rancchero Road, Tallahassee, FL 32305*** *hereinafter called the grantee(s):*

(Wherever used herein the terms "grantors" and "grantees" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth*: That the grantors, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees all that certain land situate in* ***GADSDEN County, State of Florida****, viz:*

See Exhibit A Attached hereto and by this reference made a part hereof.

Subject to taxes for the year 2025 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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.*

And *the grantors hereby covenant with said grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.*

In Witness Whereof*, the said grantors have signed and sealed these presents, the day and year first above written.*

Signed, sealed and delivered in presence of:

First Witness Signature

Andrew Power
Printed Name of First Witness

3520 Thomasville Road 4th Floor
Address of First Witness

Tallahassee, FL 32309
Address of First Witness

Second Witness Signature

James C. Thompson
Printed Name of Second Witness

3520 Thomasville Rd 4th Flr Tallahassee FL 32309
Address of Second Witness

Address of Second Witness

EBCF, LLC

BY: _____
James L Thompson
Managing Member

Address: 210 Rosehill Lane
Tallahassee, FL 32312

Unofficial Unofficial

STATE OF FLORIDA
COUNTY OF LEON

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared James L Thompson, Managing Member of EBCF, LLC , a Florida Limited Liability Companyknown to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same for the limited liability company, under authority duly vested in him/her by the limited liability company. The Grantor(s) (✓) is personally known to me; or ( ) produced _____ as identification: The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 10th day of June, A.D. 2025

/ _____ /
Notary Public Rubber Stamp Seal

Notary Signature:

Printed Notary Signature

*MY COMMISSION EXPIRES:*_____

ANDREW J. POWER
Commission # HH 636793
Expires June 2, 2029

OFFICIAL RECORDS: 3 of 6
Book: 967 Page: 1388

Unofficial Unofficial

Exhibit A

TRACT 1

A PARCEL OF LAND LYING AND BEING SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 - BEGINNING 7 1/4 CHAINS WEST OF NORTHEAST CORNER OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 AND RUNNING, THENCE WEST 7 1/4 CHAINS; THENCE SOUTH 20 CHAINS; THENCE EAST 7 1/4 CHAINS; THENCE NORTH 20 CHAINS TO POINT OF BEGINNING. SAID LAND LYING IN SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA.

ALSO

THE WEST 1/2 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST AND A PARCEL OF LAND IN THE SOUTH PART OF THE NORTHEAST 1/4 OF SOUTHWEST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST DESCRIBED AS FOLLOWS: BEGIN AT NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST AND RUN NORTH 3°30' EAST 395 FEET; THENCE RUN SOUTH 86°30'WEST 1320 FEET; THENCE RUN SOUTH 3°30' WEST 395 FEET; THENCE RUN SOUTH 86°30'EAST, 1320 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN GADSDEN COUNTY, FLORIDA.

LESS 1 ACRE IN NORTHEAST CORNER TO ALBERT REED, AS DESCRIBED IN OR BOOK 679, PAGE 107 IN GADSDEN COUNTY, FLORIDA.

ALSO:

ALL OF THE WEST 1/2 OF WEST 1/2 OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, LESS A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4; RUN SOUTH 87° EAST 330 FEET; THENCE RUN SOUTH 3° WEST 208 FEET; THENCE RUN NORTH 87° WEST 330 FEET; THENCE RUN NORTH 3° EAST 208 FEET TO THE POINT OF BEGINNING. SAID LAND LYING IN GADSDEN COUNTY, FLORIDA.

ALSO:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4, SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA.

LESS A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SOUTHEAST 1/4 OF SOUTHWEST 1/4, RUN SOUTH 87° WEST 91 FEET; THENCE RUN SOUTH 3° WEST 91 FEET; THENCE RUN SOUTH 87° EAST 91 FEET; THENCE NORTH 3° EAST 91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE LAND DESCRIBED IN O.R. BOOK 749, PAGE 1888; THE LAND DESCRIBED IN O.R. BOOK 504, PAGE 484 AND
LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF ASPALAGA ROAD OR MORRIS CIRCLE.

SAID LANDS BEING MORE ACCURATELY DESCRIBED AS FOLLOWS:

PARCEL 1

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Unofficial Unofficial

Exhibit A
(Continued)

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 504, page 484 of the Official Records of Gadsden County, Florida, said point also marking the Point of Beginning; From the Point of Beginning run thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787; Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands; Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888; Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast; Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature; Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set; Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267; Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records; Thence run along said Southerly right of way boundary South 70 degrees 18 minutes 14 seconds West 712.44 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the right;
Thence run along said curve having a radius of 583.00 feet, along an arc length of 411.11 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing North 89 degrees 14 minutes 25 seconds West 402.90 feet to a 5/8 inch iron bar and cap #6297, set; Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a 5/8 inch iron bar with cap #6297, set; Thence leaving said Southerly right of way boundary run South 00 degrees 42 minutes 35 seconds East 44.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West; Thence run along the Westerly boundary of the West half of the Southeast Quarter of the Southwest Quarter South 01 degrees 42 minutes 11 seconds West 1307.80 feet to a 4 inch concrete monument marked LB 5106, found marking the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 31; Thence run along the Southerly boundary of said Section 31 South 89 degrees 40 minutes 57 seconds East 1180.11 feet to a 5/8 inch iron bar with cap #6297, set marking the Southwest corner of lands recorded in Official Records Book 504, page 484; Thence run North 00 degrees 02 minutes 09 seconds East 208.75 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of said lands; Thence run South 89 degrees 40 minutes 57 seconds East 208.71 feet to a 5/8 inch iron bar with cap #6297, set marking the Northeast corner of said lands;
Thence run South 00 degrees 02 minutes 09 seconds West 208.28 feet to the Point of Beginning.

OFFICIAL RECORDS: 5 of 6
Book: 967 Page: 1390

Unofficial Unofficial

Exhibit A
(Continued)

PARCEL 2

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 504, page 484 of the Official Records of Gadsden County, Florida; Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787; Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands; Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888; Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature; Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set; Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267; Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found; Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records; Thence leaving said Southerly right of way boundary run North 00 degrees 34 minutes 49 seconds West 63.40 feet to a 4 inch concrete monument #3031, found lying on the Northerly right of way boundary of said Aspalaga Road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said Northerly right of way boundary run North 00 degrees 14 minutes 41 seconds West 23.42 feet to a blank 4 inch concrete monument, found on the Southerly boundary of lands described in Deed Book EE, page 197; Thence run along the Southerly boundary of said lands South 89 degrees 19 minutes 16 second West 1121.35 feet to a 5/8 inch iron bar with cap #6297, set on the Easterly boundary of lands recorded in Official Records Book 440, page 377;
Thence run South 00 degrees 42 minutes 35 seconds East 226.93 feet to a 5/8 inch iron bar with cap #6297, set on the Northerly right of way boundary of said Aspalaga Road; Thence run along said Northerly right of way

OFFICIAL RECORDS: 6 of 6
Book: 967 Page: 1391

Exhibit A
(Continued)

Unofficial Unofficial

boundary South 69 degrees 17 minutes 01 seconds East 71.42 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the left;
Thence run along said curve having a radius of 523.00 feet, along an arc length of 368.80 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing South 89 degrees 12 minutes 05 seconds East 361.55 feet to a 5/8 inch iron bar with cap #6297, set; Thence run North 70 degrees 18 minutes 14 seconds East 733.13 feet to the Point of Beginning.

PARCEL 3

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 504, page 484 of the Official Records of Gadsden County, Florida; Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands; Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787; Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands; Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888; Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands; Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast; Thence leaving said Southerly right of way boundary run North 00 degrees 36 minutes 15 seconds West 76.35 feet to a 4 inch concrete monument marked LB 18, found lying on the Northerly right of way boundary of said road, said point marking the Point of Beginning; From the Point of Beginning and leaving said right of way boundary run North 00 degrees 36 minutes 15 seconds West 34.31 feet to a 4 inch concrete monument #2940, found marking the Southeast corner of lands recorded in Official Records Book 704, page 1267;
Thence run along the Southerly boundary of said lands South 89 degrees 11 minutes 51 seconds West 32.85 feet to a 5/8 inch iron bar with cap #6297, set lying on said Northerly right of way boundary, said point lying on a curve concave to the Northeast; Thence run along said curve having a radius of 423.61 feet, along an arc length of 47.50 feet, through a central angle of 06 degrees 25 minutes 26 seconds, and being subtended by a chord bearing South 44 degrees 29 minutes 18 seconds East 47.47 feet to the Point of Beginning.

Unofficial Unofficial

GADSDEN COUNTY NICHOLAS THOMAS
Instrument: 250005061 Recorded: 07/24/2025 11:47 AM

OFFICIAL RECORDS: 1 of 6
Book: 969 Page: 778

Recording Fee: $52.50
Doc Stamps: $0.70

Prepared By: Jennifer + Kenny Smith
9424 Ranchero Rd
Tall FC 32305

QUIT CLAIM DEED

Property Appraiser's Parcel Identification No. 2-31-3N-6W-0000-00200-0000

This Quit Claim Deed, Executed this 13th day of July, 2025,

By (first party) Jennifer M. Smith + Kenny S. Smith

To (second party) Jennifer M Smith + Kenny S. Smith

Whose post office address is 9424 Ranchero Rd Tallahassee Fl 32305

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the said first party, for and in consideration of the sum of $ 1.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being in the County of Gadsden, State of Florida To Wit:

See attachment - Exhibit A

To have and to hold the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Witness Signature as to First Party
Kelsi Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Witness Signature as to First Party
Chris Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Witness Signature as to Co-First Party (If any)
Kelsi Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Witness Signature as to Co-First Party (If any)
Chris Reeves
Printed Name 9424 Ranchero Rd Tall FC 32305

Signature of First Party
Jennifer M. Smith
Printed Name
9424 Ranchero Rd
Post Office Address
Tallahassee Fl 32305

Signature of Co-First Party (If any)
Kenny S Smith
9424 Ranchero Rd
Post Office Address
Tallahassee Fl 32305

STATE OF FLORIDA-COUNTY OF GADSDEN

The foregoing instrument was acknowledged before me this 14th day of July, 2025, by Jennifer and Kenny Smith, who is personally known to me or has produced _____ as identification and who did/did not take an oath.

Signature of Notary
Brandon Kreps
Printed Name

BRANDON KREPS
MY COMMISSION # HH 470667
EXPIRES: April 5, 2028

"EXHIBIT A"

Douglas W. Nunamaker, PSM No. 6297
Professional Land Surveyor & Mapper
13 S. Calhoun Street Quincy, Florida 32351 – Ph: 850.627.7788
landsurveyor@tds.net Online - gadsdencountysurveyor.com
Noah Nunamaker, PSM No. 6943 - Seth Nunamaker, Associate
Micah Nunamaker, Associate – Anna Nunamaker, Associate

July 8, 2025

LEGAL DESCRIPTION

PARCEL 2 – TRACT A, 4.96 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;

Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
OFFICIAL RECORDS: 3 of 6
Book: 969 Page: 780
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence leaving said Southerly right of way boundary run North 00 degrees 34 minutes 49 seconds West 63.40 feet to a 4 inch concrete monument #3031, found lying on the Northerly right of way boundary of said Aspalaga Road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said Northerly right of way boundary run North 00 degrees 14 minutes 41 seconds West 23.42 feet to a blank 4 inch concrete monument, found on the Southerly boundary of lands described in Deed Book EE, page 197;
Thence run along the Southerly boundary of said lands South 89 degrees 19 minutes 16 second West 1121.35 feet to a 5/8 inch iron bar with cap #6297, set on the Easterly boundary of lands recorded in Official Records Book 440, page 377;
Thence run South 00 degrees 42 minutes 35 seconds East 226.93 feet to a 5/8 inch iron bar with cap #6297, set on the Northerly right of way boundary of said Aspalaga Road;
Thence run along said Northerly right of way boundary South 69 degrees 17 minutes 01 seconds East 71.42 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the left;
Thence run along said curve having a radius of 523.00 feet, along an arc length of 368.80 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing South 89 degrees 12 minutes 05 seconds East 361.55 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 70 degrees 18 minutes 14 seconds East 733.13 feet to the Point of Beginning.

Area contains 4.96 acres, more or less.

ALSO:

PARCEL 2 – TRACT B , 15.04 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set, marking the Point of Beginning.

From said Point of Beginning continue North 00 degrees 17 minutes 23 seconds West 279.74 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;

Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;
Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary South 70 degrees 18 minutes 14 seconds West 712.44 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the right;
Thence run along said curve having a radius of 583.00 feet, along an arc length of 411.11 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing North 89 degrees 14 minutes 25 seconds West 402.90 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a 5/8 inch iron bar with cap #6297, set;
Thence leaving said Southerly right of way boundary run South 00 degrees 42 minutes 35 seconds East 44.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 2178.64 feet to said Point of Beginning.
Area containing 15.04 acres, more or less.

Said Parcel 2, Tract B, being subject to a 60.00 feet ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;
Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

ALSO:

PARCEL 2 – TRACT C, 0.01 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;

Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
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Book: 969 Page: 783
Thence leaving said Southerly right of way boundary run North 00 degrees 36 minutes 15 seconds West 76.35 feet to a 4 inch concrete monument marked LB 18, found lying on the Northerly right of way boundary of said road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said right of way boundary run North 00 degrees 36 minutes 15 seconds West 34.31 feet to a 4 inch concrete monument #2940, found marking the Southeast corner of lands recorded in Official Records Book 704, page 1267;
Thence run along the Southerly boundary of said lands South 89 degrees 11 minutes 51 seconds West 32.85 feet to a 5/8 inch iron bar with cap #6297, set, lying on Northerly right of way boundary of said unnamed roadway, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 423.61 feet, along an arc length of 47.50 feet, through a central angle of 06 degrees 25 minutes 26 seconds, and being subtended by a chord bearing South 44 degrees 29 minutes 18 seconds East 47.47 feet to the Point of Beginning.

Area contains 0.01 acre, more or less.

Douglas W. Nunamaker
Professional Surveyor and Mapper



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Unofficial Unofficial
Unofficial Unofficial
Unofficial Unofficial

Douglas W. Nunamaker, PSM No. 6297
Professional Land Surveyor & Mapper

13 S. Calhoun Street Quincy, Florida 32351 – Ph: 850.627.7788
landsurveyor@tds.net Online - gadsdencountysurveyor.com
Noah Nunamaker, PSM No. 6943 - Seth Nunamaker, Associate
Micah Nunamaker, Associate – Anna Nunamaker, Associate

July 8, 2025

LEGAL DESCRIPTION

PARCEL 1 – 50.91 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

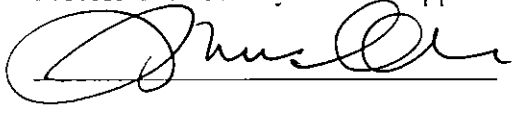
Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida, said point also marking the Point of Beginning;
From the Point of Beginning run thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run South 89 degrees 15 minutes 23 seconds West 2178.64 to a 5/8 inch iron bar and cap #6297, set;
Thence run South 01 degrees 42 minutes 11 seconds West 1013.54 feet to a 4 inch concrete monument marked LB 5106, found marking the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 31;
Thence run along the Southerly boundary of said Section 31 South 89 degrees 40 minutes 57 seconds East 1180.11 feet to a 5/8 inch iron bar with cap #6297, set marking the Southwest corner of lands recorded in Official Records Book 967, page 1409;
Thence run North 00 degrees 02 minutes 09 seconds East 208.75 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of said lands;
Thence run South 89 degrees 40 minutes 57 seconds East 208.71 feet to a 5/8 inch iron bar with cap #6297, set marking the Northeast corner of said lands;
Thence run South 00 degrees 02 minutes 09 seconds West 208.28 feet to the Point of Beginning.
Area contains 50.91 acres, more or less.

Said PARCEL 1 includes a 60.00 ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;

Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

Douglas W. Nunamaker
Professional Surveyor and Mapper



Douglas W. Nunamaker, PSM No. 6297
Professional Land Surveyor & Mapper

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Noah Nunamaker, PSM No. 6943 - Seth Nunamaker, Associate
Micah Nunamaker, Associate – Anna Nunamaker, Associate

July 8, 2025

LEGAL DESCRIPTION

PARCEL 2 – TRACT A, 4.96 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;

Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence leaving said Southerly right of way boundary run North 00 degrees 34 minutes 49 seconds West 63.40 feet to a 4 inch concrete monument #3031, found lying on the Northerly right of way boundary of said Aspalaga Road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said Northerly right of way boundary run North 00 degrees 14 minutes 41 seconds West 23.42 feet to a blank 4 inch concrete monument, found on the Southerly boundary of lands described in Deed Book EE, page 197;
Thence run along the Southerly boundary of said lands South 89 degrees 19 minutes 16 second West 1121.35 feet to a 5/8 inch iron bar with cap #6297, set on the Easterly boundary of lands recorded in Official Records Book 440, page 377;
Thence run South 00 degrees 42 minutes 35 seconds East 226.93 feet to a 5/8 inch iron bar with cap #6297, set on the Northerly right of way boundary of said Aspalaga Road;
Thence run along said Northerly right of way boundary South 69 degrees 17 minutes 01 seconds East 71.42 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the left;
Thence run along said curve having a radius of 523.00 feet, along an arc length of 368.80 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing South 89 degrees 12 minutes 05 seconds East 361.55 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 70 degrees 18 minutes 14 seconds East 733.13 feet to the Point of Beginning.

Area contains 4.96 acres, more or less.

ALSO:

PARCEL 2 – TRACT B , 15.04 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set, marking the Point of Beginning.

From said Point of Beginning continue North 00 degrees 17 minutes 23 seconds West 279.74 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;
Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary South 70 degrees 18 minutes 14 seconds West 712.44 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the right;
Thence run along said curve having a radius of 583.00 feet, along an arc length of 411.11 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing North 89 degrees 14 minutes 25 seconds West 402.90 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a 5/8 inch iron bar with cap #6297, set;
Thence leaving said Southerly right of way boundary run South 00 degrees 42 minutes 35 seconds East 44.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 2178.64 feet to said Point of Beginning.
Area containing 15.04 acres, more or less.

Said Parcel 2, Tract B, being subject to a 60.00 feet ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West:
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;
Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

ALSO:

PARCEL 2 – TRACT C, 0.01 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;

Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence leaving said Southerly right of way boundary run North 00 degrees 36 minutes 15 seconds West 76.35 feet to a 4 inch concrete monument marked LB 18, found lying on the Northerly right of way boundary of said road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said right of way boundary run North 00 degrees 36 minutes 15 seconds West 34.31 feet to a 4 inch concrete monument #2940, found marking the Southeast corner of lands recorded in Official Records Book 704, page 1267;
Thence run along the Southerly boundary of said lands South 89 degrees 11 minutes 51 seconds West 32.85 feet to a 5/8 inch iron bar with cap #6297, set, lying on Northerly right of way boundary of said unnamed roadway, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 423.61 feet, along an arc length of 47.50 feet, through a central angle of 06 degrees 25 minutes 26 seconds, and being subtended by a chord bearing South 44 degrees 29 minutes 18 seconds East 47.47 feet to the Point of Beginning.

Area contains 0.01 acre, more or less.

Douglas W. Nunamaker
Professional Surveyor and Mapper

Gadsden County, FL

Parcel Summary

Parcel ID	2-31-3N-6W-0000-00200-0000
Location Addr	2441 ASPALAGA RD CHATTAHOOCHEE, FL 32324
Brief Tax Description*	OR 969 P 778; OR 967 P 1386; OR 956 P 1827; OR 759 P 908 OR 760 P 436 OR 641 P 1836; OR 628 P 50 OR 217 P 593,601,613,615 NW1/4. 10 ACRES OFF S. SIDE OF NE1/4 OF SW1/4 LESS 1 ACRE IN NEC. SE1/4 OF SW1/4, LESS A LOT 91 FT. SQ. IN NEC. W. 825 FT. OF SW1/4 OF SE1/4, LESS A LOT 330 FT. E. & W. BY 208 FT. N. & S. IN NWC. SE1/4 OF SE1/4. BEGIN 521.5 FT. E. OF SWC OF NE1/4 OF SE1/4 RUN N. 417.5 FT., W. 104 FT., N. 417.5 FT., W. 417.5 FT., N. 485 FT., E. 1320 FT., S. 1320 FT., W. 798.5 FT. TO P.O.B. LESS R/WAY PER OR 292 P 468. IN SECTION 31-3N-6W. LESS AND EXCEPT: TRACT ONE ID# 31-3N-6W-0000-00410-0000 A PARCEL OF LAND LYING IN THE E1/2 OF THE SE1/4 OF SECT 31-3N-6W, GADSDEN COUNTY, FL., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN ATA FOUND A CONCRETE MONUMENT MARKING THE NEC OF SAID E1/2 OF THE SE1/4 AND RUN; THENCE S 00*40'24 E ALONG THE EASTERN BOUNDARY OF SAID E1/2 OF THE SE1/4 1770.06 TO A RE-BAR ON THE NORTHERLY R/W BOUNDRY OF ASPALAGE RD (60 FT R/W); THENCE NORTHWESTERLY ALONG SAID NORTHERLY R/W BOUNDARY AS FOLLOWS: THENCE N 50*43'30 W 393.74 FT TO A CONCRETE MONUMENT FOR A POINT OF CURVE TO TH (Note: *The Description above is not to be used on legal documents.)
Property Use	TIMBER II 80-90 (5500)
Sec/Twp/Rng	31/3N/6W
Tax District	COUNTY (District 007)
Millage Rate	14.7687
Acreage	52.47
Homestead	N

View Map

Owner Information

SMITH JENNIFER M
SMITH KENNY S
9424 RANCCHERO RD
TALLAHASSEE, FL 32305

Homestead Application

Apply for Homestead Exemption

Application for Ag Land

Application for Ag Land

Valuation

		2025 Working	2024 Certified Values	2023 Certified Values	2022 Certified Values
+	Improvement Value	$0	$0	$0	$0
+	Land Value	$270,221	$362,400	$144,960	$144,960
	Land Agricultural Value	$10,220	$12,530	$13,800	$14,760
	Agricultural (Market) Value	$270,221	$362,400	$144,960	$144,960
=	Just Market Value	**$270,221**	**$362,400**	**$144,960**	**$144,960**
=	Total Assessed Value	**$10,220**	**$12,530**	**$13,800**	**$14,760**
-	Exempt Value	$0	$0	$0	$0
=	Taxable Value	**$10,220**	**$12,530**	**$13,800**	**$14,760**
	Save Our Homes or AGL Amount	$0	$0	$0	$0

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
TIMBER III 70-79 (5600)	4.99	Acres	AG USE	0	0
TIMBER II 80-90 (5500)	40.00	Acres	AG USE	0	0
WET/HARDWOOD (5900)	7.48	Acres	AG USE	0	0

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/10/2025	$287,700	Warranty Deed	967	1386	01 - Qualified	Vacant	EBCF LLC	JENNIFER M SMITH
10/11/2024	$1,135,000	Warranty Deed	956	1827	05 - Qualified	Vacant	FIA TIMBER GROWTH FLORIDA 1	EBCF LLC
3/30/2012	$4,760,100	Warranty Deed	759	908	05 - Qualified	Vacant	PLUM CREEK TIMBERLANDS L P	FIA TIMBER GROWTH FLORIDA 1 LLC
6/9/2006	$100	Warranty Deed	641	1836	01 - Qualified	Vacant	EPC HOLDINGS 685 LLC	PLUM CREEK TIMBERLANDS LP
12/16/2005	$11,981,200	Warranty Deed	628	50	NA - Unqualified	Vacant	SOTERRA LLC	EPC HOLDINGS 685 LLC

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Extra Features, Photos.

The Property Appraiser makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation.
The assessment information is from the last certified tax roll. All other data is subject to change.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 10/10/2025, 5:51:26 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Gadsden County, FL

Parcel Summary

Parcel ID	2-31-3N-6W-0000-00200-0100
Location Addr	2441 ASPALAGA RD CHATTAHOOCHEE, FL 32324
Brief Tax Description*	OR 969 P 778; PARCEL 2 -TRACT A, 4.96 acres A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows: Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida; Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367; Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest (Note: *The Description above is not to be used on legal documents.)
Property Use	TIMBER II 80-90 (5500)
Sec/Twp/Rng	
Tax District	COUNTY (District 007)
Millage Rate	14.7687
Acreage	20.01
Homestead	N

View Map

Owner Information

SMITH JENNIFER M
SMITH KENNY S
9424 RANCHERO RD
TALLAHASSEE, FL 32305

Application for Ag Land

Application for Ag Land

Valuation

		2025 Working
+	Improvement Value	$0
+	Land Value	$103,052
	Land Agricultural Value	$2,300
	Agricultural (Market) Value	$103,052
=	Just Market Value	**$103,052**
=	Total Assessed Value	**$2,300**
-	Exempt Value	$0
=	Taxable Value	**$2,300**
	Save Our Homes or AGL Amount	$0

"Just Market Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Land Information

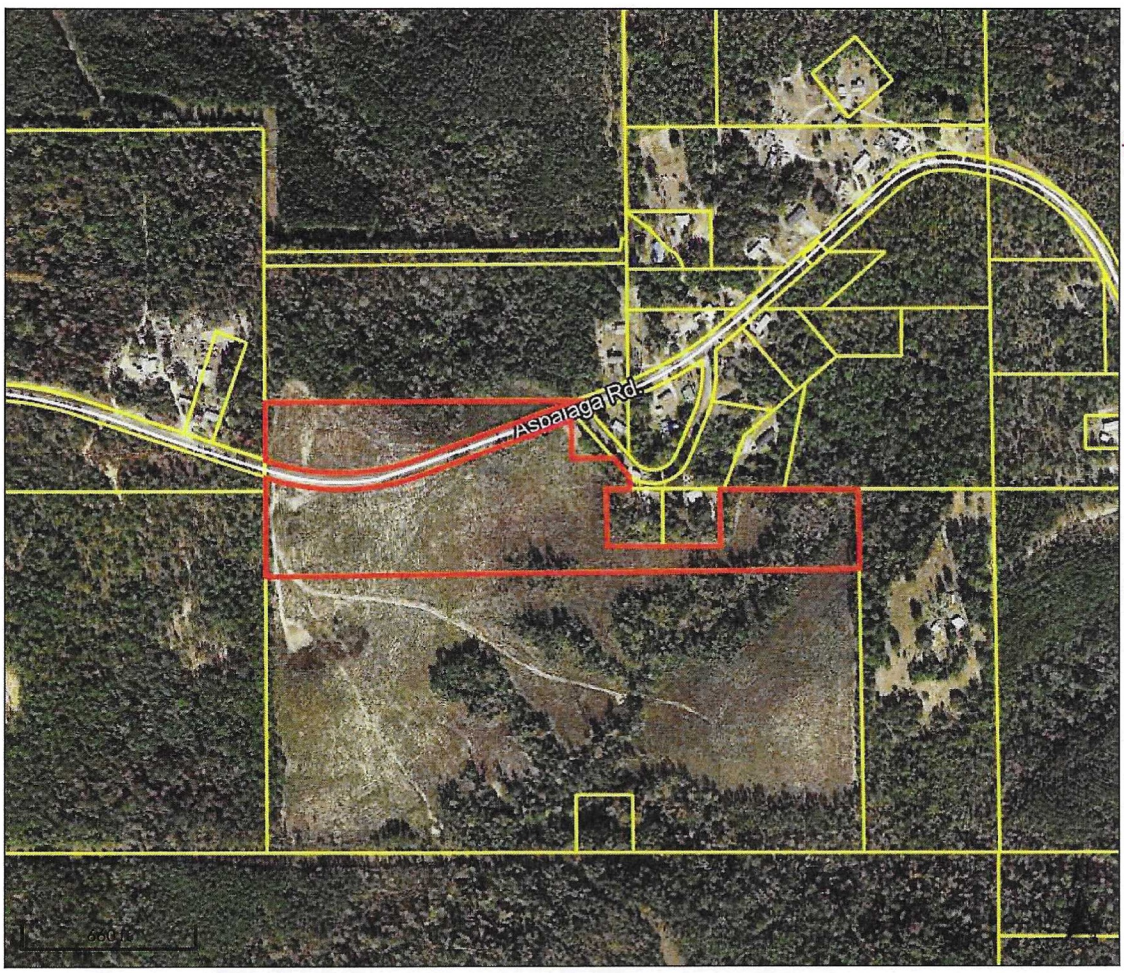
Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth
TIMBER III 70-79 (5600)	20.01	Acres	AG USE	0	0

Sales

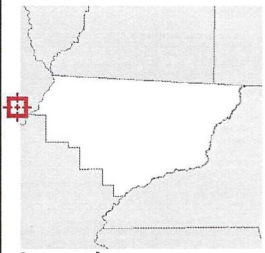
Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
7/13/2025	$100	Quit Claim Deed	969	778	11 - Unqualified	Vacant	JENNIFER M SMITH	JENNIFER M SMITH

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Sketches, Extra Features, Photos.

Gadsden County, FL



Overview



Legend

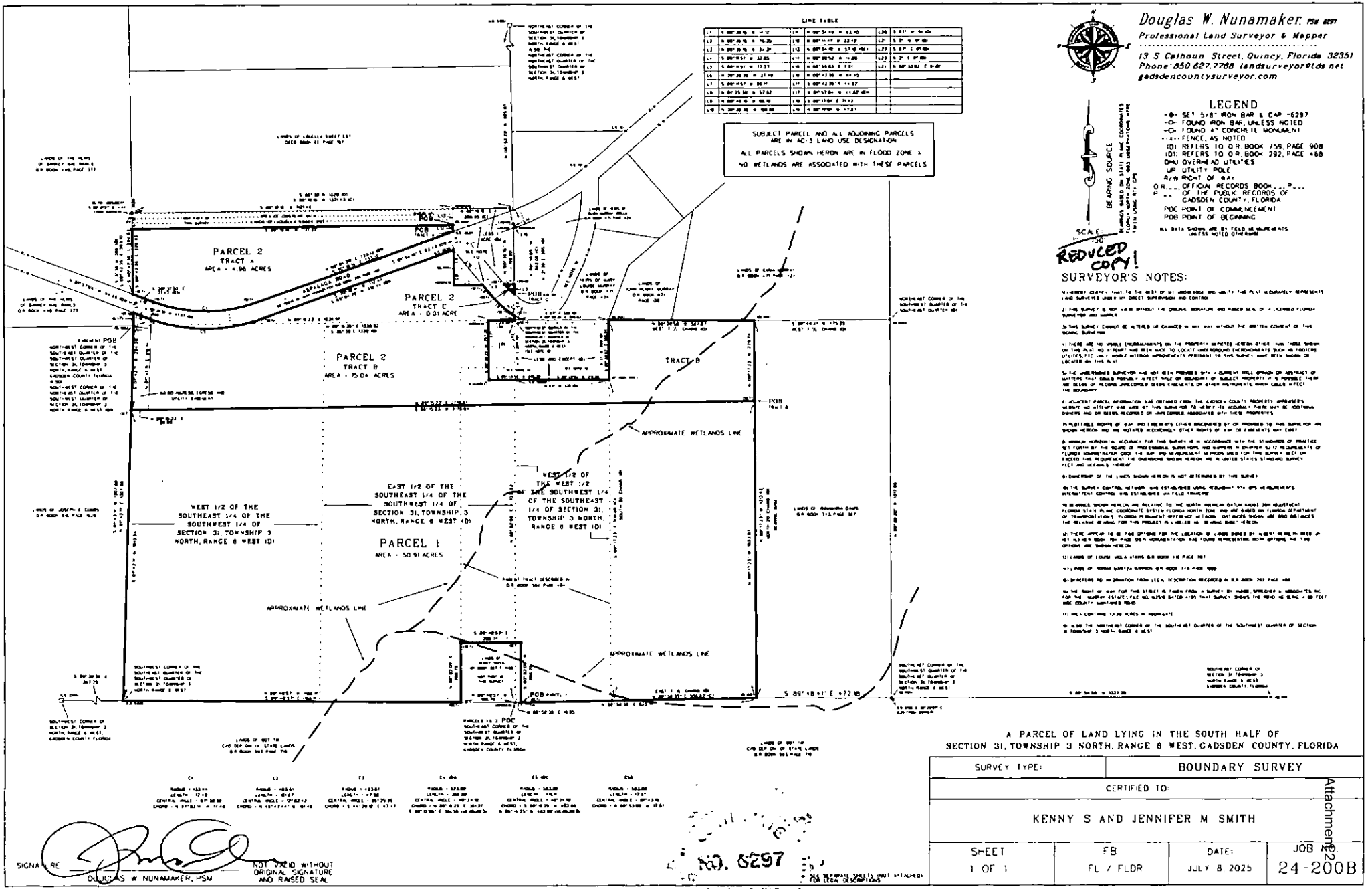
- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Parcel ID	2-31-3N-6W-0000-00200-0100	**Alternate ID**	30706	**Owner Address**	SMITH JENNIFER M SMITH KENNY S 9424 RANCHERO RD TALLAHASSEE, FL 32305	**Improvement Value**		**Just Market Value**	$103,052
Sec/Twp/Rng	n/a	**Class**	TIMBER II 80-90 (5500)			**Land Value**	$103,052	**Total Assessed Value**	$2,300
Property Address	2441 ASPALAGA RD CHATTAHOOCHEE	**Acreage**	20.01			**Land Ag Value**	$2,300	**Exempt Value**	
						Ag Market Value	$100,752	**Taxable Value**	

District	COUNTY
Brief Tax Description	OR 969 P 778; PARCEL 2 -TR (Note: Not to be used on legal documents)

Date created: 10/13/2025
Last Data Uploaded: 10/10/2025 5:51:26 PM

Developed by SCHNEIDER GEOSPATIAL



Douglas W. Nunamaker, PSM 6297
Professional Land Surveyor & Mapper
13 S Calhoun Street, Quincy, Florida 32351
Phone: 850.627.7788 landsurveyor@tds.net
gadsdencountysurveyor.com

LEGEND

- SET 5/8" IRON BAR & CAP "6297"
- FOUND IRON BAR, UNLESS NOTED
- FOUND 4" CONCRETE MONUMENT
- FENCE, AS NOTED
- (D) REFERS TO O.R. BOOK 759, PAGE 908
- (D1) REFERS TO O.R. BOOK 792, PAGE 468
- OHU OVERHEAD UTILITIES
- UP UTILITY POLE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS BOOK
- P. OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

ALL DATA SHOWN ARE BY FIELD MEASUREMENTS UNLESS NOTED OTHERWISE

BEARING SOURCE

SURVEYOR'S NOTES:

1) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS PLAT ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

2) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

3) THIS SURVEY CANNOT BE ALTERED OR CHANGED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THIS SIGNING SURVEYOR.

4) THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY LISTED HEREON, OTHER THAN THOSE SHOWN ON THIS PLAT. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ENCROACHMENTS SUCH AS FOOTERS, UTILITIES, ETC. ONLY VISIBLE INTERIOR IMPROVEMENTS PERTINENT TO THIS SURVEY HAVE BEEN SHOWN OR LOCATED ON THIS PLAT.

5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS THAT COULD PERTAIN TO EFFECT TITLE OR BOUNDARY OF SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARY.

6) ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE GADSDEN COUNTY PROPERTY APPRAISER'S WEBSITE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY SAID ADJACENT PARCEL INFORMATION. THERE MAY BE ADDITIONAL OWNERS AND OR DEEDS RECORDED OR UNRECORDED WITH THESE PROPERTIES.

7) PLOTTABLE RIGHTS OF WAY AND EASEMENTS EITHER RECORDED BY OR PROVIDED TO THIS SURVEYOR ARE SHOWN HEREON AND ARE PLOTTED ACCORDINGLY. OTHER RIGHTS OF WAY OR EASEMENTS MAY EXIST.

8) MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE THE MAP AND OR MEASUREMENT AS SHOWN USED FOR THIS SURVEY MEET OR EXCEED THE REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

9) OWNERSHIP OF THE LANDS SHOWN HEREON IS NOT DETERMINED BY THIS SURVEY.

10) THE SURVEY CONTROL NETWORK WAS ESTABLISHED USING REDUNDANT RTK GPS MEASUREMENTS INTERMITTENT CONTROL WAS ESTABLISHED VIA FIELD TRAVERSE.

11) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM (NAD83) 2011 (EQUATE) FLORIDA STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK. DISTANCES SHOWN ARE GRID DISTANCES. THE BEARING BASIS FOR THIS PROJECT IS GRID NORTH AS BEARING BASIS HEREON.

12) THERE APPEAR TO BE TWO OPTIONS FOR THE LOCATION OF LANDS OWNED BY ALBERT HERMAN REED JR AS RECORDED IN O.R. BOOK 759 PAGE 908. DOCUMENTATION WAS FOUND REPRESENTING BOTH OPTIONS. THE TWO OPTIONS ARE SHOWN HEREON.

13) LANDS OF LOUISE VELA STARKS O.R. BOOK 418 PAGE 767

14) LANDS OF NORMA MARTIN HARRIS O.R. BOOK 716 PAGE 1666

15) (M) REFERS TO INFORMATION FROM LEGAL DESCRIPTION RECORDED IN O.R. BOOK 792 PAGE 468

16) THE RIGHT OF WAY FOR THIS STREET IS TAKEN FROM A SURVEY BY HUNDLEY, SPRECHER & ASSOCIATES, INC. FOR THE MURPHY ESTATE, FILE NO. 82510 DATED 4-83. THAT SURVEY SHOWS THE ROAD AS BEING A 60 FEET WIDE COUNTY MAINTAINED ROAD.

17) AREA CONTAINS 72.36 ACRES IN ADDITION.

18) (C) IS ON THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST.

SIGNATURE _____
DOUGLAS W. NUNAMAKER, PSM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

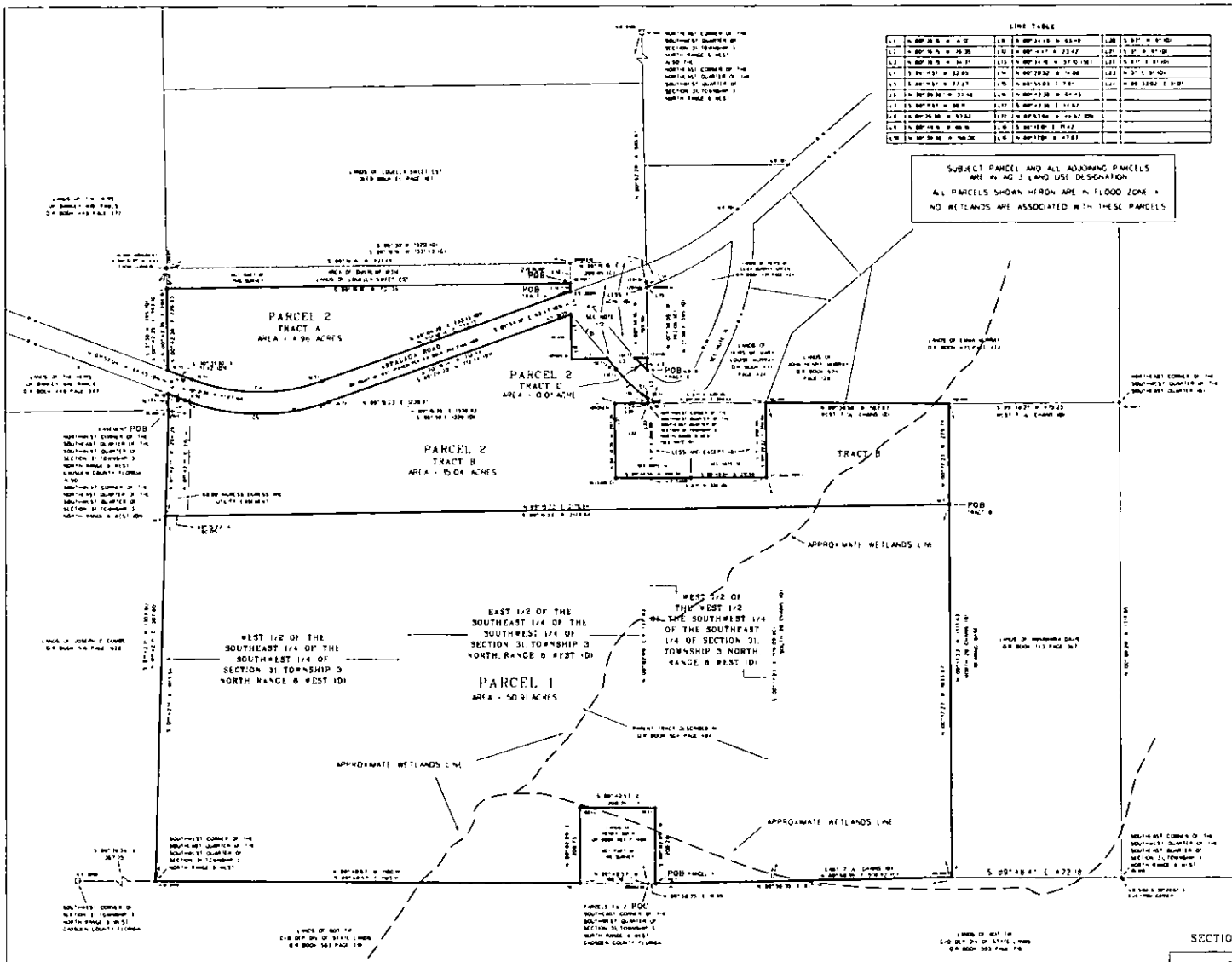
NO. 6297
STATE OF FLORIDA

SEE SEPARATE SHEETS (NOT ATTACHED) FOR LEGAL DESCRIPTIONS

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA

SURVEY TYPE:	BOUNDARY SURVEY		
CERTIFIED TO:			
KENNY S AND JENNIFER M SMITH			
SHEET: 1 OF 1	FB: FL / FLDR	DATE: JULY 8, 2025	JOB NO.: 24-200B

Attachment #2



Douglas W. Nunamaker PSM 6297
Professional Land Surveyor & Mapper
13 S Calhoun Street, Quincy, Florida 32351
Phone 850 627 7788 landsurveyor@dls.net
gadsdencountysurveyor.com

BEARING SOURCE
SCALE
REDUCED SCALE!

LEGEND

- ⊗ SET 5/8" IRON BAR & CAP "6297"
- ○ FOUND IRON BAR UNLESS NOTED
- □ FOUND 4" CONCRETE MONUMENT
- ----FENCE, AS NOTED
- (D) REFERS TO O.R. BOOK 359, PAGE 908
- (D1) REFERS TO O.R. BOOK 392, PAGE 468
- OHU OVERHEAD UTILITIES
- UP UTILITY POLE
- R/W RIGHT OF WAY
- O.R. ___ OFFICIAL RECORDS BOOK ___ P. ___ OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

ALL DATA SHOWN ARE BY FIELD MEASUREMENTS UNLESS NOTED OTHERWISE.

SURVEYOR'S NOTES:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

2) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

3) THIS SURVEY CANNOT BE ALTERED OR CHANGED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.

4) THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY LISTED HEREON OTHER THAN THOSE SHOWN ON THIS PLAT. NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND IMPROVEMENTS SUCH AS FOOTERS, UTILITIES, ETC. ONLY VISIBLE INTERIOR IMPROVEMENTS PERTINENT TO THIS SURVEY HAVE BEEN SHOWN OR LOCATED ON THIS PLAT.

5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS THAT COULD PRESENT A DEFECT, LIEN OR ENCUMBRANCE OF SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARY.

6) ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE GADSDEN COUNTY PROPERTY APPRAISER'S WEBSITE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY HIS ACCURACY. THERE MAY BE ADDITIONAL EASEMENTS AND OR DEEDS RECORDED OR UNRECORDED AFFECTING THESE PROPERTIES.

7) NO TITLE OR ABSTRACT OF RIGHT OF WAY AND EASEMENTS EITHER DESCRIBED BY OR PROVIDED TO THE SURVEYOR ARE SHOWN HEREON AND ARE NOTATED ACCORDINGLY OTHER RIGHTS OF WAY OR EASEMENTS MAY EXIST.

8) MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE MAP AND THE MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

9) OWNERSHIP OF THE LINES SHOWN HEREON IS NOT GUARANTEED BY THIS SURVEY.

10) THE SURVEY CONTROL NETWORK WAS ESTABLISHED USING REDUNDANT RTK GPS MEASUREMENTS WHERE POSSIBLE. CONVENTIONAL CONTROL WAS ESTABLISHED BY FIELD TRAVERSE.

11) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM NAD83 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM FLORIDA NORTH ZONE AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK. DISTANCES SHOWN ARE GRID DISTANCES. THE RELATIVE BEARING FOR THIS PROJECT IS LABELED AS BEARING BASE HEREON.

12) THERE APPEAR TO BE TWO OPTIONS FOR THE LOCATION OF LANDS OWNED BY ALBERT KENNEDY REED JR ET AL (LESS BOOK 359, PAGE 908). FIELD MONUMENTATION WAS FOUND REFERENCE BOTH OPTIONS. THE TWO OPTIONS ARE SHOWN HEREON.

13) LANDS OF LOUIS HOLE & WIFE O.R. BOOK 116 PAGE 787

14) LANDS OF NORMA MARTIN & WIFE O.R. BOOK 144 PAGE 888

15) (D) REFERS TO INFORMATION FROM LEGAL DESCRIPTION RECORDED IN O.R. BOOK 392 PAGE 468

16) THE RIGHT OF WAY FOR THIS STREET IS TAKEN FROM A SURVEY BY LANDS SURVEYING & ASSOCIATES INC. FOR THE NEWBERRY ESTATE (LS NO. 6258) DATED 1-95. THAT SURVEY SHOWS THE ROAD AS BEING 1.50 FEET MORE COUNTY MAINTAINED ROAD.

17) AREA CONTAINS 72.36 ACRES, M/OR/L

18) I TIE THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST.

SIGNATURE _____ DOUGLAS W. NUNAMAKER, PSM

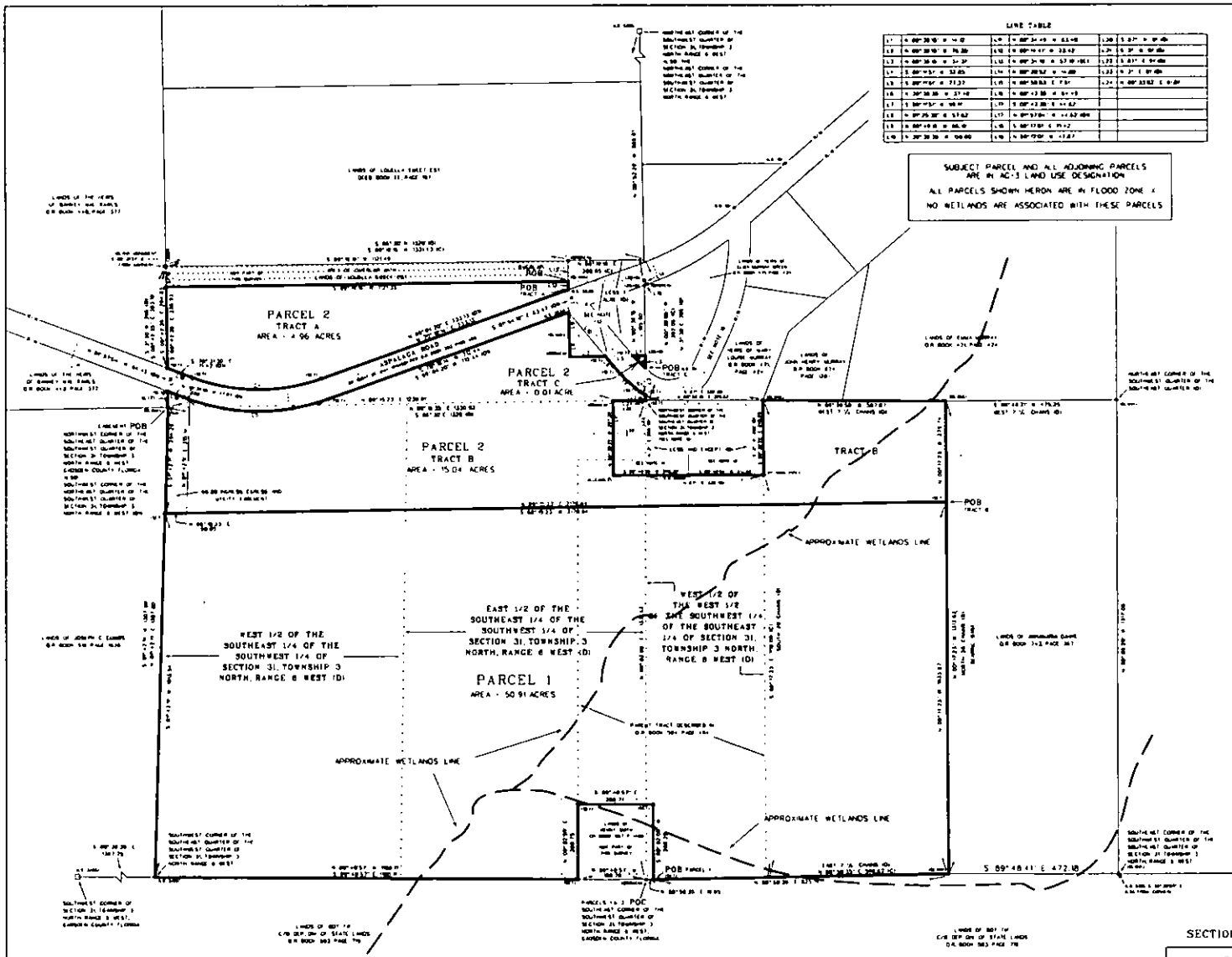
NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

P.S.M. 6297

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA

SURVEY TYPE	BOUNDARY SURVEY		
CERTIFIED TO:			
KENNY S AND JENNIFER M SMITH			
SHEET	FB	DATE	JOB NO.
1 OF 1	FL / FLDR	JULY 8, 2025	24-2013

Attachment 2



LINE TABLE

L1	S 89°39'19" W = 41.12'	L20	S 87° > 91.48'
L2	S 89°39'19" W = 76.39'	L21	S 89°44'47" W = 33.43'	L22	S 89° E 91.48'
L3	S 89°39'19" W = 34.39'	L23	S 89°39'19" W = 57.19'±M1	L23	S 89° E 91.48'
L4	S 89°44'57" W = 32.85'	L24	S 89°39'52" W = 1.48'	L23	N 3° E 91.48'
L5	S 89°44'41" W = 71.23'	L25	S 89°38'53" E 7.91'	L24	S 89°39'52" E 0.48'
L6	S 39°39'39" W = 37.10'	L26	S 89°42'38" W = 61.15'		
L7	S 89°44'57" W = 98.91'	L27	S 89°42'38" E = 61.62'		
L8	S 89°25'38" W = 57.62'	L27	S 89°37'04" W = 44.62'±M1		
L9	S 89°40'18" W = 66.10'	L28	S 89°37'04" E 79.12'		
L10	S 39°39'39" W = 108.80'	L29	S 89°37'04" W = 17.87'		

SUBJECT PARCEL AND ALL ADJOINING PARCELS ARE IN AC-3 LAND USE DESIGNATION

ALL PARCELS SHOWN HERON ARE IN FLOOD ZONE X

NO WETLANDS ARE ASSOCIATED WITH THESE PARCELS

Douglas W. Nunamaker, PSM 6297
Professional Land Surveyor & Mapper
13 S Calhoun Street, Quincy, Florida 32351
Phone 850.627.7788 landsurveyor@tds.net
gadsdencountysurveyor.com

BEARING SOURCE: BEARINGS BASED ON STATE PLANE COORDINATES FLORIDA STATE PLANE ZONE WEST, GADSDEN COUNTY, FLORIDA

SCALE: 1" = 200'

REDUCED SCALE!

LEGEND

- SET 5/8" IRON BAR & CAP "6297"
- FOUND IRON BAR, UNLESS NOTED
- FOUND 4" CONCRETE MONUMENT
- FENCE, AS NOTED
- (D) REFERS TO O.R. BOOK 759, PAGE 908
- (D1) REFERS TO O.R. BOOK 292, PAGE 468
- OHU OVERHEAD UTILITIES
- UP UTILITY POLE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS BOOK ___, P. ___ OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

ALL DATA SHOWN ARE BY FIELD MEASUREMENTS UNLESS NOTED OTHERWISE

SURVEYOR'S NOTES:

1) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

2) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

3) THIS SURVEY CANNOT BE ALTERED OR CHANGED IN ANY WAY, WITHOUT THE WRITTEN CONSENT OF THIS SIGNING SURVEYOR.

4) THERE ARE NO VISIBLE ENCROACHMENTS ON THE PROPERTY DEPICTED HEREON OTHER THAN THOSE SHOWN ON THIS PLAT, AND NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ENCROACHMENTS SUCH AS FOOTERS, UTILITIES ETC. ONLY VISIBLE INTERIOR IMPROVEMENTS PERTINENT TO THIS SURVEY HAVE BEEN SHOWN OR LOCATED ON THIS PLAT.

5) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS THAT COULD PERTAIN TO AFFECT TITLE OR BOUNDARY OF SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS, WHICH COULD AFFECT THE BOUNDARY.

6) ADJACENT PARCEL INFORMATION WAS OBTAINED FROM THE GADSDEN COUNTY PROPERTY APPRAISER'S WEBSITE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY. THERE MAY BE ADDITIONAL OWNERS AND/OR DEEDS RECORDED OF WHICH ONES ASSOCIATED WITH THESE PROPERTIES.

7) ALL TITLE RIGHTS OF WAY AND EASEMENTS EITHER DESCRIBED BY OR PROVIDED TO THIS SURVEYOR ARE SHOWN HEREON AND ARE ACCEPTED ACCORDINGLY. OTHER RIGHTS OF WAY OR EASEMENTS MAY EXIST.

8) MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE. THE GPS AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THIS REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.

9) DIMENSIONS OF THE LANDS SHOWN HEREON IS NOT DETERMINED BY THIS SURVEY.

10) THE SURVEY CONTROL NETWORK WAS ESTABLISHED USING REDUNDANT GPS OBSERVATIONS, CONVENTIONAL TRAVERSE AND ESTABLISHED BY FIELD TRAVERSE.

11) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM, 1983 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE AND ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK. DISTANCES SHOWN ARE GRID DISTANCES. THE NAVD 88 GEOID FOR THIS PROJECT IS HOLDED AS "GRAVITY BASE" HEREON.

12) THERE APPEAR TO BE TWO OPTIONS FOR THE LOCATION OF LANDS OWNED BY ALBERT HENRY REED JR. ET. AL. AS PER DEED BOOK 760 PAGE 1609. I FOUND MONUMENTATION AND FOUND REPRESENTING BOTH OPTIONS. THE TWO OPTIONS ARE SHOWN HEREON.

13) LANDS OF LOUISE WOLF KIRKLAND (O.R. BOOK 148, PAGE 183)

14) LANDS OF NORMA SHIRLEY BARRINEAU (O.R. BOOK 715, PAGE 1888)

15) REFERS TO INFORMATION FROM LEGAL DESCRIPTION RECORDED IN O.R. BOOK 292 PAGE 468

16) THE RIGHT OF WAY FOR THIS STREET IS TAKEN FROM A SURVEY BY DUNN, SPENCER & ASSOCIATES, INC. FOR THE MURRAY ESTATE, FILE NO. 92-218, DATED 1-95. THAT SURVEY SHOWS THE ROAD AS BEING A 60 FEET WIDE COUNTY MAINTAINED ROAD.

17) AREA CONTAINS 72.36 ACRES ± IN AGGREGATE

18) IS FOR THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST

A PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 6 WEST, GADSDEN COUNTY, FLORIDA

SURVEY TYPE:	BOUNDARY SURVEY		
CERTIFIED TO:			
KENNY S AND JENNIFER M SMITH			
SHEET 1 OF 1	FB FL / FLDR	DATE: JULY 8, 2025	JOB NO. 24-200B

SIGNATURE

DOUGLAS W. NUNAMAKER, PSM

NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED SEAL

SEE SEPARATE SHEETS (NOT ATTACHED) FOR LEGAL DESCRIPTIONS

Attachment 2

Attachment 2

1585 ASPALAGA RD

87 MURRAY CIR

41 MURRAY CIR

2143 ASPALAGA RD

2153 ASPALAGA RD

102 MURRAY CIR

101 MURRAY CIR

2163 ASPALAGA RD

144 MURRAY CIR

2189 ASPALAGA RD

Aspalaga Rd.

2474 ASPALAGA RD

2510 ASPALAGA RD

Rowan Rd
Hovey Smith Rd
Ed Jones Rd
Asbaredge Rd
Ed Jones Rd

Attachment 2

K

Gmail

Jennifer Smith <jennifersmith1210@gmail.com>

Propery Search

2 messages

Jennifer <jennifersmith1210@gmail.com> Wed, Jul 9, 2025 at 10:29 AM
To: sitefile@dos.fl.gov

We have purchased property at 2-31-3N-6W-0000-00200-0000. We are in the process of rezoning and were told we have to get confirmation from your department that there are no historical resources recorded for this property. Please let me know if you need anything further. If we could get this on letterhead head that would be great.

Parcel ID 2-31-3N-6W-0000-00200-0000
Location Addr ASPALAGA RD
CHATTAHOOCHEE, FL 32324

--
Jennifer Smith
850-510-9639

Halvorsen, Alyssa <Alyssa.Halvorsen@dos.fl.gov> Wed, Jul 9, 2025 at 11:11 AM
To: Jennifer <jennifersmith1210@gmail.com>

Good morning,

I have attached a map of search area. There are no previously recorded resources. Please let me know if you have any questions. Have a great day.

STOP **This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

Alyssa Halvorsen

Historical Data Analyst, Florida Master Site File

Bureau of Historic Preservation | Division of Historical Resources | Florida Department of State

850.245.6315 | Fax: 850.245.6439 | Alyssa.Halvorsen@dos.fl.gov | dos.fl.gov/historical

Attachment 2

FLORIDA DEPARTMENT OF STATE
Historical Resources

From: Jennifer <jennifersmith1210@gmail.com>
Sent: Wednesday, July 9, 2025 10:29 AM
To: FMSFILE <FMSFILE@dos.fl.gov>
Subject: Propery Search

EMAIL RECEIVED FROM EX FRNA SOURCE

[Quoted text hidden]

---

2 attachments



image001.png
3K

Parcel Search Map.pdf
492K

Attachment 2



Wetlands Exhibit Map & Percentage Summary

Parcel: 2441 Aspalaga Rd, Quincy, FL
Total Parcel Size: 72.48 acres
Wetland Area: 7.48 acres
Percent Wetlands: 10.32%

The following maps illustrate the parcel boundaries and the NWI wetlands overlay.

Figure 1. Parcel Boundary (72.48 acres)

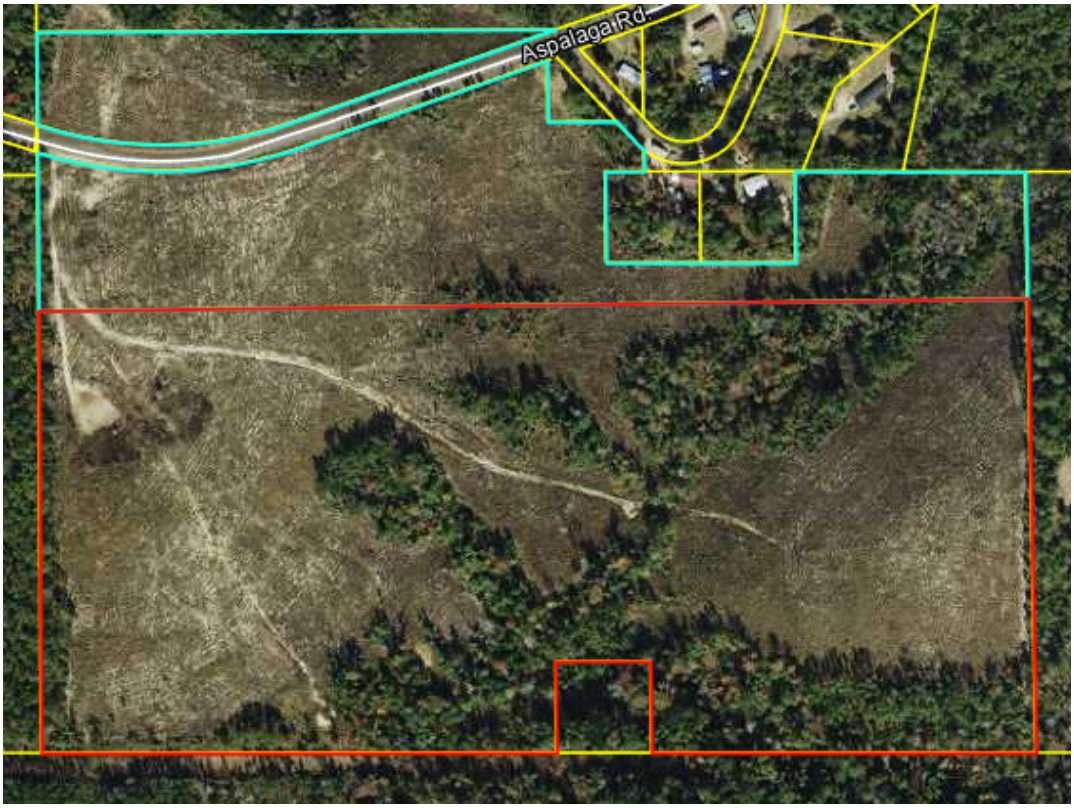


Figure 2. NWI Wetlands Overlay (7.48 acres, 10.32%)


Aspalaga Rd
Aspalaga Rd
Aspalaga Rd
Murray Cir
R4SBC

I-B

Policy 1.2.13 – Availability and Capacities of Utilities

The subject property located at 2441 Aspalaga Road, Quincy, Florida is currently in a rural area designated Agriculture-3 (AG-3), proposed to be amended to Agriculture-1 (AG-1). 1. Potable Water - The property is already connected to public water service provided by Talquin Electric Cooperative. - Talquin maintains and operates the water line infrastructure serving this area, and existing capacity is sufficient to support the allowable density under the AG-1 designation (1 dwelling per 5 acres). - No new off-site water infrastructure is required for this amendment. 2. Sanitary Sewer - There is no central sewer service available in this location. - Existing and future dwellings will continue to be served by on-site septic tank systems, consistent with Gadsden County Health Department and Florida Department of Health standards. - Septic capacity is appropriate for the low density allowed in AG-1 and does not exceed environmental thresholds. 3. Capacity Evaluation - The rezoning from AG-3 (1 dwelling per 20 acres) to AG-1 (1 dwelling per 5 acres) results in a potential maximum of 4 dwelling units per 20 acres, compared to 1 under AG-3. - This modest increase remains well within the available capacity of the Talquin water system. - On-site septic ensures that sanitary sewer infrastructure is not burdened by this amendment. Conclusion: The proposed amendment is consistent with Policy 1.2.13. Potable water service is available through Talquin Electric Cooperative, and sanitary sewer needs will continue to be met with on-site septic. The amendment does not create a demand for new or expanded public infrastructure.

Agriculture-3
CR 270A (Flat Creek Rd)
EXIT 166 EAST BOUND EXIT
Agriculture-3
Interstate 10 West
Interstate 10 East
Agriculture-3
Agriculture-1
Agriculture-3
Public / Institutional
Agriculture-1
Runkle Rd.
Agriculture-1
CR 269 (Lillie Sycamore Church Rd)
Agriculture-2
Agriculture-2
Agriculture-2
Agriculture-2
Agriculture-1
Agriculture-1
Holcombe Rd.
Agriculture-3
Brooks Smith Farm Rd.
Agriculture-2
Rowan Rd.
Rural Residential
Rural Residential
Hovey Smith Rd.
5,877
Ed Jones Rd
Asphalt Plant Rd.
Agriculture-3
Recreational
I-10 Rest Area
Silviculture

Section I -E Description of adjacent land use categories

Agriculture-1 1) Purpose and Intent – The intent of this category is to provide areas for agricultural activities. 2) Designation Criteria – Agriculture uses and residences associated with such uses. 3) Density – No more than one dwelling unit per five (5) acres 4) Impervious Surface Area – No more than 0.10 lot coverage except the centralized utilities uses are exempted from impervious surface requirements. 5) Allowable Uses – Agriculture related uses; Silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilities and package plants. 6) Development Restrictions - The Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres, and the other requirements of the Land Development Code are met; minimum lot size for the non-residential uses that are also not used for centralized utilities described in this part shall be three (3) acres

Agriculture-3 Development within the Agriculture-3 category shall be the same parameters as the Agriculture-1 category in F. above, except that: 1) Density - No more than one dwelling unit per twenty (20) acres; and, 2) Solar power generation facilities are an allowable use on parcels twenty (20) acres or greater in size.

School Capacity (Policy 10.6.1 – Public School Facilities Element)

The proposed rezoning from AG-3 to AG-1 allows for rural residential development at a slightly higher density (1 dwelling unit per 5 acres instead of 1 per 20 acres). The Comprehensive Plan requires that adequate school capacity be available or planned to accommodate projected students generated by new development. Given the large lot sizes under AG-1, the number of new households is expected to be relatively low and should not significantly impact school capacity. In addition, the applicant's children will not be attending Gadsden County schools, further reducing any potential impact. Conclusion: The rezoning is consistent with Policy 10.6.1 because development potential is modest, school concurrency will be reviewed at the development order stage if necessary, and no adverse impact is anticipated on existing school facilities.

Parks & Recreation (Policy 6.3.3 – Recreation & Open Space Element)

Policy 6.3.3 requires that adequate park and recreation space be available to meet level-of-service (LOS) standards. The rezoning request does not create intensive residential density; rather, it allows rural homesteads at 1 unit per 5 acres. This level of development has minimal impact on overall recreational demand. Existing County park facilities and open spaces in the Quincy/Lake Talquin area are sufficient to accommodate the small increase in residents expected from AG-1 rezoning. Conclusion: The proposed amendment is consistent with Policy 6.3.3, as existing park and recreation facilities provide adequate capacity, and any future development will be required to comply with LOS standards at the subdivision review stage.

Rezoning Consistency Analysis

Agriculture-3 (AG-3) to Agriculture-1 (AG-1)

This written analysis evaluates the consistency of the proposed rezoning from Agriculture-3 (AG-3) to Agriculture-1 (AG-1) with the Gadsden County Comprehensive Plan. The purpose of this amendment is to support low-density agricultural and rural residential uses while ensuring alignment with the County's policies on growth management, transportation, infrastructure, and conservation.

Future Land Use Element

Policy 1.1.1

The request maintains consistency with the Future Land Use Map by continuing an agricultural designation. Rezoning to AG-1 allows family-based residential and agricultural uses at a density compatible with surrounding rural development.

Policy 1.2.4

The rezoning will not extend urban development patterns but will instead support rural residential and agricultural activity in a manner that discourages leapfrog or scattered sprawl.

Policy 1.2.5

Rezoning to AG-1 maintains low-density development that is compatible with the County's agricultural heritage and rural character.

Policy 1.2.9

The proposed change supports growth in a location already served by existing rural infrastructure without the need for costly urban services.

Policy 1.2.13

The amendment ensures continued support for agricultural activities while permitting limited rural residential use, consistent with preservation of open lands.

Policy 1.2.16

The proposed rezoning directs residential growth into appropriate rural categories, avoiding pressures on urban infrastructure.

Policy 1.2.19

Rezoning is consistent with County objectives to maintain rural settlement patterns while preventing urban-style densities outside of designated areas.

Policy 1.4.1

The rezoning supports infill and agricultural homestead development at rural densities consistent with surrounding lands.

Policy 1.4.2

The proposed change maintains compatibility with adjacent agricultural and residential uses and avoids conflicts with rural community character.

Policy 1.4.5

Rezoning encourages continuation of agricultural operations while permitting homestead-level development consistent with rural standards.

Transportation Element

Policy 2.2.3 & 2.2.4

The rezoning will not cause a reduction in adopted roadway level of service standards; AG-1 generates fewer peak-hour trips than more intensive categories.

Infrastructure Element

Policy 4A.1.3

The site can be developed with approved on-site wastewater treatment unless a centralized system becomes available, consistent with County requirements.

Policy 4B.1.2

The subject property is already connected to the public potable water system. This ensures full compliance with Policy 4B.1.2 by using centralized water infrastructure and avoiding reliance on individual wells. The proposed rezoning from AG-3 to AG-1 will not require additional extensions of urban water systems beyond existing capacity.

Conservation Element

Policy 5.3.2, 5.3.3, 5.3.4

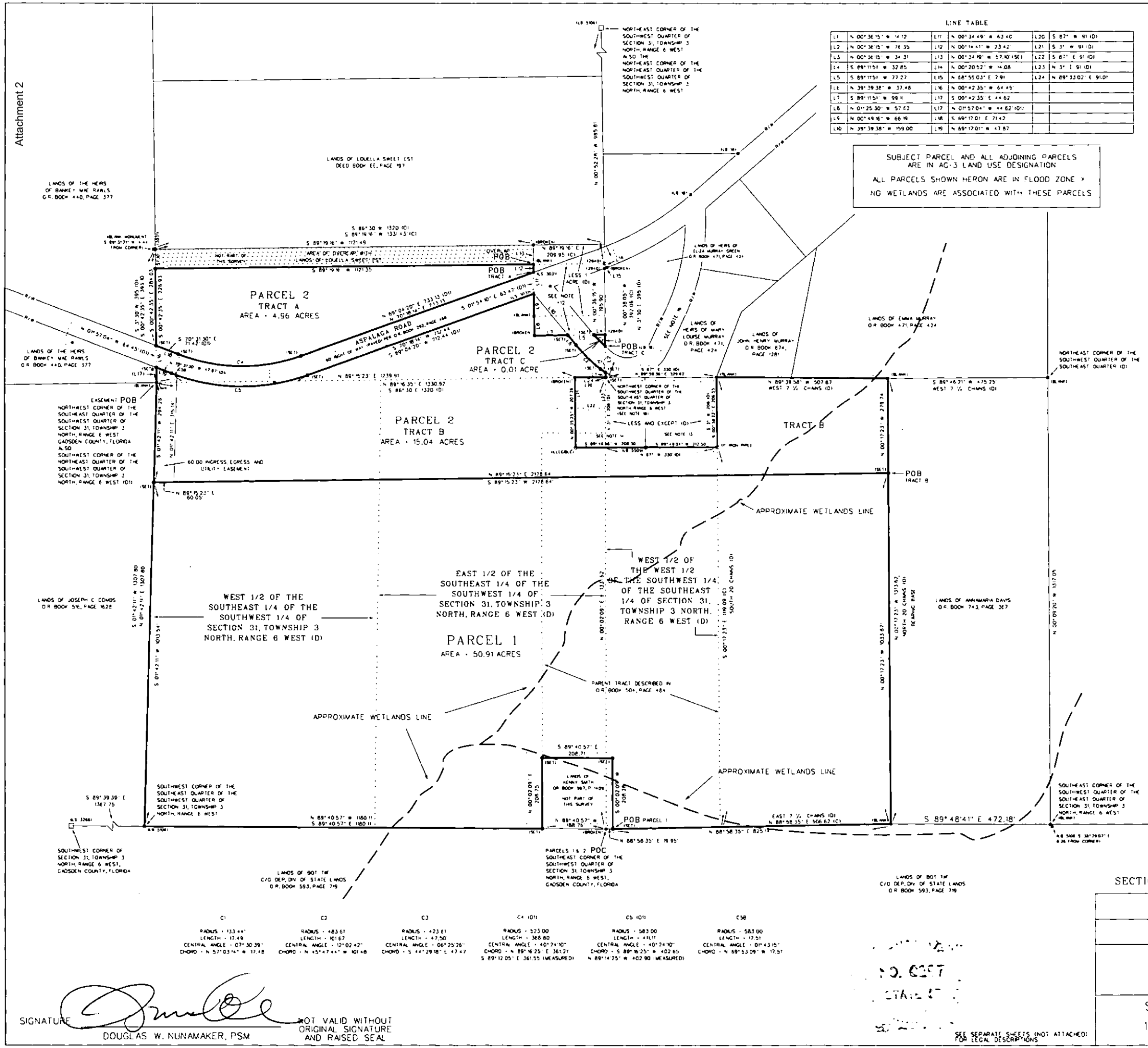
The rezoning will not adversely affect wetlands, aquifer recharge areas, or listed species habitat. Any development will comply with state and county best management practices.

Policy 5.4.4

Development under AG-1 will follow stormwater and groundwater protection standards, ensuring no degradation of natural resources.

In conclusion, the proposed rezoning from AG-3 to AG-1 is consistent with the Gadsden County Comprehensive Plan. It maintains the rural and agricultural character of the area, ensures compatibility with infrastructure and transportation standards, and protects natural resources. The amendment supports the County's goals for orderly growth, rural preservation, and agricultural viability.

Attachment 2



LINE TABLE

L1	N 00° 36' 15" W 74.12	L11	N 00° 34' 49" W 63.40	L20	S 87° W 91.00'
L2	N 00° 36' 15" W 76.35	L12	N 00° 14' 41" W 23.42'	L21	S 3° W 91.00'
L3	N 00° 36' 15" W 34.31	L13	N 00° 34' 49" W 57.90 (SEE)	L22	S 87° E 91.00'
L4	S 89° 11' 51" W 32.85	L14	N 00° 20' 52" W 14.08	L23	N 3° E 91.00'
L5	S 89° 11' 51" W 77.27	L15	N 68° 55' 03" E 7.91	L24	N 89° 33' 02" E 91.01'
L6	N 39° 39' 38" W 37.48	L16	N 00° 42' 35" W 64.45		
L7	S 89° 11' 51" W 99.11	L17	S 00° 42' 35" E 44.62		
L8	N 01° 25' 30" W 57.62	L18	N 01° 57' 04" W 44.62' (D1)		
L9	N 00° 49' 16" W 66.19	L18	S 89° 17' 01" E 71.42		
L10	N 39° 39' 38" W 159.00	L19	N 89° 17' 01" W 47.87		

SUBJECT PARCEL AND ALL ADJOINING PARCELS ARE IN AG-3 LAND USE DESIGNATION

ALL PARCELS SHOWN HERON ARE IN FLOOD ZONE X

NO WETLANDS ARE ASSOCIATED WITH THESE PARCELS

Douglas W. Nunamaker, PSM 6297

Professional Land Surveyor & Mapper

13 S. Calhoun Street, Quincy, Florida 32351
Phone: 850.627.7788 landsurveyor@tds.net
gadsdencountysurveyor.com

BEARING SOURCE: BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE 1983 OBSERVATIONS WERE TAKEN USING RTK GPS

SCALE: 1" = 150'

REDUCED COPY!

LEGEND

- SET 5/8" IRON BAR & CAP "6297
- FOUND IRON BAR, UNLESS NOTED
- FOUND 4" CONCRETE MONUMENT
- x - - FENCE, AS NOTED
- (D) REFERS TO O.R. BOOK 759, PAGE 908
- (D1) REFERS TO O.R. BOOK 292, PAGE 468
- OHU OVERHEAD UTILITIES
- UP UTILITY POLE
- R/W RIGHT OF WAY
- O.R. ___, OFFICIAL RECORDS BOOK ___, P. ___
- P. ___ OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

ALL DATA SHOWN ARE BY FIELD MEASUREMENTS, UNLESS NOTED OTHERWISE

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1) I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS PLAT ACCURATELY REPRESENTS LAND SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL.

2) THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

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SIGNATURE

DOUGLAS W. NUNAMAKER, PSM

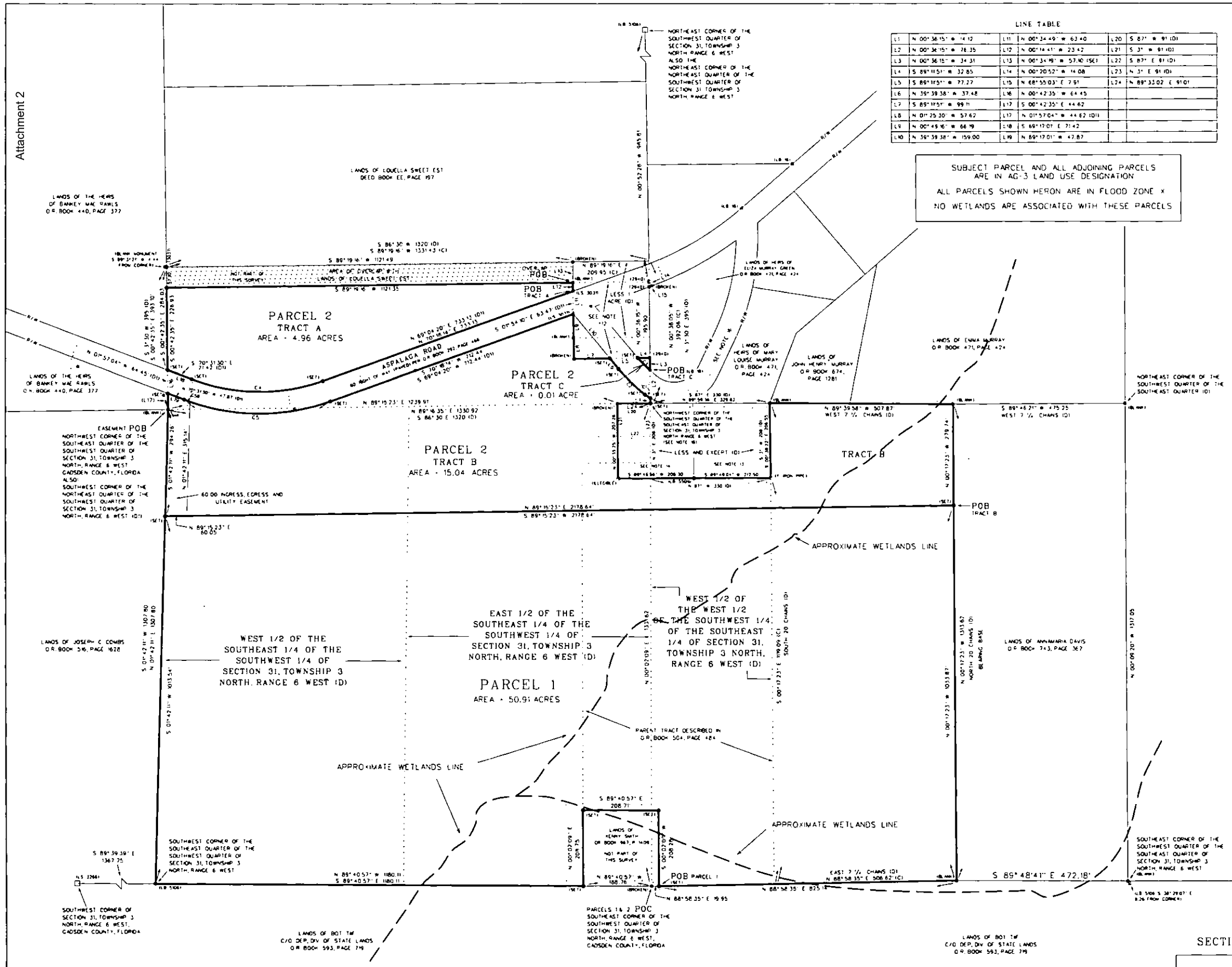
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CERTIFIED TO:			
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CERTIFIED TO:	
KENNY S AND JENNIFER M SMITH	

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1 OF 1	FL / FLDR	JULY 8, 2025	24-200B

SIGNATURE _____
DOUGLAS W. NUNAMAKER, PSM

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SEE SEPARATE SHEETS (NOT ATTACHED) FOR LEGAL DESCRIPTIONS

ORDINANCE 2026-03

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR A PARCEL IDENTIFIED BY PARCEL ID NUMBER 2-31-3N-6W-0000-00200-0000 AND 2-31-3N-6W-0000-00200-0100, CONTAINING APPROXIMATELY 72.48 ACRE, FROM Agriculture 3 TO Agriculture 1; PROVIDING FOR REPEAL, SEVERABILITY, AND CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida legislature has adopted Chapter 163, F.S., which requires Gadsden County to prepare and adopt and enforce a comprehensive plan; and

WHEREAS, the Gadsden County Planning Commission, acting as the Local Planning Agency, held a properly noticed public hearing to consider the proposed amendment to the Future Land Use Map of the Comprehensive Plan on April 23, 2026, and recommended that the amendment be approved by the Gadsden County Board of County Commissioners for transmittal and adoption; and,

WHEREAS, the amendment is known by the name of the Smith's Small Scale Future Land Use Map Comprehensive Plan Amendment ("SSPA 2025-03")

WHEREAS*,* the Gadsden County Board of County Commissioners held a properly noticed public hearing on May 5, 2026 to consider SSPA 2025-03 and after consideration of the data and analyses and public comments received during the public hearing, voted to Approve and transmit SSPA 2025-03 to the to the Florida Commerce; and,

WHEREAS, in the exercise of its authority, the Board of County Commissioners of Gadsden County finds it necessary and desirable to adopt and does hereby adopt the Comprehensive Plan Amendment SSPA 2025-03, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the unincorporated jurisdictional boundaries of Gadsden County.

Now therefore, be it ordained by the Board of County Commissioners of Gadsden County, Florida, that:

SECTION I: Approval and Adoption of Amendment.

The amendment to the Future Land Use Map of the Gadsden County Comprehensive Plan, as attached hereto as Exhibit "A" is hereby adopted and approved.

SECTION II: Repeal

All parts of the Future Land Use Map of the Gadsden County Comprehensive Plan in conflict with this ordinance are hereby repealed and shall have no further effect whatsoever.

SECTION III: Severability

If any phrase or portion of this Ordinance, or the particular application thereof, shall be held void, unenforceable or unconstitutional by any court, administrative agency or other body with appropriate jurisdiction, the remaining provisions, sentences, clauses, or phrases and their application shall not be affected and shall remain in full force and effect.

Section IV: Correction of Scrivener's Errors

The County Attorney may correct any scrivener's errors found in this Ordinance, including the Exhibits attached hereto, by filing a corrected copy of the Ordinance with the Clerk.

Section V: Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the County that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

The above and foregoing Ordinance was read and approved at a duly convened public hearing at a regular meeting of the Board of County Commissioners of Gadsden County, Florida, this 5th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA

By: _____
Eric Hinson, Chairman

_____
Nickolas Thomas
Clerk of the Circuit Court

EXHIBT A

PARCEL 1 – 50.91 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida, said point also marking the Point of Beginning;
From the Point of Beginning run thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run South 89 degrees 15 minutes 23 seconds West 2178.64 to a 5/8 inch iron bar and cap #6297, set;
Thence run South 01 degrees 42 minutes 11 seconds West 1013.54 feet to a 4 inch concrete monument marked LB 5106, found marking the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 31;
Thence run along the Southerly boundary of said Section 31 South 89 degrees 40 minutes 57 seconds East 1180.11 feet to a 5/8 inch iron bar with cap #6297, set marking the Southwest corner of lands recorded in Official Records Book 967, page 1409;
Thence run North 00 degrees 02 minutes 09 seconds East 208.75 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of said lands;
Thence run South 89 degrees 40 minutes 57 seconds East 208.71 feet to a 5/8 inch iron bar with cap #6297, set marking the Northeast corner of said lands;
Thence run South 00 degrees 02 minutes 09 seconds West 208.28 feet to the Point of Beginning.
Area contains 50.91 acres, more or less.

Said PARCEL 1 includes a 60.00 ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;
Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and

having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

PARCEL 2 – TRACT A, 4.96 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;
Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;

Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence leaving said Southerly right of way boundary run North 00 degrees 34 minutes 49 seconds
West 63.40 feet to a 4 inch concrete monument #3031, found lying on the Northerly right of way boundary of said Aspalaga Road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said Northerly right of way boundary run North 00 degrees 14 minutes 41 seconds West 23.42 feet to a blank 4 inch concrete monument, found on the Southerly boundary of lands described in Deed Book EE, page 197;
Thence run along the Southerly boundary of said lands South 89 degrees 19 minutes 16 second West 1121.35 feet to a 5/8 inch iron bar with cap #6297, set on the Easterly boundary of lands recorded in Official Records Book 440, page 377;
Thence run South 00 degrees 42 minutes 35 seconds East 226.93 feet to a 5/8 inch iron bar with cap #6297, set on the Northerly right of way boundary of said Aspalaga Road;
Thence run along said Northerly right of way boundary South 69 degrees 17 minutes 01 seconds East 71.42 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the left;
Thence run along said curve having a radius of 523.00 feet, along an arc length of 368.80 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord bearing South 89 degrees 12 minutes 05 seconds East 361.55 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 70 degrees 18 minutes 14 seconds East 733.13 feet to the Point of Beginning.

Area contains 4.96 acres, more or less.

ALSO:

PARCEL 2 – TRACT B , 15.04 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;

Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1033.87 feet to a 5/8 inch iron bar and cap #6297, set, marking the Point of Beginning.

From said Point of Beginning continue North 00 degrees 17 minutes 23 seconds West 279.74 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 133.44 feet, along an arc length of 17.49 feet, through a central angle of 07 degrees 30 minutes 39 seconds, and being subtended by a chord bearing North 57 degrees 03 minutes 14 seconds West 17.48 feet to a 5/8 inch iron bar with cap #6297, set marking a point of compound curvature;
Thence run along said curve having a radius of 483.61 feet, along an arc length of 101.67 feet, through a central angle of 12 degrees 02 minutes 42 seconds, and being subtended by a chord bearing North 45 degrees 47 minutes 44 seconds West 101.48 feet to a 5/8 inch iron bar with cap #6297, set;
Thence run North 39 degrees 39 minutes 38 seconds West 37.48 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly boundary of lands recorded in Official Records Book 704, page 1267;
Thence run along said Southerly boundary South 89 degrees 11 minutes 51 seconds West 99.11 feet to a broken 4 inch concrete monument, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 01 degrees 25 minutes 30 seconds West 57.62 feet to a blank 4 inch concrete monument, found;
Thence run North 00 degrees 49 minutes 16 seconds West 66.19 feet to a 4 inch concrete monument #3031, found on the Southerly right of way boundary of Aspalaga road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary South 70 degrees 18 minutes 14 seconds West 712.44 feet to a 5/8 inch iron bar with cap #6297, set marking a point of curve to the right;
Thence run along said curve having a radius of 583.00 feet, along an arc length of 411.11 feet, through a central angle of 40 degrees 24 minutes 10 seconds, and being subtended by a chord

bearing North 89 degrees 14 minutes 25 seconds West 402.90 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a 5/8 inch iron bar with cap #6297, set;
Thence leaving said Southerly right of way boundary run South 00 degrees 42 minutes 35 seconds East 44.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 2178.64 feet to said Point of Beginning.
Area containing 15.04 acres, more or less.

Said Parcel 2, Tract B, being subject to a 60.00 feet ingress, egress, and utility easement being more particularly described as follows:

Commence at a blank 4 inch concrete monument, found, marking the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 31, Township 3 North, Range 6 West;
Thence run along the Westerly boundary of the West One-half of the Southeast Quarter of the Southwest Quarter of said Section 31, South 01 degrees 42 minutes 11 seconds West 294.26 feet to a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Westerly boundary run North 89 degrees 15 minutes 23 seconds East 60.05 feet;
Thence run North 01 degrees 42 minutes 11 seconds East 315.14 feet to a point of curve concave to the Northeast on the Southerly right of way boundary of Aspalaga Road, being paved and having a 60 feet right of way as recorded in Official Records Book 292, page 468 of said public records;
Thence run along said Southerly right of way boundary and said curve having a radius of 583.00 feet along an arc length of 17.51 feet, through a central angle of 01 degrees 43 minutes 15 seconds and having a chord bearing North 69 degrees 53 minutes 09 seconds West 17.51 feet to a 5/8 inch iron bar and cap #6297, set;
Thence run North 69 degrees 17 minutes 01 seconds West 47.87 feet to a a 5/8 inch iron bar and cap #6297, set;
Thence leaving said Southerly right of way run South 00 degrees 42 minutes 35 seconds East 44.62 feet to said Point of Beginning.

ALSO:

PARCEL 2 – TRACT C, 0.01 acres

A parcel of land lying in Section 31, Township 3 North, Range 6 West, Gadsden County, Florida, being a portion of lands recorded in Official Records Book 759, page 908 of the Public Records of Gadsden County Florida, being more particularly described by recent survey as follows:

Commence at a broken concrete monument, found marking the Southeast corner of the Southwest Quarter of Section 31, Township 3 North, Range 6 West, Gadsden County, Florida

and run thence North 88 degrees 58 minutes 35 seconds East 19.95 feet to a 5/8 inch iron bar and cap #6297, set marking the Southeast corner of lands described in Official Records Book 967, page 1409 of the Public Records of Gadsden County, Florida;
Thence run North 88 degrees 58 minutes 35 seconds East 825.14 feet to a blank 4 inch concrete monument, found marking the Southwest corner of lands recorded in Official Records Book 743, page 367;
Thence run along the Westerly boundary of said lands North 00 degrees 17 minutes 23 seconds West 1313.62 feet to a blank 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run North 89 degrees 39 minutes 58 seconds West 507.87 feet to a blank 4 inch concrete monument, found marking the Northeast corner of lands recorded in Official Records Book 418, page 787;
Thence run South 00 degrees 38 minutes 22 seconds East 206.55 feet to a 1 inch iron pipe, found marking the Southeast corner of said lands;
Thence run South 89 degrees 49 minutes 04 seconds West 212.50 feet to a 5/8 inch iron bar with cap marked LB 5509, found marking the Southwest corner of said lands, said point also marking the Southeast corner of lands recorded in Official Records Book 749, page 1888;
Thence run along the Southerly boundary of said lands South 89 degrees 46 minutes 56 seconds West 208.30 feet to a 5/8 inch iron bar with illegible cap, found marking the Southwest corner of said lands;
Thence run along the Westerly boundary of said lands North 00 degrees 35 minutes 25 seconds West 207.26 feet to a broken 4 inch concrete monument, found marking the Northwest corner of said lands;
Thence run along the Northerly boundary of said lands North 89 degrees 33 minutes 02 seconds East 91.01 feet to a 5/8 inch iron bar with cap #6297, set marking the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 31, Township 3 North, Range 6 West;
Thence run North 00 degrees 36 minutes 15 seconds West 14.12 feet to a 5/8 inch iron bar with cap #6297, set on the Southerly right of way boundary of an unnamed roadway, having a 60 feet maintained right of way, said point lying on a curve concave to the Northeast;
Thence leaving said Southerly right of way boundary run North 00 degrees 36 minutes 15 seconds West 76.35 feet to a 4 inch concrete monument marked LB 18, found lying on the Northerly right of way boundary of said road, said point marking the Point of Beginning;
From the Point of Beginning and leaving said right of way boundary run North 00 degrees 36 minutes 15 seconds West 34.31 feet to a 4 inch concrete monument #2940, found marking the Southeast corner of lands recorded in Official Records Book 704, page 1267;
Thence run along the Southerly boundary of said lands South 89 degrees 11 minutes 51 seconds West 32.85 feet to a 5/8 inch iron bar with cap #6297, set, lying on Northerly right of way boundary of said unnamed roadway, said point lying on a curve concave to the Northeast;
Thence run along said curve having a radius of 423.61 feet, along an arc length of 47.50 feet, through a central angle of 06 degrees 25 minutes 26 seconds, and being subtended by a chord bearing South 44 degrees 29 minutes 18 seconds East 47.47 feet to the Point of Beginning.

Area contains 0.01 acre, more or less.

2026 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P95000052546

Entity Name: ST. AUGUSTINE HILLS, INC.

Current Principal Place of Business:

3520 THOMASVILLE ROAD
4TH FLOOR
TALLAHASSEE, FL 32309

Current Mailing Address:

3520 THOMASVILLE ROAD
4TH FLOOR
TALLAHASSEE, FL 32309

FEI Number: 59-3412256

FILED
Jan 23, 2026
Secretary of State
7875550159CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

THOMPSON, SUSAN S
3520 THOMASVILLE ROAD
4TH FLOOR
TALLAHASSEE, FL 32308-3469 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	D
Name	SMITH, KENNETH B
Address	POST OFFICE BOX 321 N/A
City-State-Zip:	LLOYD FL 32337

Title	D
Name	SMITH, W. CRIT
Address	3520 THOMASVILLE ROAD, 4TH FLOOR
City-State-Zip:	TALLAHASSEE FL 32308-3469

Title	D
Name	THOMPSON, SUSAN S
Address	3520 THOMASVILLE ROAD, 4TH FLOOR
City-State-Zip:	TALLAHASSEE FL 32308-3469

Packet handed to me

May 5, 2026

Commissioner Wood

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SUSAN S THOMPSON DIRECTOR 01/23/2026

Electronic Signature of Signing Officer/Director Detail — Date

< Back

Overview | Contact information | Areas served | Listings and sales | Ratings and reviews | Testimonials



Maria Mccreless

Capregion Realty Services, Llc

10 years of experience

5.0 ★★★★★ 3 reviews

Contact

About Maria Mccreless

Specialties: Rehabs, Flips, and 203k Loans • Buyer's Agent and First Time Homebuyer • Investment Properties and Property Management

Maria is a dedicated real estate professional with a passion for what she does. She has been pursuing her career as a real estate agent for over four years now, and has been working in the real estate industry for almost a decade. Maria attended Troy University and received a degree in Bachelor of Science, as well as a degree in Business Administration.

Registered Business History

Detail by Officer/Registered Agent Name

Florida Profit Corporation
TACO PROPERTIES, INC.

Filing Information

Document Number	439556
FEI/EIN Number	59-1493256
Date Filed	11/08/1973
State	FL
Status	INACTIVE
Last Event	INVOLUNTARILY DISSOLVED
Event Date Filed	11/21/1984
Event Effective Date	NONE

Principal Address

108 EAST MAIN
P.O. BOX 25
PERRY, FL 32347

Mailing Address

108 EAST MAIN
P.O. BOX 25
PERRY, FL 32347

Registered Agent Name & Address

SMITH, KENNETH B. SR.
220 N. JEFFERSON
PERRY FL. 32347

Officer/Director Detail

Name & Address

Title PD

SMITH, KENNETH B. SR.
220 N. JEFFERSON
PERRY FL

Title VD

SMITH,KENNETH B
220 N. JEFFERSON
PERRY FL

Title ST

SMITH, ELIZABETH
220 N. JEFFERSON
PERRY FL

Title D

SMITH, ELIZABETH
220 N. JEFFERSON
PERRY FL

Annual Reports

Report Year	Filed Date
1981	05/29/1981
1982	02/22/1982
1983	03/09/1983

Address Changed: 02/07/1991

Officer/Director Detail

Name & Address

Title PD

SMITH, KENNETH B.
HIGHWAY 59
LLOYD, FL

Title D

SMITH, ELIZABETH J.
HIGHWAY 59
LLOYD, FL

Annual Reports

Report Year	Filed Date
1990	02/09/1990
1991	02/07/1991
1992	03/17/1992

Document Images

No images are available for this filing.

Detail by Officer/Registered Agent Name

Florida Profit Corporation

XENBET DEVELOPMENT COMPANY

Filing Information

Document Number	H07276
FEI/EIN Number	42-3280662
Date Filed	06/11/1984
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	08/13/1993
Event Effective Date	NONE

Principal Address

HIGHWAY 59
P. O. BOX 321
LLOYD, FL 32337

Changed: 02/20/1985

Mailing Address

HIGHWAY 59
P. O. BOX 321
LLOYD, FL 32337

Changed: 02/20/1985

Registered Agent Name & Address

SMITH, W. CRIT
1530 METROPOLITAN BLVD.
TALLAHASSEE. FL 32308

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
DIXIE DRIVE, LLC

Filing Information

Document Number	L07000127359
FEI/EIN Number	N/A
Date Filed	12/27/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/02/2012

Principal Address

3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32312

Mailing Address

3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32312

Registered Agent Name & Address

THOMPSON, SUSAN S
3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32309

Address Changed: 02/02/2012

Authorized Person(s) Detail

Address Changed: 02/02/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

SMITH, KENNETH B
3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32312

Annual Reports

Report Year	Filed Date
2024	02/01/2024
2025	02/28/2025
2026	01/23/2026

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
CAMELLIA KNOLL, LLC

Filing Information

Document Number	L08000024198
FEI/EIN Number	81-4642396
Date Filed	03/07/2008
State	FL
Status	ACTIVE

Principal Address

3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32309

Changed: 04/05/2012

Mailing Address

3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32309

Changed: 04/05/2012

Registered Agent Name & Address

THOMPSON, SUSAN S
3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32309

Address Changed: 04/05/2012

Address Changed: 04/05/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

SMITH, KENNETH B
3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32309

Annual Reports

Report Year	Filed Date
2024	02/01/2024
2025	02/28/2025
2026	01/23/2026

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
PROMAS PROPERTY MANAGEMENT, LLC

Filing Information

Document Number	L09000010890
FEI/EIN Number	NONE
Date Filed	02/03/2009
Effective Date	01/30/2009
State	FL
Status	INACTIVE
Last Event	LC VOLUNTARY DISSOLUTION
Event Date Filed	08/12/2010
Event Effective Date	NONE

Principal Address

2415 OLD SAINT AUGUSTINE RD.
TALLAHASSEE, FL 32301

Mailing Address

2415 OLD SAINT AUGUSTINE RD.
TALLAHASSEE, FL 32301

Registered Agent Name & Address

MAILLE, ANGELIA D
2415 OLD SAINT AUGUSTINE RD.
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Authorized Person(s) Detail

Name & Address

Title MGRM

MAILLE, ANGELIA D
2415 OLD SAINT AUGUSTINE RD.
TALLAHASSEE, FL 32301

Title MGRM

SMITH, KENNETH B
2415 OLD SAINT AUGUSTINE RD.
TALLAHASSEE, FL 32301

Annual Reports

No Annual Reports Filed

Name & Address

Title MGR

SMITH, KENNETH B
3520 THOMASVILLE RD 4TH FLOOR
TALLAHASSEE, FL 32309

Annual Reports

Report Year	Filed Date
2021	01/26/2021
2022	01/28/2022
2023	01/30/2023

Detail by Officer/Registered Agent Name

Florida Limited Liability Company
PROMAS PROPERTY MANAGEMENT, LLC

Filing Information

Document Number	L19000295595
FEI/EIN Number	N/A
Date Filed	12/11/2019
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	02/09/2024
Event Effective Date	NONE

Principal Address

3520 THOMASVILLE RD 4TH FLOOR
TALLAHASSEE, FL 32309

Mailing Address

3520 THOMASVILLE RD 4TH FLOOR
TALLAHASSEE, FL 32309

Registered Agent Name & Address

THOMPSON, SUSAN
3520 THOMASVILLE RD 4TH FLOOR
TALLAHASSEE, FL 32309

Authorized Person(s) Detail

Name & Address

Name & Address

Title MGR

SMITH, KENNETH B
3520 THOMASVILLE RD 4TH FLOOR
TALLAHASSEE, FL 32309

Annual Reports

Report Year	Filed Date
2021	01/26/2021
2022	01/28/2022
2023	01/30/2023

Detail by Officer/Registered Agent Name

Florida Profit Corporation

JAMARO, INC.

Filing Information

Document Number	P01000090370
FEI/EIN Number	59-3750208
Date Filed	09/14/2001
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/17/2011

Principal Address

3520 THOMASVILLE RD.
4TH FLOOR
TALLAHASSEE, FL 32309

Changed: 09/23/2004

Mailing Address

3520 THOMASVILLE RD.
4TH FLOOR
TALLAHASSEE, FL 32309

Changed: 09/23/2004

Registered Agent Name & Address

THOMPSON, SUSAN S
3520 THOMASVILLE RD.
4TH FLOOR
TALLAHASSEE, FL 32309

Address Changed: 09/23/2004

Officer/Director Detail

Name & Address

Title D

SMITH, KENNETH B
PO BOX 321
LLOYD, FL 32337

Title D

THOMPSON, SUSAN S
3520 THOMASVILLE RD., 4TH FL
TALLAHASSEE, FL 32309

Title D

SMITH, W. CRIT
3520 THOMASVILLE RD., 4TH
TALLAHASSEE, FL 32309

Title D

SMITH, K. BJR
7882 MCCLURE DR.
TALLAHASSEE, FL 32312

Detail by Officer/Registered Agent Name

Florida Profit Corporation
SOUTHSIDE PROPERTIES OF TALLAHASSEE, INC.

Filing Information

Document Number	P06000068081
FEI/EIN Number	NONE
Date Filed	05/15/2006
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	04/01/2025
Event Effective Date	NONE

Principal Address

3520 THOMASVILLE ROAD
4TH FLOOR
TALLAHASSEE, FL 32309

Mailing Address

3520 THOMASVILLE ROAD
4TH FLOOR
TALLAHASSEE, FL 32309

Registered Agent Name & Address

THOMPSON, SUSAN S
3520 THOMASVILLE ROAD
4TH FLOOR
TALLAHASSEE, FL 32309

Officer/Director Detail

Name & Address

Title P

SMITH, KENNETH B
3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32309

Title V

THOMPSON, SUSAN S
3520 THOMASVILLE ROAD, 4TH FLOOR
TALLAHASSEE, FL 32309

Annual Reports

Report Year	Filed Date
2022	01/31/2022

Wakulla County Properties

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 939700 2025 **R 07-3S-01W-115-04314-011**

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00317900	$330.44
COUNTY	.00790000	$782.61
NW FL WATER MGT	.00002070	$2.05
SCHOOL-LOCAL BD	.00074800	$77.75
SCH CAPITAL OUTLAY	.00150000	$155.92
TOTAL AD-VALOREM:		**$1,348.77**

NON-AD VALOREM ASSESSMENTS	
TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE TAX	$263.00
Asmt - WASTE	$214.00
TOTAL NON-AD VALOREM:	**$477.00**
COMBINED TAXES & ASMTS:	**$1,825.77**
DISCOUNT:	**$0.00**
UNPAID BALANCE:	**$0.00**

SMITH KENNETH BRUCE
P O BOX 321
LLOYD , FL 32337

PAID

0.516 ACRES
GOLDEN GATE FOREST
TRACTS 11 & 12
OR 49 P 163 OR 287 P 212
OR 316 P 710 OR 469 P 563

FAIR MKT VALUE	$103,946.00	DIST	3
ASSESS	$99,065.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$99,065.00		

**** PAID ****

Exemptions:

Property Address:
54 CRYSTAL LN CRAWFORDVILLE 32327

Last Payment: 11/17/2025 **Receipt Number:** 4808

Amount Collected: $1,752.74 **Discount Amount:** $0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
073S01W11504314011	R	2025	$1,348.77	$477.00	11/17/2025	$1,752.74	$0.00
073S01W11504314011	R	2024	$1,275.43	$452.00	11/12/2024	$1,638.39	0.00
073S01W11504314011	R	2023	$1,155.77	$452.00	11/13/2023	$1,542.46	0.00
073S01W11504314011	R	2022	$1,078.16	$356.00	11/10/2022	$1,376.79	0.00

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 939300 2025 **R 07-3S-01W-115-04314-006**

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00317900	$683.59
COUNTY	.00790000	$1,698.77
NW FL WATER MGT	.00002070	$4.45
SCHOOL-LOCAL BD	.00074800	$160.85
SCH CAPITAL OUTLAY	.00150000	$322.55
TOTAL AD-VALOREM:		$2,870.21

NON-AD VALOREM ASSESSMENTS	
TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE TAX	$654.87
TOTAL NON-AD VALOREM:	$654.87

COMBINED TAXES & ASMTS:	$3,525.08
DISCOUNT:	$0.00
UNPAID BALANCE:	**$0.00**

Exemptions:

Property Address:
1522 CRAWFORDVILLE H CRAWFORDVILLE 32327

SMITH KENNETH B
PO BOX 321
LLOYD , FL 32337

PAID

0.548 ACRES
GOLDEN GATE FOREST
TRACT 6
OR 39 P 254, 255 & OR 80 P 31
OR 505 P 565 OR 530 P 768

FAIR MKT VALUE	$215,034.00	DIST	3
ASSESS	$215,034.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$215,034.00		

**** PAID ****

Last Payment:	11/17/2025	**Receipt Number:**	4807
Amount Collected:	$3,384.08	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
073S01W11504314006	R	2025	$2,870.21	$654.87	11/17/2025	$3,384.08	$0.00
073S01W11504314006	R	2024	$2,856.48	$617.80	11/12/2024	$3,335.31	0.00
073S01W11504314006	R	2023	$2,870.74	$617.80	11/13/2023	$3,349.00	0.00
073S01W11504314006	R	2022	$3,168.91	$370.68	11/10/2022	$3,398.01	0.00
073S01W11504314006	R	2021	$3,019.02	$370.68	11/10/2021	$3,256.11	0.00

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 959100 2025

R 08-3S-01W-000-04335-002

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00317900	$9.00
COUNTY	.00790000	$22.37
NW FL WATER MGT	.00002070	$0.06
SCHOOL-LOCAL BD	.00074800	$2.12
SCH CAPITAL OUTLAY	.00150000	$4.25
TOTAL AD-VALOREM:		$37.80

NON-AD VALOREM ASSESSMENTS	
TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	$0.00
COMBINED TAXES & ASMTS:	$37.80
DISCOUNT:	$0.00
UNPAID BALANCE:	**$0.00**

Exemptions:

Property Address:
1721 CRAWFORDVILLE H CRAWFORDVILLE 32327

SMITH KENNETH B
SMITH ELIZABETH J
P O BOX 321
LLOYD , FL 32337

PAID

9.440 ACRES
8-3S-1W P-10-2-M-58
LYING IN THE SW 1/4 OF
SECTION 8 3S 1W
OR 78 P 542 & OR 79 P 796

FAIR MKT VALUE	$188,800.00	DIST	3
ASSESS	$2,832.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$2,832.00		

**** PAID ****

Last Payment:	11/17/2025	**Receipt Number:**	4809
Amount Collected:	$36.29	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
083S01W00004335002	R	2025	$37.80	$0.00	11/17/2025	$36.29	$0.00
083S01W00004335002	R	2024	$134.65	$1.44	11/12/2024	$130.65	0.00
083S01W00004335002	R	2023	$129.96	$1.44	11/13/2023	$126.14	0.00

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 996200 2025 **R 17-3S-01W-000-04432-000**

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00317900	$886.07
COUNTY	.00790000	$1,644.07
NW FL WATER MGT	.00002070	$4.31
SCHOOL-LOCAL BD	.00074800	$208.49
SCH CAPITAL OUTLAY	.00150000	$418.09
TOTAL AD-VALOREM:		$3,161.03

NON-AD VALOREM ASSESSMENTS	
TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE TAX	$263.00
Asmt - WASTE	$214.00
TOTAL NON-AD VALOREM:	$477.00

COMBINED TAXES & ASMTS:	$3,638.03
DISCOUNT:	$0.00
UNPAID BALANCE:	**$0.00**

Exemptions:

Property Address:
30 COXWELL LN CRAWFORDVILLE 32327

SMITH KENNETH
SMITH ELIZABETH
PO BOX 321
LLOYD , FL 32337

PAID

6.930 ACRES
17-3S-1W P-1-M-59A
BEGIN AT NW COR OF SAID N 1/2
OF NW 1/4 & RUN E 2640 FT THEN
S 230 FT THEN W 800 FT THEN

FAIR MKT VALUE	$278,727.00	DIST	3
ASSESS	$208,110.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$208,110.00		

**** PAID ****

Last Payment:	11/17/2025	**Receipt Number:**	4814
Amount Collected:	$3,492.51	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
173S01W00004432000	R	2025	$3,161.03	$477.00	11/17/2025	$3,492.51	$0.00
173S01W00004432000	R	2024	$2,800.12	$452.00	11/12/2024	$3,122.04	0.00
173S01W00004432000	R	2023	$2,438.42	$452.00	11/13/2023	$2,774.80	0.00

NOTICE OF AD VALOREM TAXES & NON-AD VALOREM ASSESSMENTS

BILL # R 982100 2022 **PROPERTY #** R 17-3S-01W-000-04433-003

Property Appraisers Site

Real Estate TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

* CERTIFICATE SOLD *

Sale Date	06/01/2023
Certificate#	558
Certificate Holder	9990237
Interest Rate	0.25
Original Amount	$107.48
Interest Amount	$5.37
Fees	$6.25
UnPaid Balance	**$0.00**

*** PAID ***

SMITH KENNETH B SR & ELIZABETH
1528 GAMBLE ROAD
LLOYD , FL 32327

17-3S-1W P-2-3-M-59A
TRACT 2 OF S L MOORE
PROPERTY IN N1/2 OF NE1/4
OR 55 P 660 OR 87 P 555

TAXABLE VALUE **$3,891.00**

*** Paid ***

Receipt#: 57790 **Date:** 04/29/2025 **Amt:** $119.10

Exemptions:

Property Address:
STEVE MOORE RD

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 996700 2025 **R 17-3S-01W-000-04433-003**

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00317900	$13.49
COUNTY	.00790000	$33.54
NW FL WATER MGT	.00002070	$0.09
SCHOOL-LOCAL BD	.00074800	$3.18
SCH CAPITAL OUTLAY	.00150000	$6.37
TOTAL AD-VALOREM:		$56.67

NON-AD VALOREM ASSESSMENTS	
TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	$0.00

COMBINED TAXES & ASMTS:	$56.67
DISCOUNT:	$0.00
UNPAID BALANCE:	**$0.00**

Exemptions:

Property Address:
STEVE MOORE RD CRAWFORDVILLE 32327

SMITH KENNETH B SR
SMITH ELIZABETH J
P O BOX 321
LLOYD , FL 32337

PAID

14.150 ACRES
17-3S-1W P-2-3-M-59A
TRACT 2 OF S L MOORE
PROPERTY IN N1/2 OF NE1/4
OR 55 P 660 OR 87 P 555

FAIR MKT VALUE	$106,125.00	DIST	3
ASSESS	$4,245.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$4,245.00		

**** PAID ****

Last Payment:	11/17/2025	**Receipt Number:**	4815
Amount Collected:	$54.40	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
173S01W00004433003	R	2025	$56.67	$0.00	11/17/2025	$54.40	$0.00
173S01W00004433003	R	2024	$61.09	$0.00	11/12/2024	$58.65	0.00

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 959100 2025 **R 08-3S-01W-000-04335-002**

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00317900	$9.00
COUNTY	.00790000	$22.37
NW FL WATER MGT	.00002070	$0.06
SCHOOL-LOCAL BD	.00074800	$2.12
SCH CAPITAL OUTLAY	.00150000	$4.25
TOTAL AD-VALOREM:		$37.80

NON-AD VALOREM ASSESSMENTS	
TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	$0.00
COMBINED TAXES & ASMTS:	$37.80
DISCOUNT:	$0.00
UNPAID BALANCE:	**$0.00**

Exemptions:

Property Address:
1721 CRAWFORDVILLE H CRAWFORDVILLE 32327

SMITH KENNETH B
SMITH ELIZABETH J
P O BOX 321
LLOYD , FL 32337

PAID

9.440 ACRES
8-3S-1W P-10-2-M-58
LYING IN THE SW 1/4 OF
SECTION 8 3S 1W
OR 78 P 542 & OR 79 P 796

FAIR MKT VALUE	$188,800.00	DIST	3
ASSESS	$2,832.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$2,832.00		

**** PAID ****

Last Payment:	11/17/2025	**Receipt Number:**	4809
Amount Collected:	$36.29	**Discount Amount:**	$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
083S01W00004335002	R	2025	$37.80	$0.00	11/17/2025	$36.29	$0.00
083S01W00004335002	R	2024	$134.65	$1.44	11/12/2024	$130.85	0.00
083S01W00004335002	R	2023	$129.96	$1.44	11/13/2023	$126.14	0.00
083S01W00004335002	R	2022	$165.01	$0.81	11/10/2022	$159.19	0.00

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 997000 2025 **R 17-3S-01W-000-04433-006**

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00317900	$832.61
COUNTY	.00790000	$2,069.07
NW FL WATER MGT	.00002070	$5.42
SCHOOL-LOCAL BD	.00074800	$195.91
SCH CAPITAL OUTLAY	.00150000	$392.86
TOTAL AD-VALOREM:		**$3,495.87**

NON-AD VALOREM ASSESSMENTS	
TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE TAX	$627.73
TOTAL NON-AD VALOREM:	**$627.73**

COMBINED TAXES & ASMTS:	**$4,123.60**
DISCOUNT:	**$0.00**
UNPAID BALANCE:	**$0.00**

Exemptions:

Property Address:
1773 CRAWFORDVILLE H CRAWFORDVILLE 32327

SMITH KENNETH B
SMITH ELIZABETH J
P O BOX 321
LLOYD , FL 32337

PAID

1.785 ACRES
2 ACRES MORE OR LESS IN THE NORTH HALF OF THE NW QUATER OF SECTION 17-3S-1W P-2-6-M-5 9A

FAIR MKT VALUE	$261,908.00	DIST	3
ASSESS	$261,908.00	EXEMPT VALUE	$0.00
TAXABLE VALUE	$261,908.00		

**** PAID ****

Last Payment: 11/17/2025 **Receipt Number:** 4817

Amount Collected: $3,958.66 **Discount Amount:** $0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
173S01W00004433006	R	2025	$3,495.87	$627.73	11/17/2025	$3,958.66	$0.00
173S01W00004433006	R	2024	$3,511.36	$592.20	11/12/2024	$3,939.42	0.00
173S01W00004433006	R	2023	$3,559.24	$592.20	11/13/2023	$3,985.38	0.00

Contact Us

Tell us about you.

First Name (Required)

Last Name (Required)

Email Address (Required)

Phone (Optional)

Your message...(Required)

Send us a Message



CONTACT US

Tallahassee Office

3520 Thomasville Road, 4th Floor
Tallahassee, Florida 32309

Phone: 850.893.4105

Fax: 850.893.7229

Orlando Office

1000 Legion Place, Suite 840
Orlando, FL 32801
(by appointment only)

Phone: 407-232-9280

Connect with us:

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Website Design and Development by:

Gadsden County Board of County Commissioners
Agenda Request

Date of Meeting: May 19, 2026

To: Honorable Chairperson and Members of the Board

From: Justin Stiell, Growth Management Director
Reginald James, Interim County Administrator

Subject: Public Hearing (Legislative) - 13480 Pat Thomas Parkway, Mainline Contracting LLC Small Scale Comprehensive Plan Future Land Use Map Amendment (SSPA 2023-02)

Statement of Issue:

A request for consideration of a Small Scale Comprehensive Plan Future Land Use Map (FLUM) amendment to the Florida Department of Economic Opportunity to change the future land use designation from Agriculture 3 to Mining on a 44.70 acre parcel.

Applicant/Owner:	Mainline Contracting, LLC
Agent:	Elva Peppers, Florida Environmental and Land Services, Inc.
Parcel ID Number:	6-07-1S-4W-0000-00200-0000
Address:	13480 Pat Thomas Parkway, Quincy, Florida 32351
Area of subject amendment:	44.70 acres
Current use of the property:	No Ag Acreage (9900)
Current Land Use Category:	Agriculture 3
Proposed Land Use Category:	Mining
Wetlands:	9.34 acres
FEMA FIRM Map Designation:	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12039C0341C indicates areas in Zones “X” or “A”
Utilities:	Talquin Electric Cooperative (electric) Well (in future as necessary) On Site Septic Tank (in future as necessary)

Background:

Mainline Contracting, LLC, owner, represented by Elva Peppers, Florida Environmental and Land Services, Inc., has applied to amend the Future Land Use Map (FLUM) designation of a 44.70-acre parcel from Agriculture 3 to Mining (Attachment 1). This amendment is a small-scale map amendment per §163.3187, Florida Statutes. The site has previously been used as a site for mulch and chipped vegetative debris from Hurricane Michael. The previous owner applied for and received a Department of Environmental Protection Beneficial Use Permit. The requirement of the permit was that all mulched and chipped debris from Hurricane Michael be used or removed within 24 months of initial acceptance. (Attachment 4). The mulch was incorporated into the soil which is considered a beneficial use.

The current owner of the property purchased the property in 2022. Applicant's intent is "to provide areas for mining activities on 44.70 acres to access a valuable economic resource for Gadsden County." (Attachment 5).

Analysis and Findings:

The parcel is located along State Road 267 (13480 Pat Thomas Parkway, Quincy, Florida 32351) (Attachment 1). The amendment is intended to facilitate future mining operations.

The intent of the Mining (MINING) future land use category is to provide areas for mining activities, to provide areas for mining activities in the future, and to provide a valuable economic resource for Gadsden County. The proposed FLUM amendment would facilitate the mining operation as mining is only allowed within the Mining Future Land Use Designation. Mining uses are not subject to County development order approval provided the mining operation has received approval by applicable federal and state agencies prior to operation and the operation is on land designated as "Mining" on the Future Land Use Map. Physical plant construction shall be subject to the development review process in compliance with the standards for industrial development contained in the Land Development Code. Policy 1.3.2 would allow for mining activities to be vested so that the policies and regulations to be applied are those in effect at the time when the property owner received a permit from, or entered into an agreement with, a governmental regulatory agency authorized to issue the permit or enter into the agreement for so long as the permit or agreement is valid and effective and has not expired.

Mining is a form of development as included in Florida Statutes Section 380.04. Policy 5.3.11 states that development shall not occur which will adversely affect aquifer recharge rates in areas designated as "more vulnerable" by the Department of Environmental Protection (Attachment 11).

The table below contains an analysis of the future and existing uses of adjacent properties/parcels. The adjacent properties include agriculture land (timber and vacant residential).

TABLE 1. FUTURE LAND USE CATEGORY AND USE OF ADJACENT PROPERTY/PARCELS		
DIRECTION	FUTURE LAND USE CATEGORY	EXISTING USE*
NORTHWEST	SILVICULTURE	TIMBER III 70-79 (5600)
NORTH	AGRICULTURE 3	TIMBER III 70-79 (5600)
EAST	AGRICULTURE 3	VACANT RESIDENTIAL (0000)
SOUTH	AGRICULTURE 3	TIMBER II 80-90 (5500)
WEST (Liberty County)	AGRICULTURE	TIMBERLAND 70-79

*Source: Gadsden County Property Appraiser website, Liberty County Property Appraiser website, Apalachee Online website

As part of the Data and Analysis included in the Gadsden County Comprehensive Plan, the County included Exhibit 1 Managed Conservation Lands and Exhibit 9 Biodiversity Hotspots (Attachment 3). This parcel and surrounding parcels are no longer included as potential for Florida Forever Lands acquisition. Previously the Florida Forever Plan was updated in 2022 and identifies this area within the Hosford Chapman's Rhododendron Protection Zone. The Hosford Chapman Rhododendron Protection Zone is intended to "preserve habitat for one of only two core populations of the uniquely rare Chapman's Rhododendron, a federally listed plant that is endemic to only three Panhandle counties of Florida (Gulf, Gadsden and Liberty counties)." (Attachment 6).

A search of DEP Oculus did not identify any environmental surveys that were conducted on the site prior to approval of the site for the beneficial use permit. No records were identified that would support the presence or absence of any endangered species prior to the approval of the beneficial use permit. The beneficial use permit application indicated that the material would be used to improve soil properties for growing pine timbers: "This proposed organic soil amendment will improve topsoil water holding capacity and nutrient levels." (Attachment 4)

Applicant's environmental report indicated that while the Chapman Rhododendron was not observed "there may be habitat for the species along the ecotone between the Wetland Forested Mixed and Freshwater Marsh wetlands found on the western side of the project area". (Attachment 5)

Access:

The site accesses Pat Thomas Parkway (SR 267) on the east via a 30-footwide road access easement through Parcel ID # 6-07-1S-4W-0000-00111-0000. Pat Thomas Parkway (SR 267) is designated as a 'major collector-rural road' on the adopted Gadsden County Functional Classification Map (2014) and is a state roadway (SR 267). Transportation improvements such as

minimum driveway separations and turn lanes are addressed at site plan review. Driveway connections will be permitted by the Gadsden County driveway connection permit.

Historical Resources:

The Florida Department of State, Division of Historical Resources provided an email indicating there were no previously recorded resources within the parcel. (Attachment 5).

Applicable Comprehensive Plan Objectives and Policies:

The following Comprehensive Plan Objectives and Policies are referenced as they apply to the Future Land Use Map Amendment. Other Objectives and Policies that are pertinent to a specific development will be addressed at the time of development order review. Attachment #5 of this report includes the applicant's analysis of applicable Comprehensive Plan Policies.

Policy 1.1.1: *Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map shall be used to determine the location and extent of development within Gadsden County.*

The allowed uses and development restrictions for the Mining land use category are listed in Policy 1.1.1.O (Attachment #2). The intent of the Mining future land use category is to provide areas for mining activities, to provide areas for mining activities in the future, and to provide a valuable economic resource for Gadsden County. Allowable uses include surface mining; borrow pits; rock quarries; other extraction activities, mining reclamation activities; associated office uses as an accessory to the primary use; agricultural and silvicultural uses; and centralized utilities. Density is none and residential development would no. Development restrictions are pursuant to the Florida Department of Environmental Protection's Mining, Mitigation and Delineation permitting. Mining extraction activities shall be conducted in a manner which will mitigate adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activities shall not interrupt existing residential uses by creating inconsistent and conflicting land uses. Mining uses are not subject to County development order approval provided the mining operation has received approval by applicable federal and state agencies prior to operation and the operation is on land designated as "Mining" on the Future Land Use Map. In addition, any mining operation shall comply with any relevant policies located within the Conservation Element.

Policy 1.2.13: *Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:*

A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.

The applicant indicates that approximately 9.54 acres (21% of the total parcel) contains wetlands (Attachment #5).

B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.

There is no public or private provision for central sewer service within the area. According to the applicant, due to the fact that the only proposed future land use is Mining, there is no intent to supply sanitary sewer service, and the property use will be only for a mining pit with no office or other buildings. No septic systems are required or proposed. If it becomes necessary, wastewater facilities will be provided through a permitted onsite septic tank system.

C. Proposed location of ingress and egress of development.

The parcel will access Pat Thomas Parkway, a paved state roadway, via a 30-foot wide road access easement through Parcel ID # 6-07-1S-4W-0000-00111-0000. A driveway permit will be required.

D. Distance and location of nearest same land use category.

The nearest same land use designation (Mining) is the CR 267 mining operation owned by CW Roberts Contracting, Inc. It is 3.5 miles due northeast from the subject parcel. It is located on CR 267.

E. Description of adjacent land use categories.

See Table 1, above. The property is adjacent to AG-3 designated property to the north, east and south and Silviculture designated property to the northwest. It is adjacent to Agriculture designated property (Liberty County) to the west.

F. In addition, for any land use category which supports residential development:

1) Existing and proposed school capacities (See Policy 10.6.1).

2) Existing and proposed park space (See Policy 6.3.3).

The Mining land use category does not support residential development.

Policy 1.2.4: *If the proposed development is located within one-half mile of existing potable water or sanitary sewer infrastructure, the developer shall connect to the existing service provider for potable water or sanitary sewer services.*

The proposed development is not located within one-half mile of existing potable water or sanitary sewer service infrastructure.

Policy 1.2.5 *If the proposed development is located within one-half mile of existing potable water or sanitary sewer infrastructure, and current capacity does not exist to provide for the projected demands of the development, dry lines shall be installed and provided to serve the projected capacities of the development when the service provider obtains the capacity to serve the development.*

The proposed development is not located within one-half mile of existing potable water or sanitary sewer service infrastructure.

Policy 1.2.9: *Developments shall only be approved by the County when the adopted levels of service standards meet or exceed the capacities adopted within this Plan. These standards shall include those for potable water, sanitary sewer, solid waste and recreational facilities and services.*

Solid waste services are provided by Waste Pro for Gadsden County. No significant increase in usage is anticipated.

The only proposed future land use is Mining and there is no intent to supply sanitary sewer service. If it becomes necessary, wastewater facilities will be provided through a permitted onsite septic tank system.

No residential classifications are requested; therefore, no recreational facilities are proposed nor are there anticipated impacts of the proposed change of use to the adopted Level of Service Standards for recreational facilities and services.

Policy 1.2.16: *As recognition that agriculture operations are a viable business in Gadsden County, existing agricultural uses and operations shall be protected from residential encroachment. Proposed residential development adjacent to lands* ***(Future Land Use Element*** *Gadsden County Comprehensive Plan August 2, 2016, Page 10 of 16) designated as Agriculture on the Future Land Use Map shall demonstrate compatible development plans to the agriculture use and/or operations prior to the issuance of a development order.*

This policy does not apply to this application. The applicant is not proposing any residential development on this property.

Policy 1.2.19: *No large-scale land use amendment shall be approved which converts lands from any Agriculture land use category to the Rural Residential land use category unless a development agreement is recorded which requires the development to be served by central crater and sewer utilities, or a wastewater package plant.*

This policy does not apply to this application. The applicant is not proposing to convert land to Rural Residential.

Policy 1.4.1: *New non-residential development which is proposed contiguous to lands designated Rural Residential on the Future Land Use Map shall be of a scale and intensity appropriate to the existing residential development.*

The applicant is not proposing any development contiguous to lands designated as Rural Residential.

Policy 1.4.2: *Neighborhood character shall be preserved and promoted by working toward maintaining compatibility of surrounding land uses.*

The applicant is not proposing any residential development on this property. This property is located within areas that utilize a Silviculture or Agriculture land use. There are two Rural Residential areas approximately 2.5 miles northeast of the subject parcel.

Policy 1.4.5: *A compatibility analysis shall be submitted by the applicant for any proposed land use change contiguous to existing land designated Rural Residential on the Future Land Use Map. Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*

This policy does not apply to this application. The land use designation of Rural Residential is not contiguous to the property.

Policy 2.2.3: *The minimum levels of service for roadways within Gadsden County shall be evaluated at a P.M peak hour volume data and shall be as follows:*

Principal Arterial, Interstate RURAL……LOS B

Principal Arterial, Interstate URBAN……LOS B

Principal Arterial, Other RURAL……LOS C

Principal Arterial, Other URBAN……LOS C

Minor Arterial, RURAL……LOS C

Major Collector, RURAL……LOS D

Minor Collector, URBAN……LOS D

Minor Collector, RURAL……LOS D

Minor Collector URBAN……LOS D

The ITE (Institution of Transportation Engineers) code used by the applicant was General Heavy Industrial 120. The rate is 2.16/acre in the ITE table. According to the applicant, it would not be accurate to consider 100% of the built-out project area as generating traffic because only one section of a pit with only one or two loaders operating at one time is the norm for the industry. The daily trips are estimated to be maximum of 40 trips per day. This estimation is based upon similar project industry experience; however, the trips are highly variable and some days there may be no traffic if there is no project being served and some days there may be 40 trips. Typically, the busiest time of day is morning until mid-afternoon. The estimate of 10 trucks per hour during peak hours was a conservative worst-case estimate. There is no retail traffic. The traffic is limited to a couple trips per day for the employees who operate the backhoes and the trucks that come to fill up. Project impacts are not expected to impact roadway service requirements.

Policy 4A.1.3: New *development within one-quarter (1/4) mile of an existing centralized sewage disposal system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.*

This policy does not apply to this application. The applicant is not proposing any new development, and a centralized sewage disposal system does not exist within one-quarter (1/4) mile of the subject parcel.

Policy 4B.1.2: *New development within one-quarter (1/4) mile of an existing centralized or public potable water supply shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.*

This policy does not apply to this application. The applicant is not proposing any new development, and a centralized or public potable water supply does not exist within one-quarter (1/4) mile of the subject parcel.

Policy 5.3.2: *Development shall be required to maintain a fifty (50) foot minimum natural setback around all FDEP and U.S. Army Corps of Engineers jurisdictional wetlands with exception to utility and transportation networks and water dependent uses such as docks and platforms.*

A 50-foot setback from wetlands is proposed.

Policy 5.3.3: *The location of septic tanks and drain fields shall be prohibited within one hundred (100) feet of perennial rivers, streams, creeks, lakes, and wetlands.*

This policy does not apply to this application. Should these facilities become necessary, permits will be applied for, and tanks will be located more than 100 feet from wetlands.

Policy 5.3.4: *Any amendment to the Future Land Use Map shall consider the impact to the functionality of adjacent and on-site wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other principles, guidelines, standards, and regulations in this Plan and the Land Development Code.*

The Mining LUA request complies with **Objective 5.3** which requires that projects maintain a 50-foot natural buffer around wetlands on the subject parcel. The project proposes that extraction will not occur within 50 feet of the jurisdictional wetlands.

Policy 5.3.11: *Development shall not occur which will adversely affect aquifer recharge rates in areas designated as "more vulnerable" by the Florida Department of Environmental Protection through its Florida Aquifer Vulnerability Assessment model.*

Development is defined by Florida Statutes as means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels. The parcel subject to the amendment is within an area designated as "more vulnerable" by the Florida Department of Environmental Protection through the Florida Aquifer Vulnerability Assessment (Attachment 11).

Policy 5.4.4: *The County shall protect Endangered and Threatened Species by requiring the following to be submitted in conjunction with any Comprehensive Plan Map amendment request to a more intense category which is more than ten (10) acres. Such assessment may be conducted with readily available information through desktop GIS and/or the most recent state agency published documentation.*

(a) Any finding that lists any Endangered or Threatened Species located on site,
(b) Soil types on site as noted in the Soil Survey in Policy 5.2.11,

(c) Wetlands on site as shown on the National Wetlands Inventory.

An Environmental Survey Report prepared by Florida Environmental and Land Services. Inc. was included with the application (Attachment 5). Wetlands were noted in two areas along the western edge of the property.

The amendment property is located within the range of a federally listed endangered plant, the Chapman rhododendron (*Rhododendron chapmani*) according to maps maintained by the U.S. Fish & Wildlife Service. In accordance with Policy 5.4.4, the amendment property should be surveyed for the Chapman rhododendron, and if located, existing plants should be mapped and avoided by mining development and activities.

Policy 5.6.2: *Mining in environmentally sensitive areas as defined in Policies 5.2.1 and 5.3.1 within Gadsden County which cannot be reclaimed shall be prohibited. Such ability for reclamation shall be as determined by the state permitting process.*

The applicant is permitting the project through the NWFWMD and will file the appropriate reclamation plans with the Department as well.

Policy 5.6.7: *A compatibility analysis shall be completed and submitted in conjunction with any amendment to the Comprehensive Plan Future Land Use Map for designation to the Mining Future Land Use category. Criteria to be included in the compatibility analysis shall include, but not be limited to:*

(a) Projected impacts to adjacent existing residential dwellings, lands designated as Rural Residential, Commercial or Neighborhood Commercial on the Future Land Use Map, and parks as a result of generated noise, traffic, light, dust, and toxic and hazardous materials and litter due to the proposed operation.

(b) Mitigation techniques to be used to off-set the impacts of the mining operation, which can include, but are not be limited to vegetated landscape buffers, setbacks, wall/fences, open space and other factors which enhance the appearance of the mining operation while providing an effective buffer between land uses.

(c) Compatibility to contiguous existing land uses.

(d) Impacts to public facilities and natural resources.

(e) Need for proposed amendment.

(f) Compatibility to this Comprehensive Plan applicable goals, objective, and policies.

The proposed amendment property is not adjacent to one residential dwelling; on the property immediately east of the subject site, which is also owned by the applicant. In addition, no adjacent properties are designated as Rural Residential, Commercial, or Neighborhood Commercial on the Future Land Use Map

During Development Review Committee review it was noted that Talquin Operations/Staking has received an application for electric service at the amendment property to extend underground electric to the mining operation area (Attachment 7). Any proposed buildings and utility connections will be reviewed during the site plan application review for the mine.

Public Notice Requirements (LDC):

Per Subsection 1302.D of the LDC, the public hearing notices were mailed to all property owners within 1,000 feet of the property prior to the meeting, the public hearing was noticed in the local paper, and a sign was posted on the property.

Board Options:

1. Approval of the Mainline Contracting LLC (13480 Pat Thomas Parkway, Quincy, Florida 32351) Small Scale Comprehensive Plan Future Land Use Map Amendment.
2. Denial of the Mainline Contracting LLC (13480 Pat Thomas Parkway, Quincy, Florida 32351) Small Scale Comprehensive Plan Future Land Use Map Amendment.
3. Board Direction.

Planning Staff Recommendation:

Option 1.

Planning Commission Recommendation:

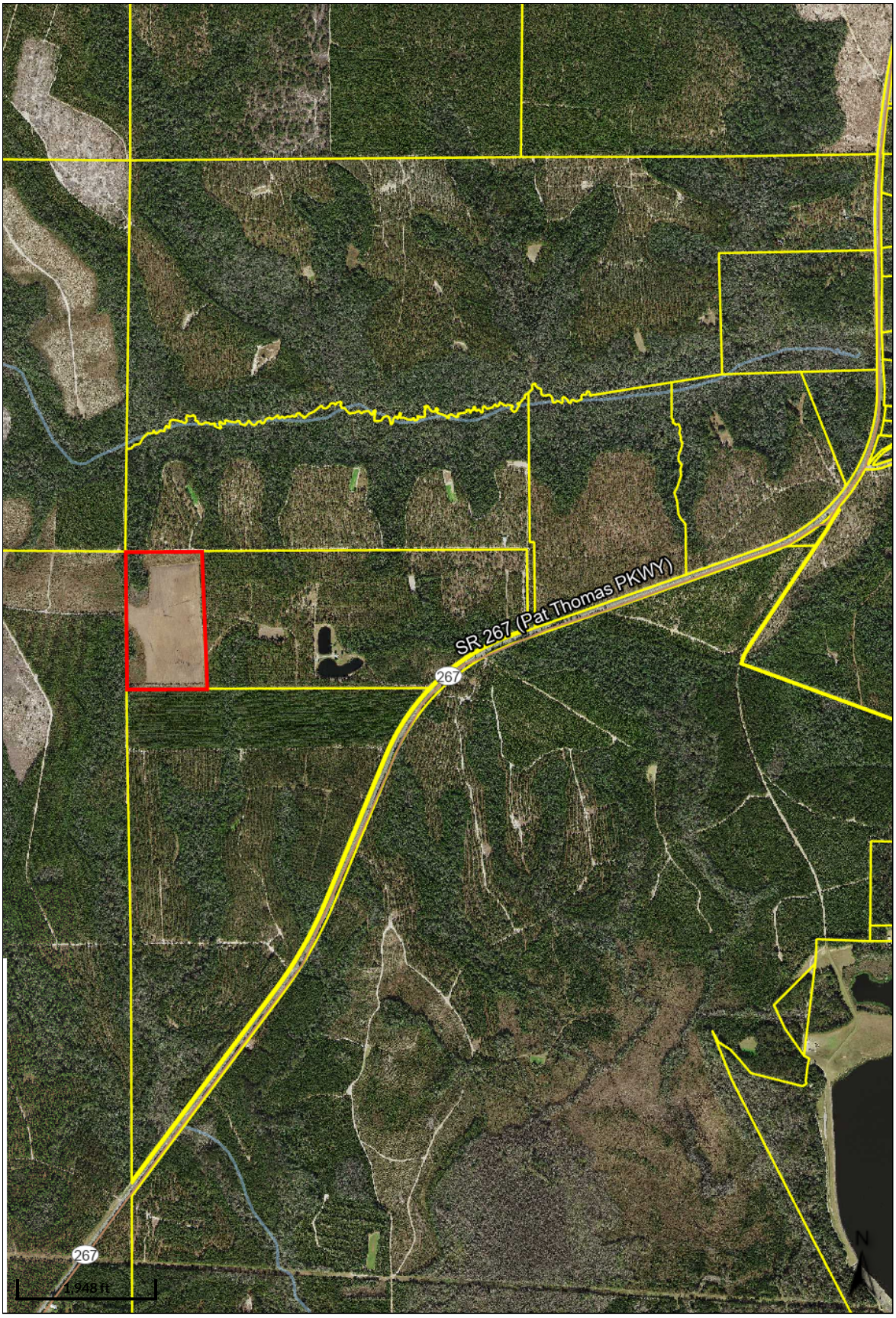
Voted to Approve 7-2:

The motion was made to approve with the stipulation of building a 15' Berm for Noise buffer, submitting a reclamation plan, to address concerns of run-off, and present a water down station.

Attachments:

1. Location Map/Future Land Use Map/ Legal Description
2. Comprehensive Plan Policy 1.1.1.F.-H., O.
3. Maps of Biodiversity Hot Spot and Conservation Lands
4. DEP Application and Permit
5. Application with Support Documentation
6. FNEI Report
7. Development Review Committee (DRC) Comments
8. Public Hearing Notice
9. Draft Ordinance
10. Public Comments
11. Florida Statutes Section 380.04 and Florida Aquifer Vulnerability Assessment Map of Site
12. Site Map

Location Map

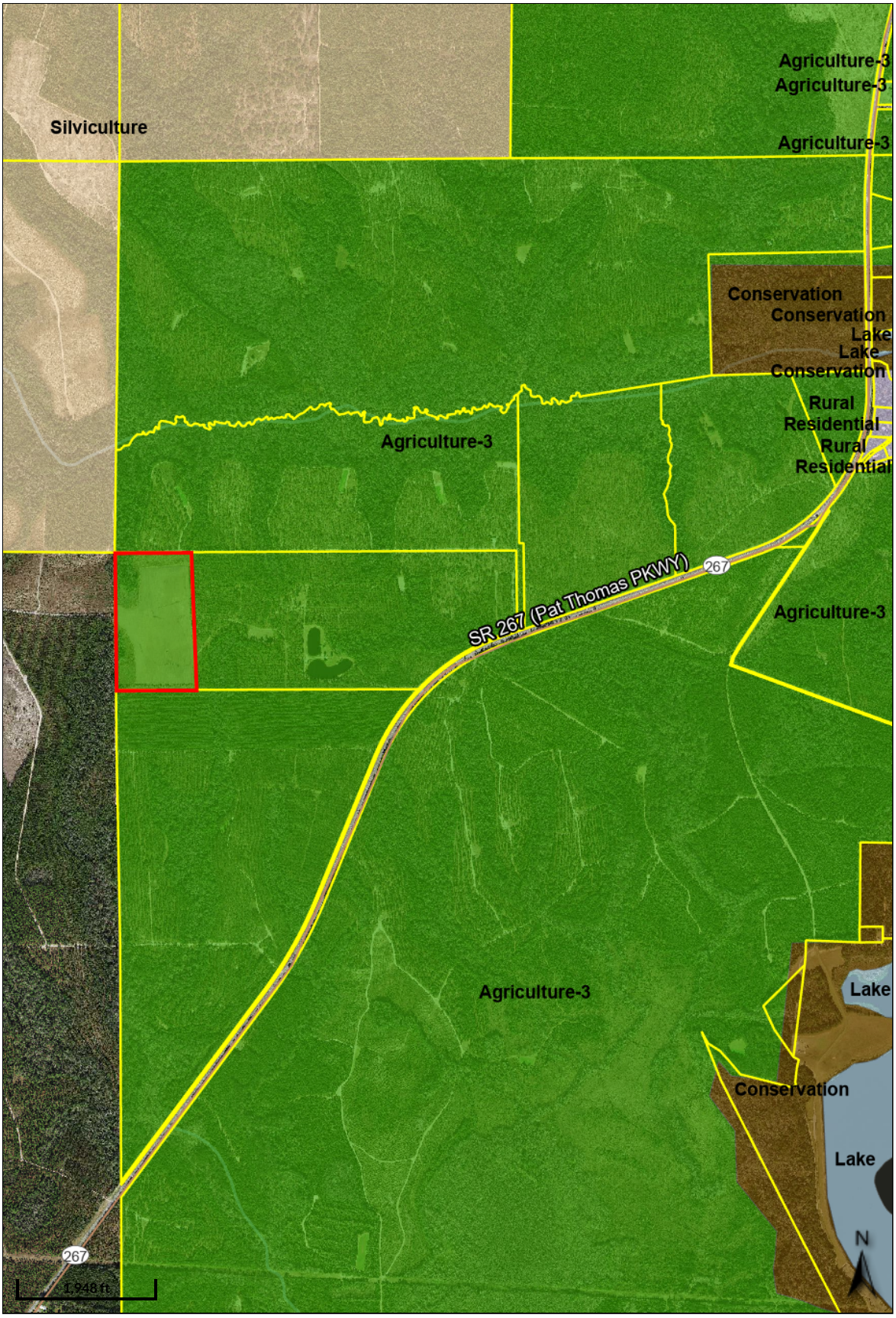


Legend

- Parcels
- Roads (Local)
- Roads (Major)
- Streams and Rivers (Large)

Attachment 1

Future Land Use Map



Legend

- **Parcels**
- **Roads (Local)**
- **Roads (Major)**

Future Land Use

- Agric
- Agriculture-1
- Agriculture-2
- Agriculture-3
- Commercial
- Conservation
- Heavy Industrial
- Historical
- Lake
- Light Industrial
- Mining
- Municipal
- Public/Institutional
- Public / Institutional
- Recreational
- Rural Residential
- Silviculture
- Urban
- Urban Service Area
- **Streams and Rivers (Large)**

Thomas P. Skipper
Professional Surveyor and Mapper
16 East Washington Street
Quincy, Florida 32351
(850) 627-9754

13 February 2023

Legal Description for Mainline Contracting, Inc.
44.70 acre parcel of land

A parcel of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

BEGIN at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run;

Thence South 00 degrees 57 minutes 29 seconds East along the Western boundary of said Section 7 a distance of 1854.34 feet to a concrete monument (LS 3031) marking the Northwest corner of a 70.00 acre tract of land as described in Official Record Book 291, page 430-431 of the Public Records of said county;

Thence North 89 degrees 34 minutes 53 seconds East (BEARING BASE) along the Northern boundary of said 70.00 acre tract of land a distance of 1070.00 feet to a point (said point being South 89 degrees 34 minutes 53 seconds West 3053.35 feet from a re-bar (LS 3031) marking the Northeast corner of said 70.00 acre tract of land, also said point lying on the Northwesterly right of way boundary Pat Thomas Parkway (State Road No. 267 – 100 foot right of way) and being on a curve concave to the Southwest)

Thence North 02 degrees 11 minutes 34 seconds West 1855.82 feet to a point on the Northern boundary of said Section 7 (said point being South 89 degrees 32 minutes 38 seconds West 4399.45 feet from a found concrete monument/axle known as marking the Northeast corner of said Section 7);

Thence South 89 degrees 32 minutes 38 seconds West along said Northern boundary of Section 7 a distance of 1030.00 feet to the POINT OF BEGINNING.

Containing 44.70 acres more or less.

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 3031

81-157

GADSDEN COUNTY COMPREHESIVE PLAN

FUTURE LAND USE ELEMENT

The purpose of the Future Land Use Element and accompanying Future Land Use Map is to designate the future general distribution, location, and extent of the use of land within the unincorporated areas of Gadsden County.

GOAL 1A: PROVIDE A SYSTEM FOR ORDERLY GROWTH AND DEVELOPMENT

Objective 1.1: Provide for certainty in growth and development through the adoption of the Future Land Use Map and Future Land Use categories.

Policy 1.1.1: Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within Gadsden County.

***

F. Agriculture-1

1) Purpose and Intent – The intent of this category is to provide areas for agricultural activities.
2) Designation Criteria – Agriculture uses and residences associated with such uses.
3) Density – No more than one dwelling unit per five (5) acres
4) Impervious Surface Area – No more than 0.10 lot coverage except the centralized utilities uses are exempted from impervious surface requirements.
5) Allowable Uses – Agriculture related uses; Silviculture; residential; houses of worship; cemeteries; recreational activities; commercial activities associated with the primary agricultural use; home occupations; centralized utilities and package plants.
6) Development Restrictions - The Family Exception shall be allowed as long as the parent parcel can retain a minimum of three (3) acres, and the granted parcel has a minimum of three (3) acres, and the other requirements of the Land Development Code are met; minimum lot size for the non-residential uses that are also not used for centralized utilities described in this part shall be three (3) acres.

G. Agriculture-2

Development within the Agriculture-2 category shall be the same parameters as the Agriculture-1 land use category in F. above, except that:

1) Density - No more than one dwelling unit per ten (10) acres; and,

2) Solar power generation facilities are an allowable use on parcels ten (10) acres or greater in size.

H. Agriculture-3

Development within the Agriculture-3 category shall be the same parameters as the Agriculture-1 category in F. above, except that:

1) Density - No more than one dwelling unit per twenty (20) acres; and,
2) Solar power generation facilities are an allowable use on parcels twenty (20) acres or greater in size.

***

O. Mining

1) Purpose and Intent – The intent of this category is to provide areas for mining activities, to provide areas for mining activities in the future, and to preserve a valuable economic resource for Gadsden County.
2) Density – None.
3) Allowable Uses – Surface mining; borrow pits; rock quarries; other extraction activities; mining reclamation activities; associated office uses as an accessory to the primary use; agricultural and Silvicultural uses; centralized utilities.
4) Development Restrictions – As pursuant to the Florida Department of Environmental Protection's Mining, Mitigation and Delineation permitting. Mining extraction activities shall be conducted in a manner which will mitigate adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activities shall not interrupt existing residential uses by creating inconsistent and conflicting land uses. Mining uses are not subject to County development order approval provided the mining operation has received approval by applicable federal and state agencies prior to operation and the operation is on land designated as "Mining" on the Future Land Use Map. In addition, any mining operation shall comply with any relevant policies located within the Conservation Element.

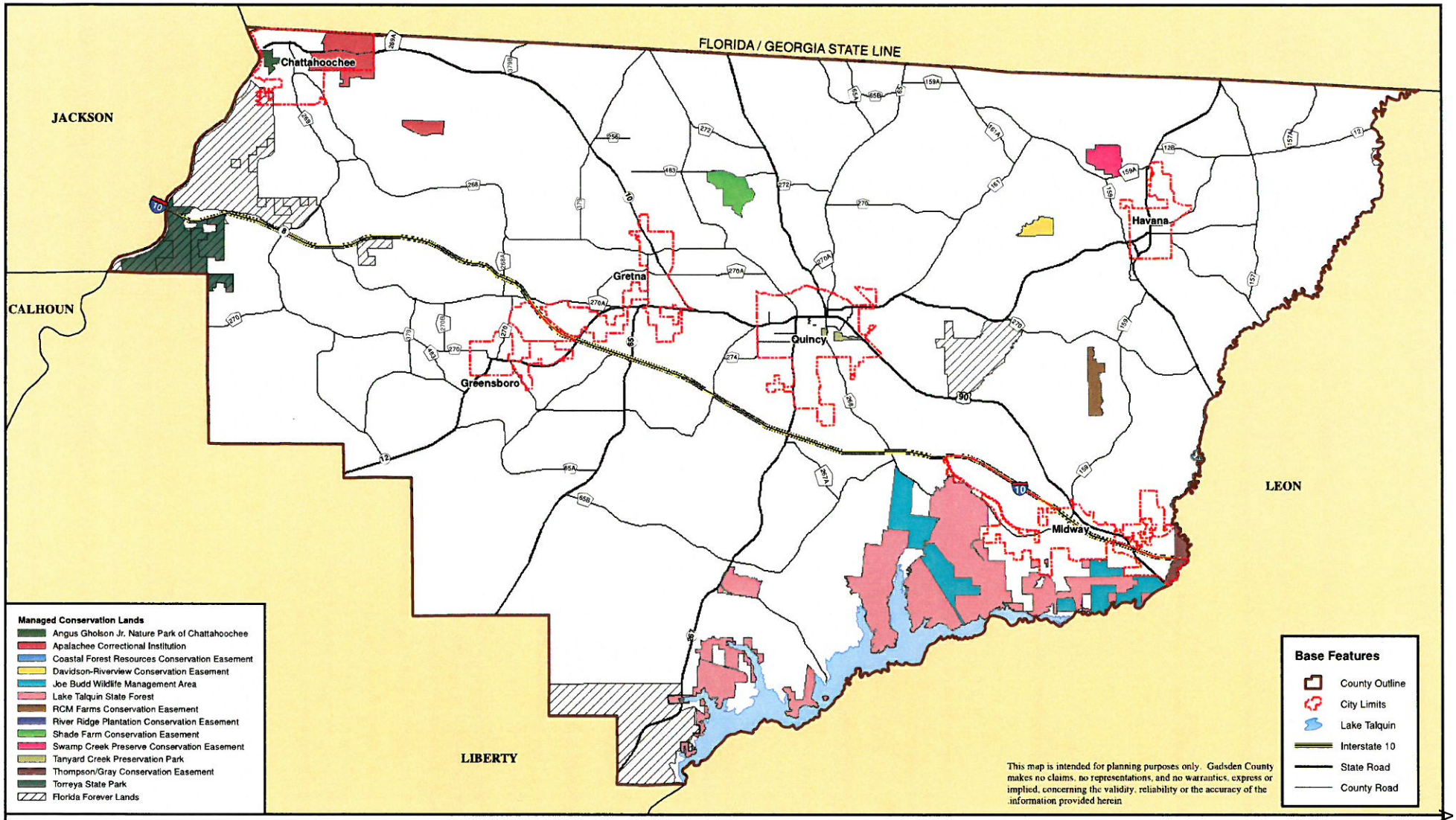


EXHIBIT 1

MANAGED CONSERVATION LAND

GADSDEN COUNTY COMMPREHENSIVE PLAN DATA AND ANALYSIS

DATA SOURCE: Florida Natural Areas Inventory
Florida Conservation Lands - June, 2015
Florida Forever Acquistins - November 2014

PREPARED BY: PREBLE-RISH, INC.
SRay July 2015
K:\228.100 EAR Amendments\GIS Comp Plans

N

0 0.5 1 2 3
Miles

1 :14,000 ft
MAP SCALE
(11"x17" Print Format)

Attachment 3

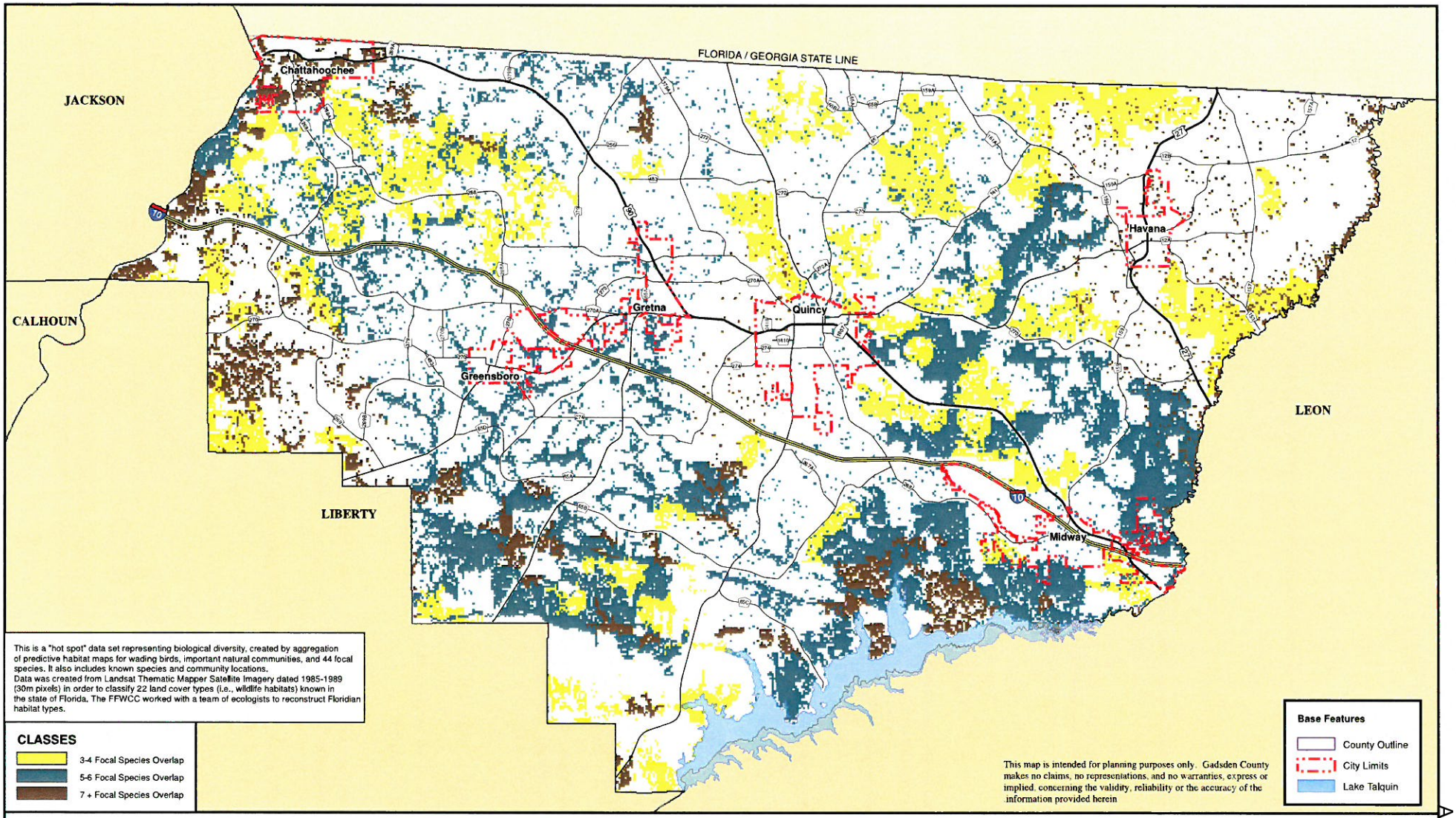


EXHIBIT 9

BIODIVERSITY HOTSPOTS

DATA SOURCE: Florida Fish & Wildlife Conservation Commission
Data derived from 1985 - 1989 LandSat Thematic Mapper Imagery.

PREPARED BY: PREBLE-RISH, INC.
SRay - July 2015

GADSDEN COUNTY COMPREHENSIVE PLAN DATA AND ANALYSIS

N

0 0.5 1 2 3
Miles

1 :14,000 ft
MAP SCALE
(11"x17" Print Format)

Attachment 3

Attachment 4

PANHANDLE ENGINEERING, INC.
www.panhandleengineering.com

11/08/2018

Via US Mail and e-mail

Ms. Dawn Templin
Solid Waste Department
FDEP Northwest District
160 W Government Street, Suite 308
Pensacola, FL 32502

Re: Roberts Gadsden County – Yard Trash Disposal Facility
Permit for Yard Trash Disposal Facility
PE File # 76404

Dear Ms. Templin:

Panhandle Engineering, Inc.is pleased to submit the NOI to use a General Permit for a Yard Trash Disposal Facility (DEP Form Number: 62-701.900(3)) for the Roberts Gadsden County – Yard Trash Disposal Facility owned by Mr. Charles W. Roberts.

If you have any questions, please do not hesitate to give me a call at 850.763.5200.

Sincerely,
Panhandle Engineering, Inc.

Stephen Price, P.E.
Project Manager

cc: Mr. Charles W. Roberts, Owner
Mr. Christopher Forehand, P.E., V.P. of Panhandle Engineering, Inc.
Mr. Sethin Simmons, E.I., Panhandle Engineering, Inc.

SBS/kdb
P:\76404 Gadsden Co Land DDS\9 Permits\18 Land Debris Disposal\Submittal\0) 76403 FDEP Land Debris Disposal Letter.docx



civil engineers
environmental
land planning
roads + bridges
stormwater
water + wastewater

PANHANDLE ENGINEERING,INC
3005 Lynn Haven Parkway
Lynn Haven, FL 32444
P: 850.763.5200
F: 850.769.0730

FDEP Form 62-701.900.3

Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

DEP Form # 62-701.900(3)
Form Title Notification and Acceptance of a General Permit for a Yard Trash Disposal Facility
Effective Date: February 15, 2015
Incorporated in Rule 62-701.803(1)

Attachment 4

NOTIFICATION OF INTENT TO USE A GENERAL PERMIT FOR A YARD TRASH DISPOSAL FACILITY

GENERAL REQUIREMENT: Disposal facilities for yard trash are permitted in accordance with Florida Administrative Code (F.A.C.) Rule 62-701.803. The permit applicant, by completing, signing and sending this notice with the required information to the Department of Environmental Protection, agrees to the conditions for a yard trash disposal facility and is hereby granted a permit by rule provided Rule conditions are fulfilled. This notice and all supporting documentation shall be submitted in accordance with the requirements of Rule 62-701.320(5)(a), F.A.C., to the District Office of the Department in which the facility is located. The appropriate fee, as identified in subsection 62-701.315(6), F.A.C., shall be submitted with the notification in a check made payable to the Department of Environmental Protection. Complete all entries by typing or printing in ink.

A. GENERAL INFORMATION

1. Applicant name (operating authority): Charles W. Roberts III

   Mailing address: 15647 Hales Place Plantation Road, Tallahassee, Florida 32312
   Street or P.O. Box City State Zip

   Contact person: Charles W. Roberts III Telephone: (__) (850) 545 - 2360

   Title: Owner

2. Facility name (if different): Roberts Gadsden County - Yard Trash Disposal Facility

   Location (main entrance): 13480 Pat Thomas Parkway

   City: Quincy County: Gadsden

3. Facility location coordinates:

   Section: 7 Township: 1S Range: 4W

   Latitude: 30 0 24 '44.04"N Longitude: 84 0 40 ' 2.67"N

   Datum: NAD83 Coordinate Method: GIS

   Collected by: Panhandle Engineering, Inc. Company/Affiliation: Panhandle Engineering, Inc.

4. Landowner (if different than applicant): N/A

   Mailing address: N/A
   Street or P.O. Box City State Zip

   Contact person: N/A Telephone: (__) N/A

5. Acres within property boundary: 199.9 Parcel 6-07-1S-4W-0000-00200-0000

6. Acres used for waste disposal: 45.8 Facility Area / 27.7 Disposal Area

7. Provide brief description of disposal facility operations planned by this notification including equipment and personnel planned for the operation and closure of the facility:

Yard Trash Disposal Facility

B. SUPPORTING DOCUMENTATION

1. If the property owner is different from the applicant, attach evidence of authorization to use property as a disposal facility (e.g., contract, lease, or authorization letter) (62-701.803(1)(h), F.A.C.).

2. Attach a description of the operations including:

   a. Equipment and personnel to be used for operation and closure of the facility and a training plan for the operating personnel (62-701.803(1)(c), F.A.C.);

   b. Personnel for inspection of waste and training requirements for spotters (62-701.803(6), F.A.C.);

   c. Closure plan (62-701.803(1)(f), (4), (8), and (9), F.A.C.);

   d. Planned active life and design height of the facility (62-701.803(1))(e), F.A.C.);

   e. Equipment and operational plan for the temporary storage and transport of waste other than yard trash to other approved disposal sites (62-701.803(3), F.A.C.);

   f. Boundary survey and legal description of the property (62-701.803(1)(d), F.A.C.).

   g. Documentation that external slopes shall be no greater than three feet horizontal to one foot vertical rise (3 to 1) and that the working face of all interior slopes shall not exceed the 3 to 1 limit unless reasonable assurance is provided in the notification that fires can be controlled in steeply slopes internal areas (62-701.803(2)(d), F.A.C.).

   h. Documentation that the facility will be operated to control objectionable odors (62-701.803(2)(e), F.A.C.).

3. Site Plan including:

   a. Scale not greater than 1" = 200' (62-701.803(1)(a), F.A.C.);

   b. Total acreage of site and areas to be used for disposal (62-701.803(1)(a), F.A.C.);

   c. Project location map (62-701.803(1)(a), F.A.C.);

   d. Relevant features such as (62-701.803(1)(a), F.A.C.):

      1. Water bodies on or within 50 feet of the site;

      2. Wetlands on or within 50 feet of the site;

      3. Potable water wells within 100 feet of site;

      4. Geological formations or other subsurface features which indicate areas that may not provide support for solid waste (62-701.300(2)(a), F.A.C.);

5. Ground water levels at the site, including the seasonal high ground water level if known (62-701.803(1)(b), F.A.C.);

6. Location and depth of any pits within the disposal area;

7. Any right of ways, public highway, road or alley (62-701.300(2)(f), F.A.C.);

8. Location of and details of access control features (62-701.803(5), F.A.C.).

e. Aspects of closure including (62-701.803(8), F.A.C.):

1. Final cover cross section detail, depths and site contours;

2. Revegetation plan and details.

C. CERTIFICATION BY APPLICANT

1. Applicant

I, Charles W. Roberts III, the undersigned applicant, hereby certify that I will operate, maintain and close this facility in accordance with applicable rules of the Florida Administrative Code, and that I either own the land or have legal authorization from the land owner to use the land for a disposal facility. I also agree that Department personnel may enter onto the property to inspect the facility during normal business hours.

Signature of Applicant

Charles W. Roberts III
Name and Title (please type)

E-Mail address (if available)

15647 Hales Place Plantation Road
Mailing Address

Tallahassee, Florida 32312
City, State, Zip Code

(_) 850-545-2360
Telephone Number

Date: 11-7-18

Operations Plan

Operations Plan

Roberts Gadsden County Yard Trash Disposal Facility
Charles W. Roberts III

Purpose

This Plan establishes the methods and procedures for the operations of a 45.77 acre yard trash and land clearing debris disposal facility located in Gadsden County, Florida and owned by the Charles W. Roberts III. The 45.77 acre *Roberts Gadsden County Yard Trash Disposal Facility* is located within the 199.9 acres property boundary of Parcel 6-07-1S-4W-0000-00200-0000. The disposal site entrance is located at 13480 Pat Thomas Parkway at the location provided in the attached Project Vicinity Map. The information presented with this package is intended to present the minimum standards. This Operations Plan is not intended to circumvent or supersede the requirements of the permitting authority, The Florida Department of Environmental Protection Agency, but to ensure compliance with Rule 62-701.803, F.A.C., General Permit for Off-site Disposal of Yard Trash.

Operations – General

An access road to the specific operations site will be maintained at all times. In regards to equipment planning for operations of the facility, a front-end loader or a dozer shall be on site. Temporary equipment may be used depending on demand. During operating hours personnel shall be on site conducting any activities necessary as required by the FDEP and or this plan.

Operations – Specific

- **Site Boundary:** The site is bounded by the following properties:
  North: Timberland owned by Seminole Wind Land & Timber Company
  South: Timberland owned by FIA Timber Growth Florida 1
  East: Timberland owned by CGF Blue Mountain, LLC
  West : Timberland owned by Lake Talquin Timberlands, LLC

  The site is accessible by vehicles via State Road 267 Pat Thomas Parkway.

  The Landowner's authorized representative shall be responsible for monitoring and controlling content of the disposal material brought to the *Roberts Gadsden County Yard Trash Disposal Facility.* (A copy of the General Permit and Operating Plans shall be kept on site).

- **Stormwater Management & Erosion Control:** Stormwater shall be managed and controlled in accordance with FAC Chapter 17-25 and the approved project Permit & Plan. A copy of the Stormwater Management & Erosion Control Plan is part of this Operation Plan. This proposed facility will be constructed utilizing perimeter berms and swale as necessary around the proposed debris mound areas to prevent to contain all stormwater runoff onsite.

- **Temporary Storage:** It is the intent of this operation to keep a minimum amount of solid waste other than vegetative matter resulting yard debris removal and land clearing debris that comes to the facility. Any waste requiring disposal at another type disposal facility shall be temporarily stored in accordance with 62-701.803(5). Separation and isolation of these type materials will be in secluded areas and or in commercial type containers.

- **Compaction:** Debris compactions shall be accomplished on the successive layers of about 5 to 6 feet thickness. Consolidation to the greatest extent possible, with consideration given to the type of debris, shall be continually monitored and implemented. The land slopes shall be maintained at 3:1 so as to facilitate proper stormwater management, erosion control, and final closure. See Closure Plan for further details.
- **Access:** Access to the facility shall be controlled by the owner/operator through a locked gate at the perimeter. The access road shall be controlled at all operating times.
- **Inspections:** The facility shall be available for inspection by authorized government agency representative during normal operating hours in accordance with 62-701.803(9). Should emergency or other unscheduled inspection be required, the party desiring to inspect should contact the Owner/Operator at the number and location in the General Permit.
- **Inspection of Waste:** The Landowner shall employee personnel and/or create an agreement with a sub-consultant to maintain personnel that are properly certified Solid Waste Operators and/or Spotters to monitoring all waste deposits made at the site. Any prohibited materials shall be removed from the waste stream and properly disposed in a permitted facility.
- **Disposal Restrictions:** Land Clearing Debris may be disposed on only in accordance with methods as described in FDEP 62-701.803. In addition, disposal areas shall be operated so that adverse environmental and public health impacts, such as blowing litter and odors are minimized. The disposal area shall be policed for these adverse conditions on a weekly basis to minimize the impact.
- **Closure:** The facility closure shall be in accordance with 62-701.803(10) and the facility Closure Plan (Included). Notification of facility closure shall be made in accordance with 62-701.803(11).
- **Final Closure and Future Land Use:** Final closure of the site shall be coordinated and managed to ensure a uniform and cohesive final site. Continuous monitoring and coordination of drainage, vegetative cover, erosion control, and resultant site conditions and use shall be a foremost component of facility management.
- **Training Plan:** All Landowner and/or sub-consultant personnel involved with the operation of the *Roberts Gadsden County Yard Trash Disposal Facility* shall be require to complete all necessary training programs and continuing education courses for operators and spotters.
- **Fugitive Emissions:** The *Roberts Gadsden County Yard Trash Disposal Facility* shall take reasonable precautions to control the emissions of unconfined particulate matter. If necessary, a water truck or similar equipment will be utilized to apply water on dirt roads to prevent particulates from becoming airborne.
- **Marking Waste Boundaries:** The Landowner shall mark the waste boundaries with a long yellow poles.
- **Equipment Failure:** Key operating equipment failures are not anticipated. The Landowner and/or sub-consultant will be able to substituted defective equipment from their standard fleet of equipment or rental equipment as necessary.
- **Disruption of Disposal Access or Service:** Disruption of disposal access or service will result in the temporary closure of the disposal facility until access can be restored. The facility entrance gate must be closed and locked to prevent unauthorized entry. Such

disruptions may result from natural disasters, severe weather, or other emergency situation. In the event of major service disruption the Landowner will restore service in a timely manner.

Flood Zone

The landfill area is classified as “Zone X” in the Flood Insurance Map of Gadsden County, Florida and will not be subjected to flooding.

Water Bodies

There are no water bodies within 50 feet of the proposed landfill boundary. Wetlands are located in the eastern portion of the property. These wetland are more than 50 feet from the propose landfill boundary. Also, there are no potable water wells within 200 feet of the proposed landfill site.

Proof of Ownership

A copy of the Special Warranty Deed where documenting the Charles W. Roberts III ownership is attached.

Engineering Report

Roberts Gadsden County Yard Trash Disposal Facility
Charles W. Roberts III

Site Plan – Design and Active Life

The attached Site Plan drawing shows the site and the location of the proposed *Roberts Gadsden County Yard Trash Disposal Facility*.

The attached Final Closure Plan drawing shows the final site contours, cross-section details, depths, and revegetative plan for the proposed *Roberts Gadsden County Yard Trash Disposal Facility*.

The disposal facility design height is 50 feet with a minimum bottom elevation of 140’ and maximum top elevation of 165’.

The projected active life of the facility is 30 years.

Hydro Geological Investigations

The seasonal high ground water elevation has not been determined for the yard trash debris disposal area. There is an excavated pit near the center of the proposed debris mound. The area of the pit shall be backfilled above the seasonal high groundwater table with clean on-site soils and compacted prior to debris disposal.

Stormwater Management and Erosion Control Plan

Roberts Gadsden County Yard Trash Disposal Facility
Charles W. Roberts III

Purpose

The plan is written in accordance with the requirements of Florida Administrative Code 17-701.803(4) and Chapter 62-25. It provides the basic details and information for effectively controlling erosion from the proposed operations, stormwater runoff management, and surface water pollution control. This plan reflects the requirements relative to permitting a yard trash and land clearing debris disposal facility.

The 45.77 acre *Roberts Gadsden County Yard Trash Disposal Facility* is located within the 199.9 acres property boundary of Parcel 6-07-1S-4W-0000-00200-0000 in Gadsden County, Florida, owned by the Charles W. Roberts III. This proposed debris disposal facility will be constructed utilizing perimeter berms and swale as necessary around the proposed debris mound areas to contain all stormwater runoff onsite. Areas below between the top of the perimeter berms and/or swales and the debris mounds will be utilized as dry detention ponds and there will be no stormwater discharges from the proposed debris disposal facility. Likewise, perimeter berms and swale will be constructed as necessary to prevent offsite stormwater from entering the site.

Operations

Stormwater management and erosion control during construction of the 45.77 acres *Roberts Gadsden County Yard Trash Disposal Facility* shall utilize, but not be limited to the following devices and measures:

- Staked Hay Bale Barriers.
- Staked Silt Fence Barrier.
- Berms and Swales with temporary and or permanent vegetation.
- Other standard practices (BPM's) as may be warranted.

In conjunction with the clearing operations, Staked Hay Bale Barriers shall be installed along the downgrade side of the operation perimeter. Terrain and/or construction grades shall dictate the limits of installation. Installation shall ensure that silt or sedimentation cannot bypass the end of the barriers.

Staked Silt Barriers shall be used to supplement Hay Barriers in areas where quantity of silt or sedimentation or where effective lifespan of the barrier dictates.

Temporary terraces, berms, and swells shall be constructed and grassed, as required by terrain and construction, immediately upon completion of the clearing and grubbing. Stormwater runoff, in all cases where terrain or operation permits, shall be directed into the retention pond. Sizes of the area, soul characteristics, run off quality, are such that the retention pond should adequately contain the runoff.

The permeability rate of the insitu soil will now detention area volume recovering less than 72 hours. The detention facilities constructed shall receive temporary vegetation immediately upon completion.

Periodic review of the temporary and permanent measures employed shall be done.

Closure Plan

Roberts Gadsden County Yard Trash Disposal Facility
Charles W. Roberts III

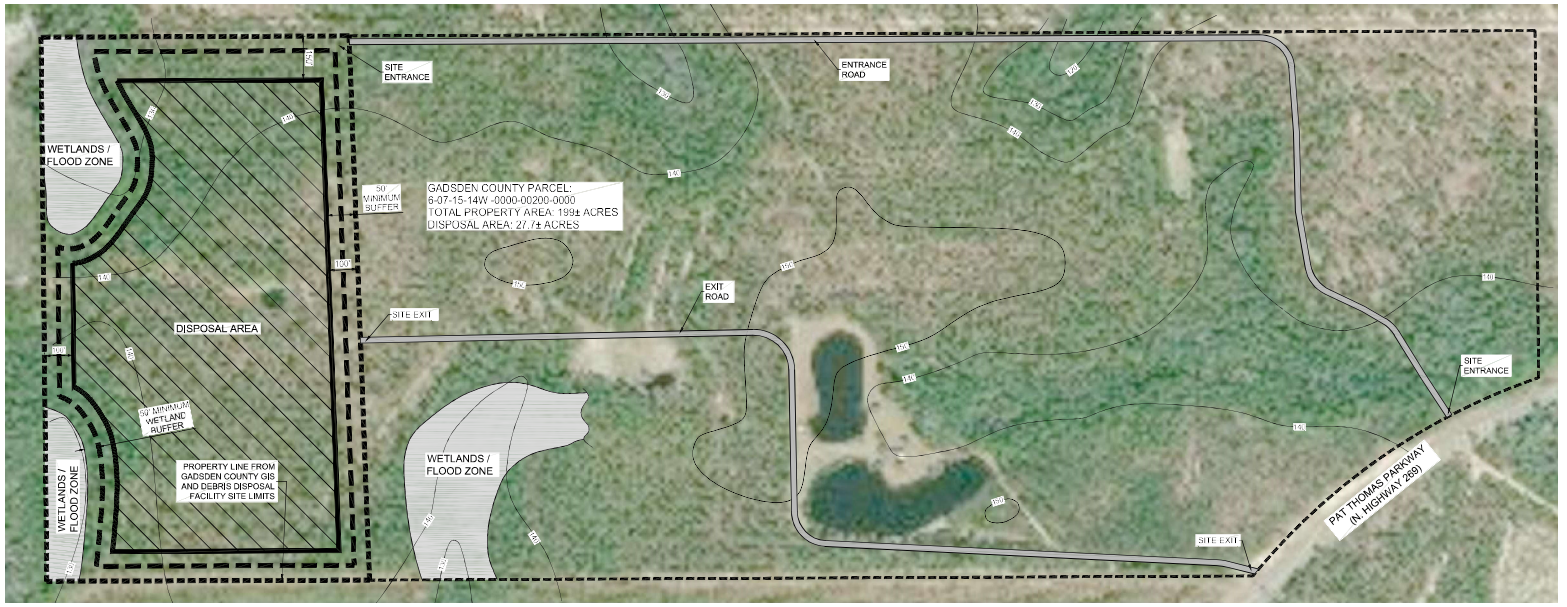
The basic steps in closure of the subject land clearing debris disposal facility are as follows:

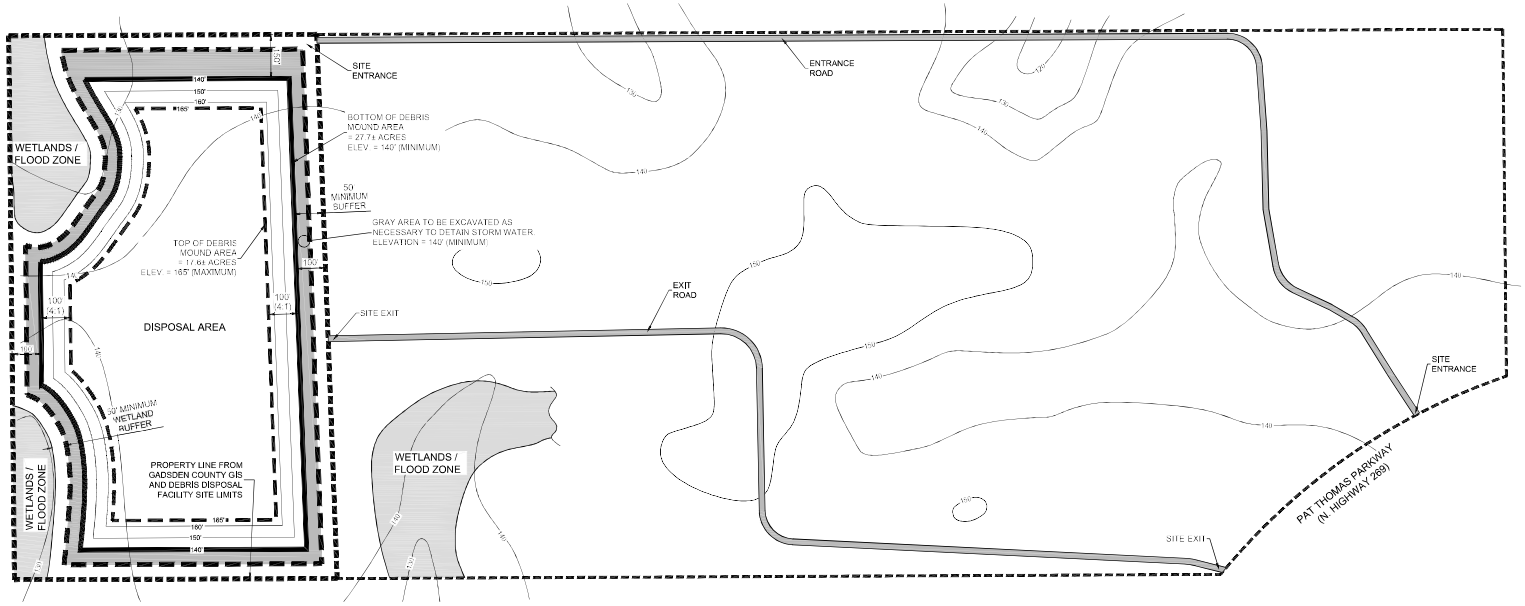
- Install final cover and seeding within 180 days after final receipt of land clearing debris.
- Install any stormwater improvements necessary.
- Notify the FDEP within 30 days after closing, covering, and seeding.

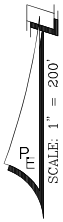
Final Cover Design and Construction

The cap system for the land clearing disposal facility will consist of 24 inches of compacted soil, the top 6 inches of which must be capable supporting vegetation cover. Side slopes will be no steeper than 3:1. The closure will eliminate ponding, promote drainage, and minimize erosion. Swales, pipes, downspouts or other drainage structures may be required to get run off down side slopes without continual erosion problems. Vegetation cover will be planted as part of the system. It may be applied with either seed or mulch. Grass seed shall be a mixture of 15 parts of rye or millet depending on the season and 85 parts of Bahia.

Site Plan







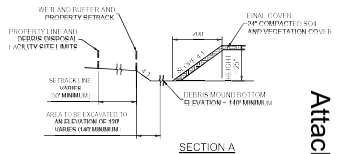
CLOSURE AND POST-CLOSURE PLAN

THE BASIC STEPS IN CLOSURE OF THE SUBJECT LAND CLEARING DEBRIS DISPOSAL FACILITY ARE AS FOLLOWS:

- INSTALL FINAL COVER AND SEEDING WITHIN 180 DAYS AFTER FINAL RECEIPT OF LAND CLEARING DEBRIS.
- INSTALL ANY STORMWATER IMPROVEMENTS NECESSARY.
- NOTIFY THE FDEP WITHIN 30 DAYS AFTER CLOSING.

FINAL COVER DESIGN AND CONSTRUCTION

THE CAP SYSTEM FOR THE LAND CLEARING DISPOSAL FACILITY WILL CONSIST OF 24 INCHES OF COMPACTED SOIL THE TOP 6 INCHES OF WHICH MUST BE CAPABLE SUPPORTING VEGETATION GROWTH. SINCE SLOPES WILL BE NO STEEPER THAN 3:1, THE CLOSURE WILL ELIMINATE PONDING, PROMOTE DRAINAGE, AND MINIMIZE EROSION. SWALES, PIPES, DOWNCHUTES OR OTHER DRAINAGE STRUCTURES MAY BE REQUIRED TO GET RUN-OFF DOWN SIDE SLOPES WITHOUT CONTINUAL EROSION PROBLEMS. VEGETATION COVER WILL BE PLANTED AS PART OF THE SYSTEM. IT MAY BE ADVISED WITH EITHER SEED OR MULCH. GRASS SEED SHALL BE A MIXTURE OF 15 PARTS OF RYE OR MILLET DEPENDING ON THE SEASON AND 85 PARTS OF BAHIA.



SECTION A
NOT TO SCALE

Attachment 4

REV.	DATE	BY	REVISIONS
NOT RELEASED FOR CONSTRUCTION BY			DATE

SCALE	AS NOTED
DESIGNED BY	CPF
DRAWN BY	JAH
REVIEWED BY	CPF
ISSUE DATE	NOVEMBER 2018
ACAD FILE NAME	7640Site.dwg

PANHANDLE ENGINEERING, INC.
ENVIRONMENTAL ENGINEERS • CIVIL ENGINEERS • LAND PLANNERS
3005 South Highway 77 Lynn Haven, Florida 32444
(850)763-5200 Fax (850)769-0730 www.panhandleengineering.com

SITE PLAN
ROBERTS GADSDEN COUNTY YARD TRASH DISPOSAL FACILITY
CHARLES W. ROBERTS III
GADSDEN COUNTY, FLORIDA

Jason H. Sinkule P.E. 70957
Christopher B. Rowland, P.E. 68208
Stephen C. Bone, P.E. 75640
I. Doug Crook, P.E. 68596

FDPS CERTIFICATION #EB 7006

SHEET NUMBER	1 OF 1
PROJECT NUMBER	76404

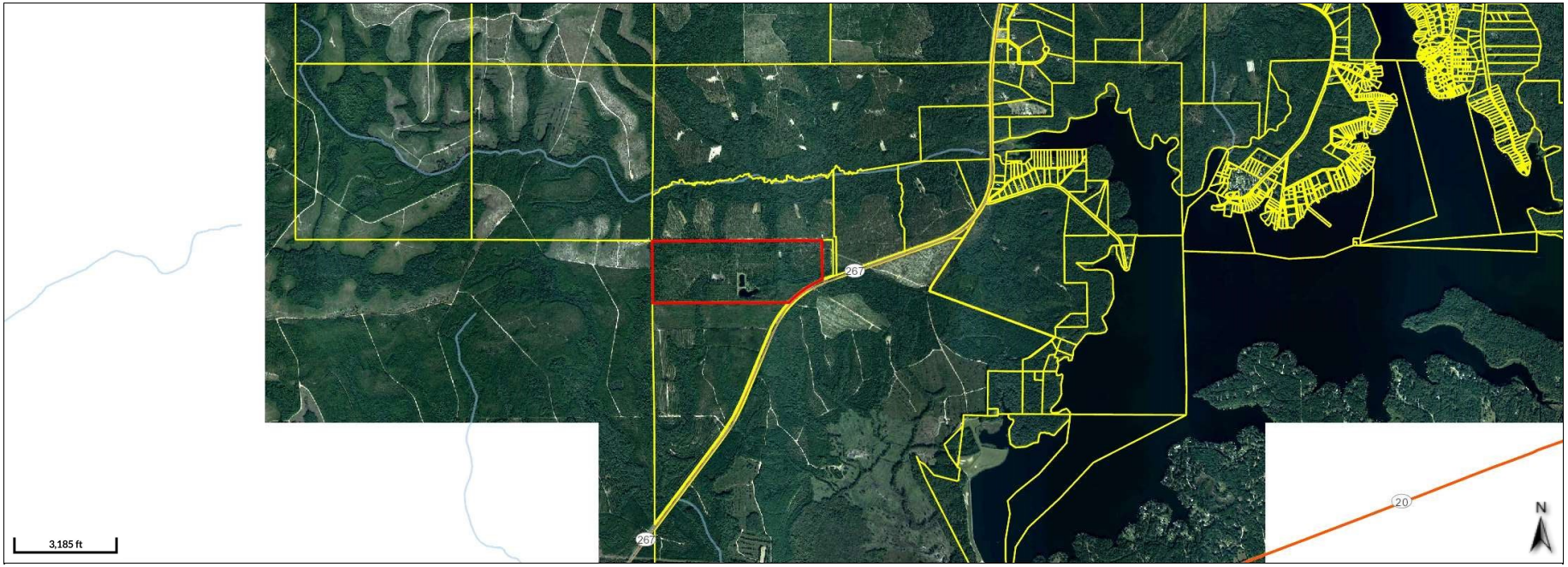
76404 ROBERTS GADSDEN COUNTY YARD TRASH DISPOSAL FACILITY CHARLES W. ROBERTS III SITE PLAN Sheet 1 OF 1

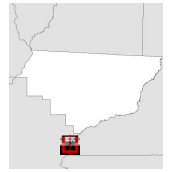
PANHANDLE ENGINEERING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF PANHANDLE ENGINEERING, INC.

Property Appraiser Information

qPublic.net™ Gadsden County, FL

Roberts Gadsden County Yard Trash Disposal Facility





Parcel ID	6-07-1S-4W-0000-00200-0000	**Alternate ID**	6S1W4070000002000000	**Owner Address**	ROBERTS CHARLES W
Sec/Twp/Rng	7-1S-4W	**Class**	TIMBER III		15647 HALES PLACE
Property Address	13480 PAT THOMAS PKWY	**Acreage**	199		PLANTATION RD
	QUINCY				TALLAHASSEE, FL 32312
District	7				
Brief Tax Description	N 1/2 OF SECT 7, THAT LIES				
	(Note: Not to be used on legal documents)				

Date created: 11/6/2018
Last Data Uploaded: 11/5/2018 5:52:52 PM

Developed by Schneider GEOSPATIAL

Attachment 4

Legal Description

PARCEL 2

THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LYING WEST OF STATE ROAD NO. 267, GADSDEN COUNTY, FLORIDA.

LESS AND EXCEPT:

THE SOUTH 70 ACRES OF THAT PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, THAT LIES WEST OF STATE ROAD NO. 267, GADSDEN COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA, SAID MONUMENT BEING THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 36 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 7, 1101.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 267, THENCE SOUTH 70 DEGREES 42 MINUTES 30 SECONDS WEST 169.67 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVE, THENCE TO THE LEFT ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 189.07 FEET WHOSE CENTRAL ANGLE IS 03 DEGREES 43 MINUTES 45 SECONDS WITH A RADIUS OF 2904.93 FEET, AND WHOSE CHORD BEARING IS SOUTH 68 DEGREES 50 MINUTES 38 SECONDS WEST TO A POINT, THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 36 MINUTES 18 SECONDS WEST 1223.87 FEET, THENCE NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 337.75 FEET TO THE POINT OF BEGINNING, AND BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.

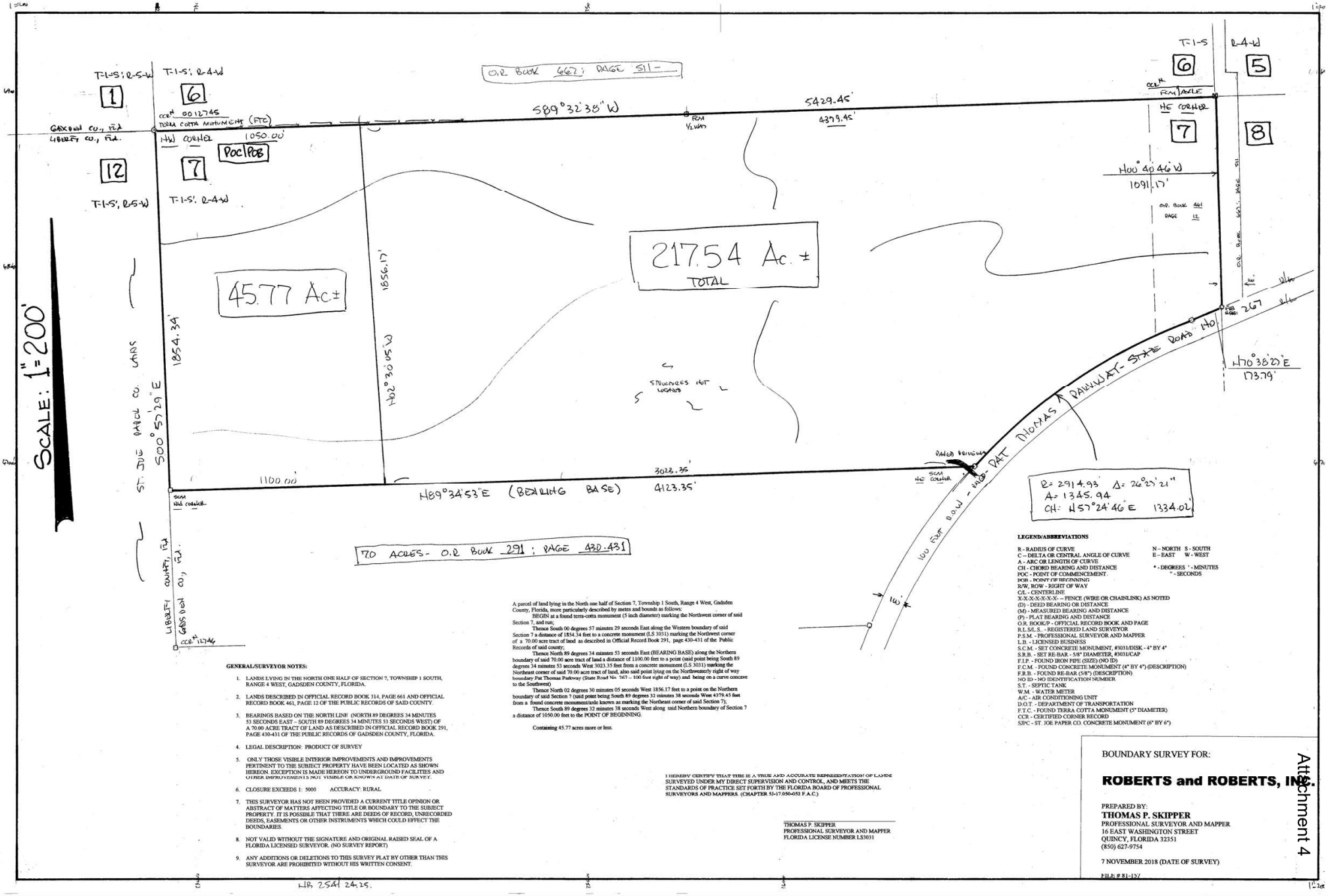
PARCEL 3

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA, SAID MONUMENT BEING THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 36 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 7, 1101.75 FEET TO A

POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 267, THENCE SOUTH 70 DEGREES 42 MINUTES 30 SECONDS WEST 169.67 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVE, THENCE TO THE LEFT ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 189.07 FEET WHOSE CENTRAL ANGLE IS 03 DEGREES 43 MINUTES 45 SECONDS WITH A RADIUS OF 2904.93 FEET, AND WHOSE CHORD BEARING IS SOUTH 68 DEGREES 50 MINUTES 38 SECONDS WEST TO A POINT, THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 36 MINUTES 18 SECONDS WEST 1223.87 FEET, THENCE NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 337.75 FEET TO THE POINT OF BEGINNING, AND BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.

=

Boundary Survey



A parcel of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

BEGIN at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run;

Thence South 00 degrees 57 minutes 29 seconds East along the Western boundary of said Section 7 a distance of 1854.34 feet to a concrete monument (LS 3031) marking the Northwest corner of a 70.00 acre tract of land as described in Official Record Book 291, page 430-431 of the Public Records of said county;

Thence North 89 degrees 34 minutes 53 seconds East (BEARING BASE) along the Northern boundary of said 70.00 acre tract of land a distance of 1100.00 feet to a point (said point being South 89 degrees 34 minutes 53 seconds West 3023.35 feet from a concrete monument (LS 3031) marking the Northeast corner of said 70.00 acre tract of land, also said point lying on the Northwesterly right of way boundary Pat Thomas Parkway (State Road No. 767 – 100 foot right of way) and being on a curve concave to the Southwest)

Thence North 02 degrees 30 minutes 05 seconds West 1856.17 feet to a point on the Northern boundary of said Section 7 (said point being South 89 degrees 32 minutes 38 seconds West 4379.45 feet from a found concrete monument/axle known as marking the Northeast corner of said Section 7);

Thence South 89 degrees 32 minutes 38 seconds West along said Northern boundary of Section 7 a distance of 1050.00 feet to the POINT OF BEGINNING.

Containing 45.77 acres more or less.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL, AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. (CHAPTER 51-17.050-052 F.A.C.)

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS3031

GENERAL/SURVEYOR NOTES:

1. LANDS LYING IN THE NORTH ONE HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.
2. LANDS DESCRIBED IN OFFICIAL RECORD BOOK 314, PAGE 661 AND OFFICIAL RECORD BOOK 461, PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY.
3. BEARINGS BASED ON THE NORTH LINE (NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST – SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST) OF A 70.00 ACRE TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 291, PAGE 430-431 OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.
4. LEGAL DESCRIPTION: PRODUCT OF SURVEY
5. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
6. CLOSURE EXCEEDS 1: 5000 ACCURACY: RURAL
7. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD EFFECT THE BOUNDARIES.
8. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. (NO SURVEY REPORT)
9. ANY ADDITIONS OR DELETIONS TO THIS SURVEY PLAT BY OTHER THAN THIS SURVEYOR ARE PROHIBITED WITHOUT HIS WRITTEN CONSENT.

LEGEND/ABBREVIATIONS

R - RADIUS OF CURVE
C – DELTA OR CENTRAL ANGLE OF CURVE
A - ARC OR LENGTH OF CURVE
CH - CHORD BEARING AND DISTANCE
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
R/W, ROW - RIGHT OF WAY
C/L - CENTERLINE
X-X-X-X-X-X-X – FENCE (WIRE OR CHAINLINK) AS NOTED
(D) - DEED BEARING OR DISTANCE
(M) - MEASURED BEARING AND DISTANCE
(P) - PLAT BEARING AND DISTANCE
O.R. BOOK/P - OFFICIAL RECORD BOOK AND PAGE
R.L.S/L.S. - REGISTERED LAND SURVEYOR
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
L.B. - LICENSED BUSINESS
S.C.M. - SET CONCRETE MONUMENT, #3031/DISK - 4" BY 4"
S.R.B. - SET RE-BAR - 5/8" DIAMETER, #3031/CAP
F.I.P. - FOUND IRON PIPE (SIZE) (NO ID)
F.C.M. - FOUND CONCRETE MONUMENT (4" BY 4") (DESCRIPTION)
F.R.B. - FOUND RE-BAR (5/8") (DESCRIPTION)
NO ID - NO IDENTIFICATION NUMBER
S.T. - SEPTIC TANK
W.M. - WATER METER
A/C - AIR CONDITIONING UNIT
D.O.T. - DEPARTMENT OF TRANSPORTATION
F.T.C. - FOUND TERRA COTTA MONUMENT (5" DIAMETER)
CCR - CERTIFIED CORNER RECORD
SJPC - ST. JOE PAPER CO. CONCRETE MONUMENT (6" BY 6")

N - NORTH S - SOUTH
E – EAST W - WEST

* - DEGREES ' - MINUTES
" - SECONDS

BOUNDARY SURVEY FOR:

ROBERTS and ROBERTS, INC.

PREPARED BY:
THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
16 EAST WASHINGTON STREET
QUINCY, FLORIDA 32351
(850) 627-9754

7 NOVEMBER 2018 (DATE OF SURVEY)

FILE # 81-137

Attachment 4

PANHANDLE
ENGINEERING, INC.
www.panhandleengineering.com

Attachment 4



11/14/2018

Via e-mail

Ms. Dawn Templin
Solid Waste Department
FDEP Northwest District
160 W Government Street, Suite 308
Pensacola, FL 32502

Re: Roberts Gadsden County – Yard Trash Disposal Facility
RAI for Geological Formation Information
PE File # 76404

Dear Ms. Templin:

According to the FDEP geospatial database for Florida Sinkhole Types, the Roberts Gadsden County – Yard Trash Disposal Facility site is located within Area IV, where the limestone cover is more than 200 feet thick. Due to the thickness of overburden soils above calcareous sands and clays, it is our opinion that the potential for sinkhole development at this site is low. Please refer to the **Attachment #1** for Florida Sinkhole Types map for this site.

If you have any questions, please do not hesitate to give me a call at 850.763.5200.

Sincerely,
Panhandle Engineering, Inc.

Stephen Price, P.E.
Project Manager

cc: Mr. Charles W. Roberts, Owner
Mr. Christopher Forehand, P.E., V.P. of Panhandle Engineering, Inc.
Mr. Sethin Simmons, E.I., Panhandle Engineering, Inc.

SBS/kdb
P:\76404 Gadsden Co Land DDS\9 Permits\18 Land Debris Disposal\76404 Gelogical Formation Letter - 11-14-18.docx

civil engineers
environmental
land planning
roads + bridges
stormwater
water + wastewater

PANHANDLE ENGINEERING,INC
3005 Lynn Haven Parkway
Lynn Haven, FL 32444
P: 850.763.5200
F: 850.769.0730

Attachment #1 - Florida Sinkhole Types

Roberts Gadsden County - Yard Trash Disposal Facility Site



November 14, 2018

Sinkhole Types

- Area I
- Area II
- Area III
- Area IV
- Cadastral 2017 (Property Appraiser Parcels) - Public View

1:9,028

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community, FDEP, FGS

Map created by Map Direct, powered by ESRI.

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Attachment 4

Attachment 4

Map Direct Search Results
Wed Nov 14 2018 10:35:42 GMT-0600 (Central Standard Time)

Search Made:
Search Box 125 feet wide at
30.41485856 x -84.67005483
30°24'53.4908" x -84°40'12.1974"

Search Results: 2

Cadastral Property Appraiser Parcels

ROBERTS CHARLES W
OWN NAME

6-07-1S-4W-0000-00200-0000
PARCEL ID

C30-000-349-6208-4
STATE PAR ID

15647 HALES PLACE
TALLAHASSEE, FL 32312
OWN Address

13480 PAT THOMAS PKWY
QUINCY, FL 32351
PHY Address

6-07-1S-4W-0000-00200-0000	PARCELNO
N 1/2 OF SECT 7, THAT LIES	S LEGAL

Florida Sinkhole Types

Area IV
AREA DESC

Cover is more than 200' thick
DESC 1

Consists of cohesive sediments interlayed with discontinuous carbonate beds. Sinkholes are very few, but several large diamete, deep sinkholes occur. Cover-collapse sinkholes dominate.
DESC 2

19814344693.002
DEP SINKHOLE TYPES AREA

8411
DEP SINKHOLE TYPES FID

2594335.175
PERIMETER

Disclaimer: This report is only intended to be used as an approximation of the possibility of nearby regulated features. It is not intended for legal purposes. Neither the State of Florida,nor the FDEP,makes any warranty,expressed or implied,including the warranties of merchantability and fitness for a particular purpose arising out of the use or inability to use the data,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any information,apparatus,product,or process disclosed,or represents that its use would not infringe privately owned rights. Use of information contained on the FDEP web pages constitutes understanding and acceptance of our disclaimer.

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

MEMORANDUM

To:	Kimberly Allen KA Permitting Program Administrator
From:	Dawn Templin, P.E. DT
Date:	November 14, 2018
County:	Gadsden
Facility Name:	Roberts Gadsden County – Yard Trash Disposal Facility
Applicant/Permittee Name:	Charles W. Roberts, III
DEP File No.:	0370529-001-SO
Facility Identification No.:	105852
Subject:	Permit Evaluation

The review of the above notification for a general permit to operate a yard trash debris disposal facility is complete. The facility known as Roberts Gadsden County – Yard Trash Disposal Facility (DEP File Number 0370529-001-SO; DEP ID No. 105852) located at 13480 Pat Thomas Parkway, Quincy, Gadsden County, Florida appears to qualify for a yard trash debris disposal facility general permit. There are approximately 45.77 acres within the parcel boundary (which is part of a 199-acre site), of which approximately 27.7 acres are to be used for waste disposal.

Application:
The Notification of Intent to Use a General Permit for a Yard Trash Disposal Facility was received on November 9, 2018. The application was complete as submitted.

Setbacks/prohibitions:
A setback of 50 feet between the disposal area and any wetlands or water bodies will be maintained. No potable water wells are located within 100 feet of the disposal area.

Geotechnical Information:
According to Stephen Price, P.E., with Panhandle Engineering, Inc., it is their opinion that the potential for sinkhole development at the site is low, as the limestone cover is more than 200 feet thick.

Training:
The general permit notification states that All Landowner and/or sub-consultant personnel involved with the operation of the Roberts Gadsden County Yard Trash Disposal Facility shall be require to complete all necessary training programs and continuing education courses for operators and spotters.

Closure/Site Security:
Per supporting documentation submitted with the notification, the disposal facility will have 3 to 1 slopes. Twenty-four inches of dirt cover will be placed over the waste with the top 6 inches of the cover suitable to support vegetation. The site is secured by a locked gate.

Based upon the information provided herein, I recommend issuance of the general permit.

FLORIDA DEPARTMENT OF
Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

November 14, 2018

Sent by Electronic Mail – Received Receipt Requested
chuck@rarinc.com

Mr. Charles W. Roberts, III
15647 Hales Place Plantation Road
Tallahassee, Florida 32312

Dear Mr. Roberts:

On November 9, 2018, the Florida Department of Environmental Protection (Department) received your Notification of Intent to Use a General Permit for a Yard Trash Disposal Facility known as Roberts Gadsden County-Yard Trash Disposal Facility (DEP File Number 0370529-001-SO; DEP ID No. 105852) located at 13480 Pat Thomas Parkway, Quincy, Gadsden County, Florida. The facility shall be operated in accordance with the provisions of Rule 62-701.803, Florida Administrative Code (F.A.C.), copy enclosed.

This General Permit is subject to the general conditions of Rule 62-4.540, F.A.C., and the requirements contained in Rule 62-701.803, F.A.C. These include, but are not limited to:

1. Maintaining 3-feet horizontal to 1-foot vertical slope at minimum;
2. Controlling site access;
3. Managing stormwater;
4. Prevention of the disposal of prohibited wastes;
5. Prevention of waste disposed in water or wetlands;
6. Operating the facility only when a trained spotter is on-site; and
7. Compliance with all local laws and regulations.

Waste that may be accepted for disposal includes only yard trash as defined by Rule 62-701.200(135), F.A.C., and Chapter 403.703 paragraph 6(b) of the Florida Statutes.

Please use Facility Identification No. 105852 and DEP General Permit No. 0370529-001-SO on all correspondence concerning this facility.

You should submit a completed Notice of Intent to Operate a Yard Trash Disposal Facility 30 days prior to the expiration date of November 14, 2023, if you wish to continue disposal of land clearing debris after the general permit expiration date.

You can view this and other documents for your facility in the OCULUS database at the following link.
https://fldeploc.dep.state.fl.us/WWW_WACS/Reports/SW_Facility_Docs.asp?wacsid=105852

If you have any questions, please contact Dawn Templin, P.E., by phone at 850-595-0644 or by e-mail at dawn.templin@floridadep.gov.

Sincerely,

Kimberly R. Allen
Permitting Program Administrator

KRA/dt

cc: Stephen Price, P.E., Panhandle Engineering, sep@panhandleengineering.com
Christopher Forehand, P.E., Panhandle Engineering, cbf@panhandleengineering.com

Enclosures: Rule 62-701.803, F.A.C.
Rule 62-4.540, F.A.C.

62-4.540 General Conditions for All General Permits.

(1) The terms, conditions, requirements, limitations, and restrictions set forth in this Part are "general permit conditions" and are binding upon the permittee. The conditions are enforceable under Chapter 403, F.S.

(2) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit. The permittee is placed on notice that violation of the permit may result in suspension or revocation of the permittee's use of the general permit and may cause the Department to begin legal proceedings.

(3) The general permit does not convey any vested rights or any exclusive privileges. It does not authorize any injury to public or private property nor any invasion of personal rights. It does not authorize any infringement of federal, state or local laws or regulations. It does not eliminate the necessity for obtaining any other federal, state or local permits that may be required, or allow the permittee to violate any more stringent standards established by federal or local law.

(4) The general permit does not relieve the permittee from liability and penalties when the construction or operation of the permitted activity causes harm or injury to human health or welfare; causes harm or injury to animal, plant or aquatic life; or causes harm or injury to property. It does not allow the permittee to cause pollution in contravention of Florida Statutes and Department rules.

(5) The general permit conveys no title to land or water, nor does it constitute State recognition or acknowledgment of title. It does not constitute authority for reclamation of submerged lands. Only the Board of Trustees of the Internal Improvement Trust Fund may express State opinion as to title.

(6) No general permit shall authorize the use of state owned land without the prior consent of the Board of Trustees of the Internal Improvement Trust Fund pursuant to Section 253.77, F.S.

(7) The general permit may be modified, suspended or revoked in accordance with Chapter 120, F.S., if the Secretary determines that there has been a violation of any of the terms or conditions of the permit, there has been a violation of state water quality standards or state air quality standards, or the permittee has submitted false, incomplete or inaccurate data or information.

(8) The general permit shall not be transferred to a third party except pursuant to Rule 62-4.120, F.A.C.

(9) The general permit authorizes construction and, where applicable, operation of the permitted facility.

(10) The permittee agrees in using the general permit to make every reasonable effort to conduct the specific activity or construction authorized by the general permit in a manner that will minimize any adverse effects on the adjacent property or on public use of the adjacent property, where applicable, and on the environment, including fish, wildlife, natural resources of the area, water quality or air quality.

(11) The permittee agrees in using the general permit to allow a duly authorized representative of the Department access to the permitted facility or activity at reasonable times to inspect and test upon presentation of credentials or other documents as may be required by law to determine compliance with the permit and the department rules.

(12) The permittee agrees to maintain any permitted facility, or activity in good condition and in accordance with the plans submitted to the department under subsection 62-4.530(1), F.A.C.

(13) A permittee's use of a general permit is limited to five years. However, the permittee may request continued use of the general permit by notifying the department pursuant to subsection 62-4.530(1), F.A.C. However, the permittee shall give notice of continued use of a general permit thirty days before it expires.

Specific Authority 403.814(1) FS. Law Implemented 253.123, 253.124, 403.061, 403.087, 403.088, 403.702-.73, 403.814, 403.851-.864 FS. History–New 7-8-82, Formerly 17-4.54, Amended 8-31-88, Formerly 17-4.540.

62-701.803 General Permit for Off-site Disposal of Yard Trash.

(1) Notification. Notwithstanding the provisions of Rule 62-701.730, F.A.C., facilities that accept for disposal only yard trash may operate under a general permit pursuant to Part III of Rule 62-4, F.A.C., and this section. For purposes of this section, yard trash includes land clearing debris and unpainted, nontreated wood scraps and wood pallets that meet the definition of construction and demolition debris. The owner or operator of the yard trash disposal facility shall notify the Department in writing of the intent to use this general permit on Form 62-701.900(3), Notification of Intent to Use a General Permit for a Yard Trash Disposal Facility, http://www.flrules.org/Gateway/reference.asp?No=Ref-01483, effective date August, 2012, hereby adopted and incorporated by reference. Copies of this form are available from a local District Office or by writing to the Department of Environmental Protection, Solid Waste Section, MS 4565, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400. Owners or operators of solid waste management facilities which have a permit under Chapter 62-701, F.A.C., to receive yard trash are exempt from this requirement. The notification shall include:

(a) A site plan, of a scale not greater than 200 feet to the inch, that shows the project location and identifies the proposed disposal areas, total acreage of the site and of the proposed disposal area, and any other relevant features such as water bodies, wetlands, or potable water wells within 100 feet of the site;

(b) Identification of ground water levels at the site, including the seasonal high ground water level if known;

(c) A general description of the facility operations, including equipment and personnel planned for the operation and closure of the facility, and a training plan which complies with the requirements of subsection 62-701.320(15), F.A.C.;

(d) A boundary survey and legal description, of the property;

(e) The planned active life of the facility, and the design height of the facility;

(f) Closure plans and cross section details of the final cover;

(g) The mailing address and phone number of the owner and operator; and

(h) Documentation that the applicant either owns the land or has legal authorization from the landowner to use the land for a disposal facility.

(2) Other requirements.

(a) The requirements of Rules 62-701.330 through 62-701.630, F.A.C., do not apply to yard trash disposal facilities, provided that none of the prohibitions contained in Rule 62-701.300, F.A.C., shall be violated.

(b) The owner or operator shall construct the facility only in accordance with the site plan submitted with the notification.

(c) The owner or operator shall operate the facility only in accordance with the descriptions and plans submitted with the notification.

(d) The external slopes of all disposal units shall be no greater than three feet horizontal to one foot vertical rise. The working face and internal slopes of all disposal units shall not be greater than three feet horizontal to one foot vertical rise unless reasonable assurance is provided in the notification that fires can be controlled in steeply sloped areas.

(e) The facility shall be operated to control objectionable odors in accordance with subsection 62-296.320(2), F.A.C. If objectionable odors are detected off-site, the owner or operator shall comply with the requirements of paragraph 62-701.530(3)(b), F.A.C.

(3) Temporary storage. The owner or operator shall make arrangements or shall have equipment for temporary storage, handling and transport to an authorized disposal or recycling facility for solid waste, other than yard trash, that is inadvertently accepted by the facility. Such solid waste that is accepted by the facility shall be segregated and disposed of in accordance with Department rules. Unless an alternate schedule is included in an operation plan submitted with the permit application, which provides for the control of odors and vectors, putrescible waste shall not be stored for longer than 48 hours and non-putrescible waste shall not be stored for longer than 30 days. Any hazardous waste that is received by the facility shall be managed in accordance with the provisions of Chapter 62-730, F.A.C.

(4) Compaction. Yard trash shall be compacted and sloped as necessary to assure that the requirements of subsection (8) of this section can be met.

(5) Access. Access to the disposal facility shall be controlled during the active life of the facility by fencing or other effective barriers to prevent disposal of solid waste other than yard trash.

(6) Inspection of waste. At least one spotter shall be on duty at the working face at all times that the site is operating to inspect the incoming waste. Any material other than yard trash shall be removed from the waste stream and placed into appropriate containers for disposal at a permitted facility. Spotters shall be trained in accordance with subsection 62-701.320(15), F.A.C.

(7) Inspections. Operation of a facility under a general permit constitutes consent for Department personnel to inspect the site and such records as are required by this section during normal business hours for compliance with Department rules.

(8) Closure. Final cover and seeding or planting of vegetative cover shall be placed on each disposal unit within 180 days after final receipt of wastes. Final cover shall consist of a 24-inch-thick soil layer, the upper six inches of which shall be capable of supporting vegetation and shall be graded to eliminate ponding, promote drainage, and minimize erosion. The side slopes of all above-grade disposal areas shall be no greater than three feet horizontal to one foot vertical rise.

(9) Notification of closure. The owner or operator shall notify the Department within 30 days after closing, covering, and seeding the facility as required in subsection (8) of this section.

(10) Incineration. A facility that employs an air curtain incinerator and that also stores or disposes of yard trash at the site shall meet the permitting requirements of Rule 62-256.500, F.A.C., as well as this section.

(11) A general permit issued under this section shall be valid for five years.

Rulemaking Authority 403.704, 403.707, 403.814 FS. Law Implemented 403.707, 403.814 FS. History–New 8-2-89, Amended 1-6-93, 1-2-94, 5-19-94, Formerly 17-701.803, Amended 12-23-96, 4-23-97, 5-27-01, 1-6-10, 8-12-12.

Templin, Dawn

From: Stephen Price <sep@panhandleengineering.com>
Sent: Thursday, December 6, 2018 10:43 AM
To: Templin, Dawn
Cc: Chuck Roberts; Christopher Forehand
Subject: 76404 - Gadsden County Beneficial Use Site Request
Attachments: Gadsen County - Beneficial Use Request.pdf

Dawn,

Please find attached the request for beneficial use of mulch and chipped vegetative debris generated by Hurricane Michael at a 27.7 acre site located in Gadsden County, Florida. The 27.7 acre beneficial use site storage area is located within the 199.9 acres property boundary of Parcel 6-07-1S-4W-0000-00200-0000 owned by the Charles W. Roberts III. The site address is 13480 Pat Thomas Parkway (N. Hwy 267), Quincy, Florida 32351. If you need any additional information, please let us know.

Best Regards,

Stephen Price, P.E.
Project Manager

Panhandle Engineering, Inc.
3005 Lynn Haven Parkway
Lynn Haven, FL 32444

Office: 850.763.5200
Cell: 850.814.2591



Request to Beneficially Use Mulch and Chipped Vegetative Debris from Hurricane Michael
Gadsden County Parcel ID 6-07-1S-4W-0000-00200-0000
Owner: Charles W. Roberts III

(a) A description of the property, including street mailing address, property identification number used by the county property appraiser's office, where on the property the land application will occur, and topography on which the material will be deposited. A map showing the location of the property and identifying water bodies, wetlands and wells to be avoided is also required. The property description must indicate any water bodies or wetlands to be avoided. The Department retains the authority to inspect this operation to assure that the waste is being properly managed.

The proposed site request for beneficial use of mulch and chipped vegetative debris is located in Gadsden County, Florida within the 199.9 acres property boundary of Parcel 6-07-1S-4W-0000-00200-0000 owned by the Charles W. Roberts III. The site address is 13480 Pat Thomas Parkway (N. Hwy 267), Quincy, Florida 32351. The size reduced vegetative debris generated by Hurricane Michael will be stored in a 27.7 acre area located on the west side of the property described above. Please see the attached Site Plan map for the property location, size reduced vegetative debris storage area, wetland areas, and setback buffers for wetlands and adjacent properties. Please note that the beneficial use site area will be cleared of all existing pine timber crops and a silt fence will be installed around the site perimeter to contain any run off that might occur.

(b) Documentation that the person either owns the land where the material will be deposited, or has legal authorization from the property owner to deposit the material there in the manner proposed.

Please see attached sheet from the property appraiser's office showing the parcel ID and the Charles W. Roberts III as the owner. Also see attached the property legal description and boundary survey.

(c) An explanation of the proposed project and why the person believes it qualifies for this exemption. The explanation should include a description of the benefit obtained from the project, any specifications or requirements for the incoming material, a description of any processing that will take place on-site before the material is used, and the amount of material required to complete the project. This should include the total amount and a per-acre application rate. The total amount and per-acre application rate shall be in tons or cubic yards. An estimated bulk density in pounds per cubic yards shall also be provided.

The proposed beneficial use site will receive mulch and chipped vegetative debris from D & J Enterprises, the disaster debris removal contractor for Gadsden County. The size reduced vegetative material will be used for **soil amendments** on the 199 acre property and/or as feedstock for **composting operations** to produce blended topsoil. The proposed 27.7 acre storage area is capable of accepting more than **1,000,0**00 cubic yards of mulch and chipped vegetative debris.

The vegetative material needs to be aged or allowed to decompose for at least 6 months up to a year before it is useful as organic material. The vegetative materials will be stored it in large piles, so that "heat" will build inside of the compost piles during the decomposition process. The concentrated "heat" in the center of the compost pile kills any seeds or bacteria that may be present and naturally sterilizes the vegetative material. If used for soil amendments, the decayed vegetative material will be spread across the upland areas of the 199 acre parcel and disk into to the sandy soils to improve soil properties for growing planted pine timbers. If used for composting operates, the decayed vegetative material will be mixed with onsite sandy solids to produce blended topsoil that would be sold for off-site uses.

(d) An operation plan describing how the material will be received onto the site, how site access will be controlled, what equipment will be used to process or spread it, and how the material will be stored prior to use.

We plan to receive 15 to 20 loads of mulch and chipped vegetative material a day via D & J Enterprise trucks, and will use a front loader tractor to push the material into piles no larger than 150 feet wide, 250 feet long, and 25 feet high. A bulldozer may be utilized to assist the loader with the vegetative material as necessary. The piles will then periodically be turned to help with the heating and sterilization during the decay process. This process is expected to take 6 months to a year. Then the decayed vegetative material will be used for either soil amendment or as feedstock for recycled organic compost that will be mixed with onsite sandy solids to produce blended topsoil.

Additionally, the proposed beneficial use site operations shall comply with the Department guidelines for managing the volume reduced material per **Part 15(i)** of the **FDEP Disaster Debris Management Site Guidance** document publish May 4, 2018.

(e) A contingency plan explaining the procedures for dealing with emergencies such as a fire, natural disaster or equipment failure, or receipt of any unacceptable material.

We plan to place a silt fence around the entire site to contain any stormwater run-off contaminants that could be created by mulch and chipped vegetative debris storage at the beneficial use site. In the event of a fire, a 50 foot cleared buffer will be maintained around the entire site to create a fire break the vegetative debris storage area and the adjacent timberland areas. A 30 foot road way between each compost pile will be maintained to create onsite a fire breaks between the compost piles.

(f) A description of how any vegetative waste or unstabilized manure will be processed within 48 hours.

Vegetative waste and unstabilized manure will not be accepted or processed at the proposed beneficial use site. Any materials other than mulch and chipped vegetative debris will be removed from the beneficial use site and properly disposed of in a permitted facility.

(g) A demonstration that the proposed project is not expected to create any significant threat to public health or the environment.

The proposed beneficial use site is completely contained by large acreage silviculture land tracks with planted pine forest. Base on the project location and proposed site activates described above in *Part (c)* and Part (d), significant threats to public health or adverse environment impacts are not anticipated to occur.



Attachment 4

REV.	DATE	BY	REVISIONS
NOT	RELEASED FOR CONSTRUCTION BY	DATE	

SCALE	AS NOTED
DESIGNED BY	SEP
DRAWN BY	SPL
REVIEWED BY	SEP
ISSUE DATE	DECEMBER 2020
ACAD FILE NAME	76404site A.dwg

PANHANDLE ENGINEERING, INC.
ENVIRONMENTAL ENGINEERS ● CIVIL ENGINEERS ● LAND PLANNERS
3005 South Highway 77 Lynn Haven, Florida 32444
(850)763-5200 Fax (850)769-0730 www.panhandleengineering.com

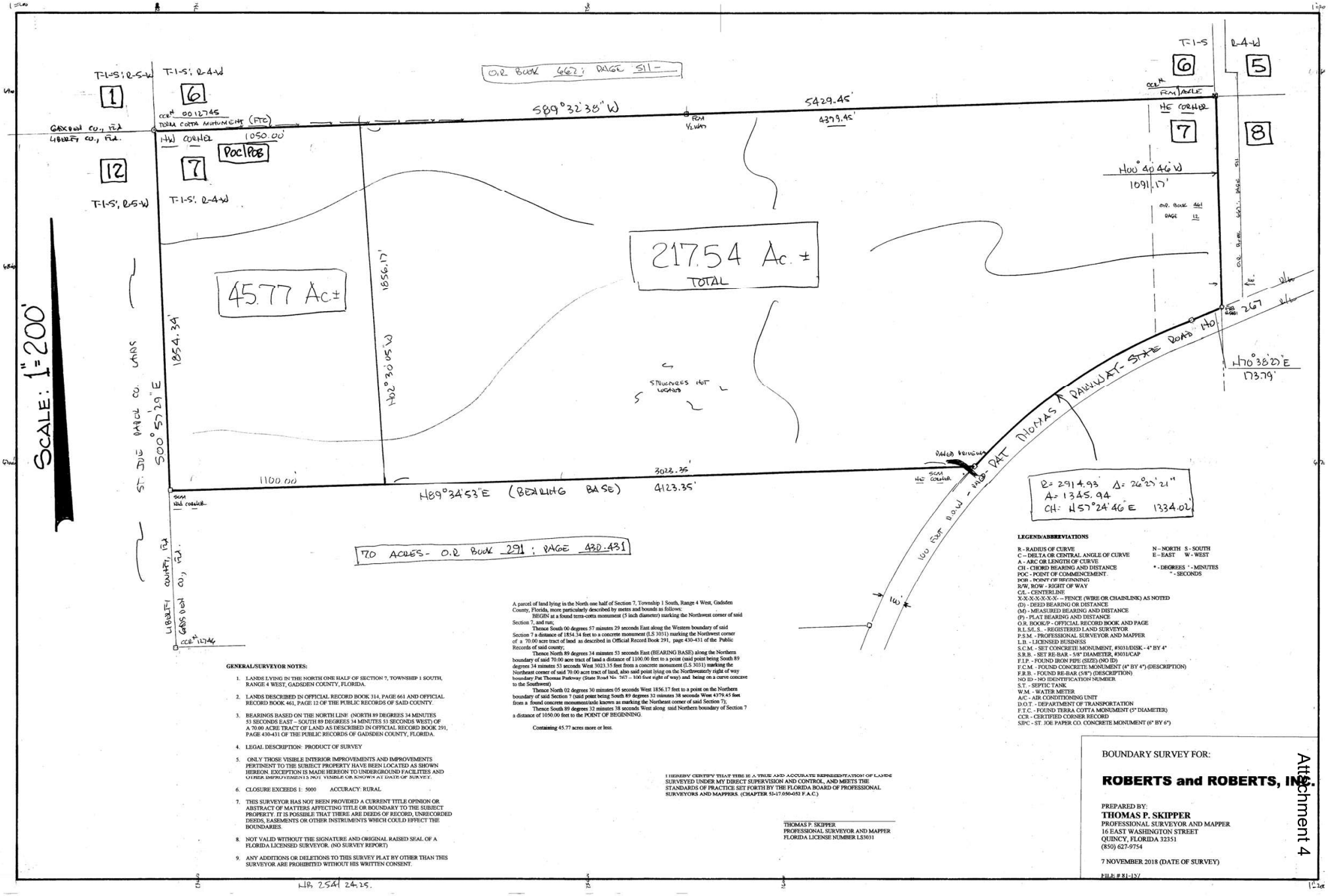
SITE PLAN
BENEFICIAL USE OF MULCH AND CHIPPED VEGETATION DEBRIS
CHARLES W. ROBERTS III
GADSDEN COUNTY, FLORIDA

Steven D. Stokes P.E. 70197
Jason H. Sirchall P.E. 79871
Christopher B. Rowland, P.E. 68208
Stephen C. Bone, P.E. 75640
J. Doug Crook, P.E. 68596
EPS CERTIFICATION #EB 7006

SHEET NUMBER	1 OF 1
PROJECT NUMBER	76404

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76404 BENEFICIAL USE OF MULCH AND CHIPPED VEGETATION DEBRIS CHARLES W. ROBERTS III SITE PLAN Sheet 1 OF 1



GENERAL/SURVEYOR NOTES:

1. LANDS LYING IN THE NORTH ONE HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.
2. LANDS DESCRIBED IN OFFICIAL RECORD BOOK 314, PAGE 661 AND OFFICIAL RECORD BOOK 461, PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY.
3. BEARINGS BASED ON THE NORTH LINE (NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST – SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST) OF A 70.00 ACRE TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 291, PAGE 430-431 OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.
4. LEGAL DESCRIPTION: PRODUCT OF SURVEY
5. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
6. CLOSURE EXCEEDS 1: 5000 ACCURACY: RURAL
7. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD EFFECT THE BOUNDARIES.
8. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. (NO SURVEY REPORT)
9. ANY ADDITIONS OR DELETIONS TO THIS SURVEY PLAT BY OTHER THAN THIS SURVEYOR ARE PROHIBITED WITHOUT HIS WRITTEN CONSENT.

A parcel of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

BEGIN at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run;

Thence South 00 degrees 57 minutes 29 seconds East along the Western boundary of said Section 7 a distance of 1854.34 feet to a concrete monument (LS 3031) marking the Northwest corner of a 70.00 acre tract of land as described in Official Record Book 291, page 430-431 of the Public Records of said county;

Thence North 89 degrees 34 minutes 53 seconds East (BEARING BASE) along the Northern boundary of said 70.00 acre tract of land a distance of 1100.00 feet to a point (said point being South 89 degrees 34 minutes 53 seconds West 3023.35 feet from a concrete monument (LS 3031) marking the Northeast corner of said 70.00 acre tract of land, also said point lying on the Northwesterly right of way boundary Pat Thomas Parkway (State Road No. 267 – 100 foot right of way) and being on a curve concave to the Southwest)

Thence North 02 degrees 30 minutes 05 seconds West 1856.17 feet to a point on the Northern boundary of said Section 7 (said point being South 89 degrees 32 minutes 38 seconds West 4379.45 feet from a found concrete monument/axle known as marking the Northeast corner of said Section 7);

Thence South 89 degrees 32 minutes 38 seconds West along said Northern boundary of Section 7 a distance of 1050.00 feet to the POINT OF BEGINNING.

Containing 45.77 acres more or less.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL, AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. (CHAPTER 51-17.050-052 F.A.C.)

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS3031

LEGEND/ABBREVIATIONS

R - RADIUS OF CURVE
C – DELTA OR CENTRAL ANGLE OF CURVE
A - ARC OR LENGTH OF CURVE
CH - CHORD BEARING AND DISTANCE
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
R/W, ROW - RIGHT OF WAY
C/L - CENTERLINE
X-X-X-X-X-X-X – FENCE (WIRE OR CHAINLINK) AS NOTED
(D) - DEED BEARING OR DISTANCE
(M) - MEASURED BEARING AND DISTANCE
(P) - PLAT BEARING AND DISTANCE
O.R. BOOK/P - OFFICIAL RECORD BOOK AND PAGE
R.L.S/L.S. - REGISTERED LAND SURVEYOR
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
L.B. - LICENSED BUSINESS
S.C.M. - SET CONCRETE MONUMENT, #3031/DISK - 4" BY 4"
S.R.B. - SET RE-BAR - 5/8" DIAMETER, #3031/CAP
F.I.P. - FOUND IRON PIPE (SIZE) (NO ID)
F.C.M. - FOUND CONCRETE MONUMENT (4" BY 4") (DESCRIPTION)
F.R.B. - FOUND RE-BAR (5/8") (DESCRIPTION)
NO ID - NO IDENTIFICATION NUMBER
S.T. - SEPTIC TANK
W.M. - WATER METER
A/C - AIR CONDITIONING UNIT
D.O.T. - DEPARTMENT OF TRANSPORTATION
F.T.C. - FOUND TERRA COTTA MONUMENT (5" DIAMETER)
CCR - CERTIFIED CORNER RECORD
SJPC - ST. JOE PAPER CO. CONCRETE MONUMENT (6" BY 6")

N – NORTH S - SOUTH
E – EAST W - WEST
* - DEGREES ' - MINUTES
" - SECONDS

BOUNDARY SURVEY FOR:

ROBERTS and ROBERTS, INC.

PREPARED BY:
THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
16 EAST WASHINGTON STREET
QUINCY, FLORIDA 32351
(850) 627-9754

7 NOVEMBER 2018 (DATE OF SURVEY)

FILE # 81-137

Attachment 4

PARCEL 2

THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LYING WEST OF STATE ROAD NO. 267, GADSDEN COUNTY, FLORIDA.

LESS AND EXCEPT:

THE SOUTH 70 ACRES OF THAT PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, THAT LIES WEST OF STATE ROAD NO. 267, GADSDEN COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA, SAID MONUMENT BEING THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 36 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 7, 1101.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 267, THENCE SOUTH 70 DEGREES 42 MINUTES 30 SECONDS WEST 169.67 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVE, THENCE TO THE LEFT ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 189.07 FEET WHOSE CENTRAL ANGLE IS 03 DEGREES 43 MINUTES 45 SECONDS WITH A RADIUS OF 2904.93 FEET, AND WHOSE CHORD BEARING IS SOUTH 68 DEGREES 50 MINUTES 38 SECONDS WEST TO A POINT, THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 36 MINUTES 18 SECONDS WEST 1223.87 FEET, THENCE NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 337.75 FEET TO THE POINT OF BEGINNING, AND BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.

PARCEL 3

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA, SAID MONUMENT BEING THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 36 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 7, 1101.75 FEET TO A

POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 267, THENCE SOUTH 70 DEGREES 42 MINUTES 30 SECONDS WEST 169.67 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVE, THENCE TO THE LEFT ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 189.07 FEET WHOSE CENTRAL ANGLE IS 03 DEGREES 43 MINUTES 45 SECONDS WITH A RADIUS OF 2904.93 FEET, AND WHOSE CHORD BEARING IS SOUTH 68 DEGREES 50 MINUTES 38 SECONDS WEST TO A POINT, THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 36 MINUTES 18 SECONDS WEST 1223.87 FEET, THENCE NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 337.75 FEET TO THE POINT OF BEGINNING, AND BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.

=

Templin, Dawn

From: Templin, Dawn
Sent: Tuesday, December 11, 2018 1:30 PM
To: 'Stephen Price'
Cc: Dilmore, Cory; Allen, Kim; Chuck Roberts; Christopher Forehand
Subject: RE: 76404 - Gadsden County Beneficial Use Site Request

Stephen:

I spoke with the Division of Waste in Tallahassee and have the following comments:

The Department cannot approve both a disposal operation and a beneficial use operation at the exact same location as the activities conflict. Mr. Roberts will either need to inform the Department that the disposal permit will be placed on an inactive status, or designate a specific area for the beneficial use activity.

The beneficial use proposal does not provide the per-acre application rate. If the site accepts 1,000,000 cubic yards over a 199-acre property, the depth is a little over 3 feet, which appears to be disposal and not a beneficial use. However, the proposal also states that the material will decompose for six months to a year, but does not indicate what the volume reduction is anticipated to be with the decomposition.

The site plan shows the storage location (which, as mentioned above, is also the disposal area), but does not show the application areas. Please revise the drawing to show both areas. Please ensure that application of mulch material will not be placed in wetlands.

Please let me know if you have any questions.

Thank you,
Dawn

Dawn Templin, P.E.
Solid Waste Section
Northwest District Office
(850) 595-0644

From: Stephen Price [mailto:sep@panhandleengineering.com]
Sent: Tuesday, December 11, 2018 10:33 AM
To: Templin, Dawn <Dawn.Templin@dep.state.fl.us>
Subject: RE: 76404 - Gadsden County Beneficial Use Site Request

Dawn,

Will you please give me an update on the status of the Gadsden County Beneficial Use Site Request for Mr. Roberts.

Thank you,

Stephen Price, P.E.
Project Manager

Panhandle Engineering, Inc.
3005 Lynn Haven Parkway
Lynn Haven, FL 32444

Office: 850.763.5200
Cell: 850.814.2591

From: Pamela Revels [mailto:prevels@gadsdencountyfl.gov]
Sent: Monday, December 10, 2018 8:00 AM
To: Stephen Price <sep@panhandleengineering.com>
Cc: Templin, Dawn <Dawn.Templin@dep.state.fl.us>; Suzanne Lex <slex@gadsdencountyfl.gov>
Subject: Re: 76404 - Gadsden County Beneficial Use Site Request

Stephen Yes, the beneficial use permit supports an agricultural use which is consistent with the current land use designation.

In reference to zoning changes Gadsden County would like to clarify no application for rezoning has been received as of this date.

From: Stephen Price <sep@panhandleengineering.com>
Sent: Friday, December 7, 2018 3:00 PM
To: Templin, Dawn; Pamela Revels
Cc: Chuck Roberts; Christopher Forehand; Dilmore, Cory; Allen, Kim
Subject: Re: 76404 - Gadsden County Beneficial Use Site Request

All, please see my responses to Dawn's questions below.

Pamela, will you please confirm that Gadsden is acceptable with the beneficial use of mulched and chipped vegetative debris composting for composting and soil amendment activities on Mr. Roberts property.

Best Regards,

Stephen Price, P.E.
Project Manager
Panhandle Engineering, Inc.
3005 Lynn Haven Parkway
Lynn Haven, FL 32444n
Office: 850.763.5200
Cell: 850.814.2591

From: Templin, Dawn <dawn.templin@dep.state.fl.us>
Sent: Friday, December 7, 2018 1:12 PM
To: Stephen Price
Cc: Chuck Roberts; Christopher Forehand; Dilmore, Cory; Allen, Kim
Subject: RE: 76404 - Gadsden County Beneficial Use Site Request

Stephen:

Just to clarify, the beneficial use request is for the same property that is permitted as a yard trash disposal facility, correct?
"Yes. If all vegetative material have not been utilized within 24 months, a YTDF permit will be necessary for management of vegetative material. "

Was the reason it is being requested is to have beneficial use approval while the local zoning is being revised to allow for disposal?
"Yes"

Is this interim activity (composting) acceptable to Gadsden County?
"Yes"

Thank you,
Dawn

Dawn Templin, P.E.
Solid Waste Section
Northwest District Office
(850) 595-0644

From: Stephen Price [mailto:sep@panhandleengineering.com]
Sent: Thursday, December 6, 2018 10:43 AM
To: Templin, Dawn <Dawn.Templin@dep.state.fl.us>
Cc: Chuck Roberts <chuck@rarinc.com>; Christopher Forehand <cbf@panhandleengineering.com>
Subject: 76404 - Gadsden County Beneficial Use Site Request

Dawn,

Please find attached the request for beneficial use of mulch and chipped vegetative debris generated by Hurricane Michael at a 27.7 acre site located in Gadsden County, Florida. The 27.7 acre beneficial use site storage area is located within the 199.9 acres property boundary of Parcel 6-07-1S-4W-0000-00200-0000 owned by the Charles W. Roberts III. The site address is 13480 Pat Thomas Parkway (N. Hwy 267), Quincy, Florida 32351. If you need any additional information, please let us know.

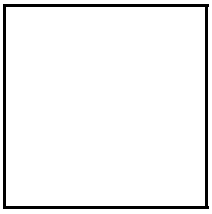
Best Regards,

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Project Manager

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Office: 850.763.5200
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Templin, Dawn

From: Stephen Price <sep@panhandleengineering.com>
Sent: Wednesday, December 12, 2018 1:59 PM
To: Templin, Dawn
Cc: Chuck Roberts
Subject: RE: 76404 - Gadsden County Beneficial Use Site Request
Attachments: Updated_76404_REV Roberts Beneficial Use Request .pdf

Dawn,

Response to your comments in the email below in bold text. Attached is a copy of the updated beneficial use request that has been revised to address your comments. If you have any questions or need additional information, please let me know.

Best Regards,

Stephen Price, P.E.
Project Manager

Panhandle Engineering, Inc.
3005 Lynn Haven Parkway
Lynn Haven, FL 32444

Office: 850.763.5200
Cell: 850.814.2591

From: Templin, Dawn [mailto:Dawn.Templin@dep.state.fl.us]
Sent: Tuesday, December 11, 2018 1:30 PM
To: Stephen Price <sep@panhandleengineering.com>
Cc: Dilmore, Cory <Cory.Dilmore@dep.state.fl.us>; Allen, Kim <Kim.Allen@dep.state.fl.us>; Chuck Roberts <chuck@rarinc.com>; Christopher Forehand <cbf@panhandleengineering.com>
Subject: RE: 76404 - Gadsden County Beneficial Use Site Request

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I spoke with the Division of Waste in Tallahassee and have the following comments:

The Department cannot approve both a disposal operation and a beneficial use operation at the exact same location as the activities conflict. Mr. Roberts will either need to inform the Department that the disposal permit will be placed on an inactive status, or designate a specific area for the beneficial use activity.
Mr. Roberts wishes to have the YTDF permit be placed on an inactive status and to obtain a beneficial use operation permit .

The beneficial use proposal does not provide the per-acre application rate. If the site accepts 1,000,000 cubic yards over a 199-acre property, the depth is a little over 3 feet, which appears to be disposal and not a beneficial use. However, the proposal also states that the material will decompose for six months to a year, but does not indicate what the volume reduction is anticipated to be with the decomposition.

Please reduce the beneficial use volume to 300,000 cubic yards of chipped and mulched vegetative debris. During the 6 to 12 month decomposition period, the organic material volume is expected to be reduced by at least 50% of the initial volume. Please refer to Part (c) of the updated Beneficial Use Request document for the soil amendment application rate and organic composting material quantities.

The site plan shows the storage location (which, as mentioned above, is also the disposal area), but does not show the application areas. Please revise the drawing to show both areas. Please ensure that application of mulch material will not be placed in wetlands.
The soil amendment application area will be located within the 27.7 acre storage area.

Please let me know if you have any questions.

Thank you,
Dawn

Dawn Templin, P.E.
Solid Waste Section
Northwest District Office
(850) 595-0644

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Lynn Haven, FL 32444

Office: 850.763.5200
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Cc: Chuck Roberts; Christopher Forehand; Dilmore, Cory; Allen, Kim
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Best Regards,

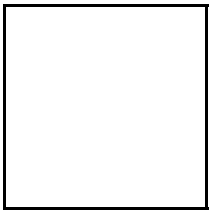
Stephen Price, P.E.

Project Manager

Panhandle Engineering, Inc.
3005 Lynn Haven Parkway
Lynn Haven, FL 32444

Office: 850.763.5200
Cell: 850.814.2591





Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. The information contained in this email and/or attachment(s) may be confidential and intended solely for the use of the individual or entity to whom it is addressed. This email and/or attachment(s) may contain material that is privileged or protected from disclosure under applicable law. If you are not the intended recipient or the individual responsible for delivering to the intended recipient, please notify sender immediately by telephone to obtain instructions as to whether information in this email and/or attachment(s) is confidential and privileged or protected from disclosure under applicable law.



Request to Beneficially Use Mulch and Chipped Vegetative Debris from Hurricane Michael
Gadsden County Parcel ID 6-07-1S-4W-0000-00200-0000
Owner: Charles W. Roberts III

(a) A description of the property, including street mailing address, property identification number used by the county property appraiser's office, where on the property the land application will occur, and topography on which the material will be deposited. A map showing the location of the property and identifying water bodies, wetlands and wells to be avoided is also required. The property description must indicate any water bodies or wetlands to be avoided. The Department retains the authority to inspect this operation to assure that the waste is being properly managed.

The proposed site request for beneficial use of mulch and chipped vegetative debris is located in Gadsden County, Florida within the 199.9 acres property boundary of Parcel 6-07-1S-4W-0000-00200-0000 owned by the Charles W. Roberts III. The site address is 13480 Pat Thomas Parkway (N. Hwy 267), Quincy, Florida 32351. The size reduced vegetative debris generated by Hurricane Michael will be stored in a 27.7 acre area located on the west side of the property described above. Please see the attached Site Plan map for the property location, size reduced vegetative debris storage area, wetland areas, and setback buffers for wetlands and adjacent properties. Please note that the beneficial use site area will be cleared of all existing pine timber crops, and a silt fence will be installed around the site perimeter to contain any run off that might occur.

(b) Documentation that the person either owns the land where the material will be deposited, or has legal authorization from the property owner to deposit the material there in the manner proposed.

Please see the attached sheet from the property appraiser's office showing the parcel ID and Charles W. Roberts III as the owner. Also see the attached property legal description and boundary survey.

(c) An explanation of the proposed project and why the person believes it qualifies for this exemption. The explanation should include a description of the benefit obtained from the project, any specifications or requirements for the incoming material, a description of any processing that will take place on-site before the material is used, and the amount of material required to complete the project. This should include the total amount and a per-acre application rate. The total amount and per-acre application rate shall be in tons or cubic yards. An estimated bulk density in pounds per cubic yards shall also be provided.

The proposed beneficial use site will receive mulch and chipped vegetative debris from D & J Enterprises, the disaster debris removal contractor for Gadsden County. The size reduced vegetative material will be used for **soil amendments** on the 199 acre property and/or as feedstock for **composting operations** to produce blended topsoil. The proposed 27.7 acre storage area is capable of accepting up to **300,000** cubic yards (CY) of mulch and chipped vegetative debris.

Approximately **45,000** (CY) of the initial vegetative material received will be used for site stabilize and soil amendments within the proposed 27.7 acre storage area. A 12" thick layer of mulch and chipped vegetative material will be spread across the entire storage area to prevent soil erosions and improve site stability during the initial debris hauling operations, which yields an application rate of 1,600 CY-per acre. The vegetative material will be allowed to age and decompose for at least a year before it is useful as organic composted material for soil amendments. During this time the organic material volume is expected to be reduced by at least 50% of the initial volume. The remaining 6" thick layer of decayed vegetative material will be disked into the top 6"-12" layer sandy soils to improve soil properties for growing pine timbers. This proposed organic soil amendment will improve topsoil water holding capacity and nutrient levels.

Up to **255,000** (CY) of additional vegetative material will act as feedstock for **composting operations** to produce blended topsoil. Utilizing the heap composting method, the vegetative material will be allowed to decompose for at least 6 months and up to a year before it is useful as organic compost material. During this time the organic material volume is expected to be reduced by at least 50% of the initial volume. The vegetative materials will be stored in large piles, so that heat will build inside of the compost piles during the decomposition process. The concentrated "heat" in the center of the compost pile kills any seeds or bacteria that may be present and naturally sterilizes the vegetative material. The composed piles will be turned as necessary to promote material decomposition and prevent excessive heat buildup. The finished organic composted materials will be mixed with onsite sandy solids to produce blended topsoil that would be sold for off-site uses. Compost to sand mix ratios ranging from 50/50 to 70/30 will be used to produce blended organic topsoil.

(d) An operation plan describing how the material will be received onto the site, how site access will be controlled, what equipment will be used to process or spread it, and how the material will be stored prior to use.

We plan to receive 15 to 20 loads of mulch and chipped vegetative material a day via D & J Enterprise trucks, and will use a front loader tractor to push the material into piles no larger than 150 feet wide, 250 feet long, and 25 feet high. A bulldozer may be utilized to assist the loader with the vegetative material as necessary. The piles will then periodically be turned to help with the heating and sterilization during the decay process. This process is expected to take 6 months to a year. Then the decayed vegetative material will be used for either soil amendment, or as feedstock for recycled organic compost that will be mixed with onsite sandy solids to produce blended topsoil.

Additionally, the proposed beneficial use site operations shall comply with the Department guidelines for managing the volume reduced material per **Part 15(i)** of the **FDEP Disaster Debris Management Site Guidance** document publish May 4, 2018.

(e) A contingency plan explaining the procedures for dealing with emergencies such as a fire, natural disaster or equipment failure, or receipt of any unacceptable material.

We plan to place a silt fence around the entire site to contain any stormwater run-off contaminants that could be created by mulch and chipped vegetative debris storage at the beneficial use site. In the event of a fire, a 50 foot cleared buffer will be maintained around the entire site to create a fire break the vegetative debris storage area and the adjacent timberland areas. A 30 foot road way between each compost pile will be maintained to create onsite a fire breaks between the compost piles.

(f) A description of how any vegetative waste or unstabilized manure will be processed within 48 hours.

Vegetative waste and unstabilized manure will not be accepted or processed at the proposed beneficial use site. Any materials other than mulch and chipped vegetative debris will be removed from the beneficial use site and properly disposed of in a permitted facility.

(g) A demonstration that the proposed project is not expected to create any significant threat to public health or the environment.

The proposed beneficial use site is completely contained by large acreage silviculture land tracks with planted pine forest. Base on the project location and proposed site activates described above in *Part (c)* and Part (d), significant threats to public health or adverse environment impacts are not anticipated to occur.



Attachment 4

REV.	DATE	BY	REVISIONS
NOT	RELEASED FOR CONSTRUCTION BY	DATE	

SCALE	AS NOTED
DESIGNED BY	SEP
DRAWN BY	SPL
REVIEWED BY	SEP
ISSUE DATE	DECEMBER 2020
ACAD FILE NAME	76404site A.dwg

PANHANDLE ENGINEERING, INC.
ENVIRONMENTAL ENGINEERS ● CIVIL ENGINEERS ● LAND PLANNERS
3005 South Highway 77 Lynn Haven, Florida 32444
(850)763-5200 Fax (850)769-0730 www.panhandleengineering.com

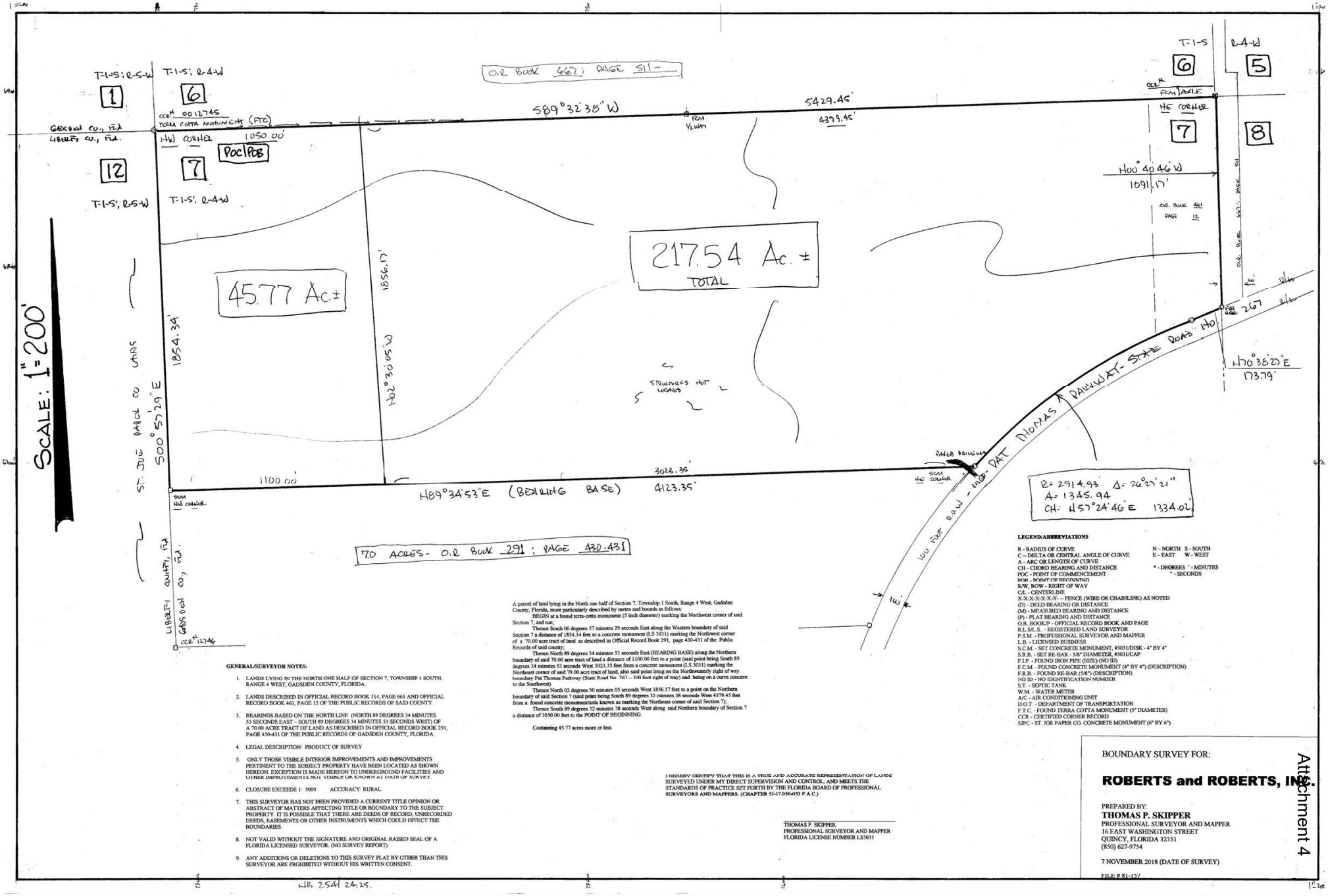
SITE PLAN
BENEFICIAL USE OF MULCH AND CHIPPED VEGETATION DEBRIS
CHARLES W. ROBERTS III
GADSDEN COUNTY, FLORIDA

Steven D. Stokes P.E. 70197
Jason H. Sirchall P.E. 79871
Christopher B. Rowland, P.E. 68208
Stephen C. Bone, P.E. 75640
J. Doug Crook, P.E. 68596
EPS CERTIFICATION #EB 7006

SHEET NUMBER	1 OF 1
PROJECT NUMBER	76404

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76404 BENEFICIAL USE OF MULCH AND CHIPPED VEGETATION DEBRIS CHARLES W. ROBERTS III SITE PLAN Sheet 1 OF 1



A parcel of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

BEGIN at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run;

Thence South 00 degrees 57 minutes 29 seconds East along the Western boundary of said Section 7 a distance of 1854.34 feet to a concrete monument (LS 3031) marking the Northwest corner of a 70.00 acre tract of land as described in Official Record Book 291, page 430-431 of the Public Records of said county;

Thence North 89 degrees 34 minutes 53 seconds East (BEARING BASE) along the Northern boundary of said 70.00 acre tract of land a distance of 1100.00 feet to a point (said point being South 89 degrees 34 minutes 53 seconds West 3023.35 feet from a concrete monument (LS 3031) marking the Northeast corner of said 70.00 acre tract of land, also said point lying on the Northwesterly right of way boundary Pat Thomas Parkway (State Road No. 767 – 100 foot right of way) and being on a curve concave to the Southwest)

Thence North 02 degrees 30 minutes 05 seconds West 1856.17 feet to a point on the Northern boundary of said Section 7 (said point being South 89 degrees 32 minutes 38 seconds West 4379.45 feet from a found concrete monument/axle known as marking the Northeast corner of said Section 7);

Thence South 89 degrees 32 minutes 38 seconds West along said Northern boundary of Section 7 a distance of 1050.00 feet to the POINT OF BEGINNING.

Containing 45.77 acres more or less.

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL, AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. (CHAPTER 51-17.050-052 F.A.C.)

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS3031

GENERAL/SURVEYOR NOTES:

1. LANDS LYING IN THE NORTH ONE HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.
2. LANDS DESCRIBED IN OFFICIAL RECORD BOOK 314, PAGE 661 AND OFFICIAL RECORD BOOK 461, PAGE 12 OF THE PUBLIC RECORDS OF SAID COUNTY.
3. BEARINGS BASED ON THE NORTH LINE (NORTH 89 DEGREES 34 MINUTES 53 SECONDS EAST – SOUTH 89 DEGREES 34 MINUTES 53 SECONDS WEST) OF A 70.00 ACRE TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 291, PAGE 430-431 OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.
4. LEGAL DESCRIPTION: PRODUCT OF SURVEY
5. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
6. CLOSURE EXCEEDS 1: 5000 ACCURACY: RURAL
7. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD EFFECT THE BOUNDARIES.
8. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. (NO SURVEY REPORT)
9. ANY ADDITIONS OR DELETIONS TO THIS SURVEY PLAT BY OTHER THAN THIS SURVEYOR ARE PROHIBITED WITHOUT HIS WRITTEN CONSENT.

LEGEND/ABBREVIATIONS

R - RADIUS OF CURVE
C – DELTA OR CENTRAL ANGLE OF CURVE
A - ARC OR LENGTH OF CURVE
CH - CHORD BEARING AND DISTANCE
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
R/W, ROW - RIGHT OF WAY
C/L - CENTERLINE
X-X-X-X-X-X-X – FENCE (WIRE OR CHAINLINK) AS NOTED
(D) - DEED BEARING OR DISTANCE
(M) - MEASURED BEARING AND DISTANCE
(P) - PLAT BEARING AND DISTANCE
O.R. BOOK/P - OFFICIAL RECORD BOOK AND PAGE
R.L.S/L.S. - REGISTERED LAND SURVEYOR
P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
L.B. - LICENSED BUSINESS
S.C.M. - SET CONCRETE MONUMENT, #3031/DISK - 4" BY 4"
S.R.B. - SET RE-BAR - 5/8" DIAMETER, #3031/CAP
F.I.P. - FOUND IRON PIPE (SIZE) (NO ID)
F.C.M. - FOUND CONCRETE MONUMENT (4" BY 4") (DESCRIPTION)
F.R.B. - FOUND RE-BAR (5/8") (DESCRIPTION)
NO ID - NO IDENTIFICATION NUMBER
S.T. - SEPTIC TANK
W.M. - WATER METER
A/C - AIR CONDITIONING UNIT
D.O.T. - DEPARTMENT OF TRANSPORTATION
F.T.C. - FOUND TERRA COTTA MONUMENT (5" DIAMETER)
CCR - CERTIFIED CORNER RECORD
SJPC - ST. JOE PAPER CO. CONCRETE MONUMENT (6" BY 6")

N - NORTH S - SOUTH
E – EAST W - WEST

* - DEGREES ' - MINUTES
" - SECONDS

BOUNDARY SURVEY FOR:

ROBERTS and ROBERTS, INC.

PREPARED BY:
THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
16 EAST WASHINGTON STREET
QUINCY, FLORIDA 32351
(850) 627-9754

7 NOVEMBER 2018 (DATE OF SURVEY)

FILE # 81-137

Attachment 4

PARCEL 2

THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, LYING WEST OF STATE ROAD NO. 267, GADSDEN COUNTY, FLORIDA.

LESS AND EXCEPT:

THE SOUTH 70 ACRES OF THAT PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, THAT LIES WEST OF STATE ROAD NO. 267, GADSDEN COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA, SAID MONUMENT BEING THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 36 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 7, 1101.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 267, THENCE SOUTH 70 DEGREES 42 MINUTES 30 SECONDS WEST 169.67 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVE, THENCE TO THE LEFT ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 189.07 FEET WHOSE CENTRAL ANGLE IS 03 DEGREES 43 MINUTES 45 SECONDS WITH A RADIUS OF 2904.93 FEET, AND WHOSE CHORD BEARING IS SOUTH 68 DEGREES 50 MINUTES 38 SECONDS WEST TO A POINT, THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 36 MINUTES 18 SECONDS WEST 1223.87 FEET, THENCE NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 337.75 FEET TO THE POINT OF BEGINNING, AND BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.

PARCEL 3

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA, SAID MONUMENT BEING THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 36 MINUTES 18 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID SECTION 7, 1101.75 FEET TO A

POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD 267, THENCE SOUTH 70 DEGREES 42 MINUTES 30 SECONDS WEST 169.67 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVE, THENCE TO THE LEFT ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 189.07 FEET WHOSE CENTRAL ANGLE IS 03 DEGREES 43 MINUTES 45 SECONDS WITH A RADIUS OF 2904.93 FEET, AND WHOSE CHORD BEARING IS SOUTH 68 DEGREES 50 MINUTES 38 SECONDS WEST TO A POINT, THENCE LEAVING SAID RIGHT OF WAY NORTH 00 DEGREES 36 MINUTES 18 SECONDS WEST 1223.87 FEET, THENCE NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 337.75 FEET TO THE POINT OF BEGINNING, AND BEING IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.

=

FLORIDA DEPARTMENT OF
Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

December 14, 2018

Sent by Electronic Mail – Received Receipt Requested
chuck@rarinc.com

Mr. Charles W. Roberts, III
15647 Hales Place Plantation Road
Tallahassee, Florida 32312

Dear Mr. Roberts:

On December 12, 2018, the Department of Environmental Protection (Department) received your revised emailed request to beneficially use mulch and chipped vegetative debris from Hurricane Michael at your facility known as Roberts-Gadsden County Mulch Beneficial Use Site (WACS Facility ID 105852), located at 13480 Pat Thomas Parkway, Quincy, Gadsden County, Florida.

Based on the site proposal provided in the email, the Department has no objection to the use of mulch and chipped vegetative debris, provided the following is complied with:

1. The facility is limited to accepting 300,000 total cubic yards of mulch and chipped vegetative debris from Hurricane Michael.
2. Material shall only be stored in the areas identified on the attached site plan.
3. Material pile sizes shall comply with the National Fire Protection Association, and not exceed 25 feet in height, 150 feet in width, and 250 feet in length. A clear space of at least 15 feet shall be maintained between piles and exposing structures, yard equipment, or stock and piles should be subdivided by fire lanes having at least 30 feet of clear space at the base around each pile.
4. At no time shall piles be mechanically compacted.
5. As required by subsection 62-709.305(2), Florida Administrative Code (F.A.C.), composting of yard trash, manure, or vegetative wastes generated off the farm, for sale or use off the farm, the generator (facility) must meet the requirements of Rule 62-709.530 through .600, F.A.C., for any compost that is sold for use by persons other than the generator.
6. Unless otherwise authorized in writing from the Department, all mulch and chipped vegetative debris from Hurricane Michael received at the facility must be beneficially used or removed within 24 months of initial acceptance.
7. Disposal of yard trash may not occur while the beneficial use activity is conducted.

If the facility ceases to use the mulch and chipped vegetative debris as part of the silviculture production or if it is discovered that the material is not used beneficially as described above, the mulch and vegetative debris from Hurricane Michael shall be promptly removed and properly disposed of at a facility permitted to accept vegetative debris. Additionally, if it is determined that acceptance of mulch and vegetative debris at the facility is creating a significant threat to public health or the environment, the beneficial use determination could be revoked by the Department.

If you have any questions, please contact me, by phone at (850) 595-0644 or by e-mail at dawn.templin@floridadep.gov.

Sincerely,

Dawn Templin, P.E.
Solid Waste Section
Northwest District

DKT/dt

Enclosure: Site Plan

c: Stephen Price, P.E., Panhandle Engineering, sep@panhandleengineering.com
Cory Dilmore, P.E., Division of Waste Management, cory.dilmore@floridadep.gov
Suzanne Lex, Gadsden County, slex@gadsdencountyfl.gov
Pamela Revels, Gadsden County, prevels@gadsdencountyfl.gov
Sam McCall, smmccall@fsu.edu



N

SCALE: 1" = 200'

Attachment 4

76404 BENEFICIAL USE OF MULCH AND CHIPPED VEGETATION DEBRIS CHARLES W. ROBERTS III SITE PLAN Sheet 1 OF 1

REV.	DATE	BY	REVISIONS
NOT			RELEASED FOR CONSTRUCTION BY: DATE:

SCALE:	AS NOTED
DESIGNED BY:	SEP
DRAWN BY:	SPL
REVIEWED BY:	SEP
ISSUE DATE:	DECEMBER 2025
ACAD FILE NAME:	76404sdc-A.dwg

PANHANDLE ENGINEERING, INC.
ENVIRONMENTAL ENGINEERS ● CIVIL ENGINEERS ● LAND PLANNERS
3005 South Highway 77 Lynn Haven, Florida 32444
(850)763-5200 Fax (850)769-0730 www.panhandleengineering.com

SITE PLAN
BENEFICIAL USE OF MULCH AND CHIPPED VEGETATION DEBRIS
CHARLES W. ROBERTS III
GADSDEN COUNTY, FLORIDA

James M. Scarbali, P.E. 79150
Christopher R. Trenfield, P.E. 68349
Stephen F. Pitre, P.E. 71545
J. Dean Cimek, P.E. 66556
FIPR CERTIFICATION #EB-7806

SHEET NUMBER: 1 OF 1

PROJECT NUMBER: 76404

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Gadsden COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

FUTURE LAND USE MAP AMENDMENT APPLICATION

Application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

_____ Small Scale Future Land Use Map _____ Large Scale Future Land Use Map

✓ Small scale amendment in Rural Area of Opportunity as set forth in §. 288.0656(7) F.S.

Change From: Agriculture 3 (Existing future land use designation) To: Mining (Proposed future land use designation)

APPLICANT INFORMATION (If the applicant differs from the owner, a signed affidavit to represent is required authorizing a representative to act on the property owner's behalf)

Owner: Mainline Contracting LLC Contact Person: Jason Moore Lewis

Address: 13480 Pat Thomas Parkway, Quincy, FL 32351

Telephone: (850) 656-1211 Mobile: (850) 545-4974

E-Mail Address: jmlewis@teamdowdy.com

Authorized Representative: Florida Environmental & Land Services, Inc. (FELSI) (Elva Peppers)

Address: 221-4 Delta Court, Tallahassee, FL 32303

Telephone: (850) 385-6255 Mobile: N/A

E-Mail Address: elvapeppers@felsi.org

PROPERTY INFORMATION

Property Address: 13480 Pat Thomas Pkwy, Quincy, FL 32351 Access

Tax Parcel ID#: 6-07-1S-4W-0000-00200-0000, 6-07-1S-4W-0000-00111-0000 Easement

Legal Description: Please see attachments. Parcel

(A legal description is needed for adoption of the ordinance. A legal description may be found on the title certificate or warranty deed. Please attach a copy as required with application.)

Total Acreage of Amendment: 44.70 Utility Providers: Talquin Electric Co-Op

Current Use of Property: Agriculture 3

Describe reason for the Future Land Use Map amendment (include proposed use of the property): Convert the current Land Use designation from Agriculture 3 to Mining to provide areas for mining activities on 44.70 acres to access a valuable economic resource for Gadsden County.

SUBMITTAL REQUIREMENTS - The following items must accompany the completed Comprehensive Plan Future Land Use Map amendment application at time of submittal:

a. ☑ Fee, $1250.00 for large scale amendment; $500.00 for small scale amendment made out to Gadsden County Board of County Commissioners.

b. ☑ Two (2) copies of the signed and notarized application and submittal documents.

c. ☑ An electronic copy (in .pdf format) of the submittal package.

d. ☑ A vicinity map showing the location of the subject property (8.5" by 11").

e. ✓ A copy of a certificate of title or a copy of the recorded deed, title insurance policy or other instrument demonstrating ownership and bearing a legal description of the property.

f. ✓ Authorization to Represent, if applicable.

g. ✓ For small scale (map) amendments as defined under §288.0656(2)(d) F.S. to increase the site area to a maximum of 20 acres within a rural area of opportunity, provide a written confirmation from the Planning Division indicating that the plan amendment furthers the economic objectives set forth in the executive order issued under §. 288.0656(7) F.S.

h. ☑ Two aerial photographs obtained from the Gadsden County Planning Division or County Property Appraisers Office which identifies the subject property and all property within 500 foot radius of the subject property. Provide an 8.5" X 11" copy.

i. ☑ An 8.5" by 11" signed and sealed survey containing a legal description indicating acreage. The legal description must be submitted in a format that can be copied and pasted into an ordinance (e.g. in Word format or in an e-mail).

j. ☑ A scaled drawing of the property showing all boundaries, adjacent properties, adjacent land use designation, existing use of adjacent property, roads, easements, flood zones, size of the parcel in square feet or acres, dimensions in linear feet, wetlands, and other environmental sensitive lands, as applicable. Provide an 11" X 17" copy.

k. ✓ Copy of Letter to Division of Historical Resources, Dept. of State to determine whether or not there are any historical resources recorded on the site as listed on the Florida Master Site File (Policy 6.4.8)). no resources

l. ☑ Address the requirements of Policy 1.2.13: Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:

- ☑ A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.
- ✓ B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.
- ✓ C. Proposed location of ingress and egress of development.
- ✓ D. Distance and location of nearest same land use category.
- ✓ E. Description of adjacent land use categories.
- ✓ F. In addition, for any land use category which supports residential development:
  1) Existing and proposed school capacities (See Policy 10.6.1).
  2) Existing and proposed park space (See Policy 6.3.3).

m. ☑ A written analysis of consistency with the relevant policies of the Comprehensive Plan. Specifically, the analysis shall address at minimum, and as applicable, the following policies. This list is **not** all inclusive and each applicant shall address relevant policies to the request.

- Policy 1.1.1 – Future Land Use Category
- Policy 1.2.4
- Policy 1.2.5
- Policy 1.2.9 (Level of service analysis/concurrency)
- Policy 1.2.13
- Policy 1.2.16
- Policy 1.2.19 (Amendments from Ag to RR – central utility requirement)
- Policies 1.2.4 & 1.2.5 (Distance from central utilities and connection)
- Policy 1.4.1
- Policy 1.4.2
- Policy 1.4.5 (Compatibility Analysis)
- Policies 2.2.3 and 2.2.4 (Level of Service)
- Policy 4A.1.3, Adequate Sewage Disposal
- Policy 4B.1.2, Safe Potable Water Availability
- Policies 5.3.2, 5.33 & 5.3.4
- Policy 5.4.4

I understand that the application must be submitted at least 45 days prior to the public hearing to meet legal advertisement requirements for public notice.

√ I AM THE OWNER

____ I AM THE LEGAL REPRESENTATION OF THE OWNER (See attached Authorization to Represent) of the property described by this Comprehensive Plan Future Land Use Map application. I declare that I have read said application and all sketches, data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. I understand that by signing this document, I am giving the County or agent thereof the authority to duplicate, disseminate, and reproduce any and all items submitted as part of this request, whether copyrighted or not. And that, upon submission said application and documents, as well as all correspondence, become a matter of public record.

* _____ 7/13/22

Signature of Property Owner or Authorized Representative — *Date*

State of Florida County of Gadsden

Sworn to and subscribed before me this 13th day of July, 20 22 by Jason M. Lewis who is personally known to me /or has produced L200-433-86-120-0 as identification and did not take an oath.

Notary Seal: MARIA V. HERNANDEZ MY COMMISSION EXPIRES JANUARY 3, 2024 #GG 909713 Bonded thru Troy Fain Insurance NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Signature

Maria V. Hernandez
Notary Name Printed

Pre application

SIGN-IN SHEET

Project:

Date:

Name	Title	Phone No.	email
Jason Lewis	Land Owner	850 545 4974	jmlewis@tcandrewsfl.com
Beau Scott	Principal Planner		bscott@gadsdencountyfl.gov
Ellen Andrews	Senior Planner	850-662-3708	eandrews@gadsdencountyfl.gov
Pamela Revels	Environmental Comp	850 545-41185	prevels@gadsdencounty.fl.gov
Elva Peppers		850 385-6255	elvapeppers@fdsl.org
JUSTIN STIELL		850-875-8663	JSTIELL@gadsdencountyfl.gov

Note:

Action Items:

Gadsden County Planning & Community Development
Pre-application Review Comments

Date:	July 13, 2022
To:	Elva Peppers
From:	Justin Stiell, Growth Management Director
Re:	Pre-application Meeting
Subject:	Mainline Contracting LLC (Tax Parcel ID #'s 6-07-1s-4w-0000-00200-0000, 6-07-1s-4w-0000-00111-0000) 6978 Buck Lake Road

---

Comments provided for pre-application meetings are preliminary and are based solely on the information provided by the applicant. They are not intended to be inclusive and serve as a guide only. These notes were prepared prior to the pre-application meeting and do not incorporate the discussion/comments provided at the pre-application meeting. Any omission, error, or scrivener's error in the comments provided at a pre-application meeting or any subsequent meeting does not authorize or justify violation of the Gadsden County Comprehensive Plan or Land Development Code (LDC).

1. The subject parcels (Parcel # 6-07-1s-4w-0000-00200-0000 199 acres and 6-07-1s-4w-0000-00111-0000 9 acres) are in the Agriculture 3 Future Land Use (FLU). The request is for a FLU amendment from Agriculture 3 to Mining.
2. Small Scale if 50 acres or fewer. Large Scale if over 50 acres see email approval for small scale process.
3. Comprehensive Plan Policy 1.1.1.O Mining

   O. Mining

   1) Purpose and Intent – The intent of this category is to provide areas for mining activities, to provide areas for mining activities in the future, and to preserve a valuable economic resource for Gadsden County.

   2) Density – None.

   3) Allowable Uses – Surface mining; borrow pits; rock quarries; other extraction activities; mining reclamation activities; associated office uses as an accessory to the primary use; agricultural and Silvicultural uses; centralized utilities.

   4) Development Restrictions – As pursuant to the Florida Department of Environmental Protection's Mining, Mitigation and Delineation permitting. Mining extraction activities shall be conducted in a manner which will mitigate adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activities shall not interrupt existing residential uses by creating

inconsistent and conflicting land uses. Mining uses are not subject to County development order approval provided the mining operation has received approval by applicable federal and state agencies prior to operation and the operation is on land designated as "Mining" on the Future Land Use Map. In addition, any mining operation shall comply with any relevant policies located within the Conservation Element. State Process will be completed

Land Development Code Subsection 4112. Mining. The Mining land use category has been established to designate areas for mining land use activities and to recognize the economic importance of the Attapulgite mining industry in Gadsden County. This category has also been established to locate any surface mining, rock quarries and extraction activities. The refinement, packaging and processing plants or extracted materials are included as allowable uses. Physical plant construction shall be subject to the development review process in compliance with the standards for industrial development contained in this Code.

4. Policy 1.1.2 of the Gadsden County Comprehensive Plan requires that the Future Land Use follow Parcel Boundaries. Parcel Boundary was amended to comply.
5. Policy 5.6.2 of the Gadsden County Comprehensive Plan Mining in environmentally sensitive areas as defined in Policies 5.2.1 and 5.3.1 within Gadsden County which cannot be reclaimed shall be prohibited. Such ability for reclamation shall be as determined by the state permitting process. No mining in wetlands is proposed.
6. M. Mining uses. The types of uses in this group include any extraction activities, specifically the mining of Attapulgite Clay, Fuller's Earth or rock mining. Included as allowable uses are the associated industrial the processing, refinement, packaging and transportation of extracted materials. Offices for such mining activities are also included in this group.
7. Class II uses Subsection 5203 .D
8. Max ISR .75 (Table 5203.1)
9. No minimum Area Required for Mining (Table 5203.2)
10. Sign standards 5700
11. Parking requirements 5700
    a. Parking 1/1000 sq ft of process area, Plus 1/200 of office area

Can and will comply

Ellen Robson

Subject: FW: Jason Lewis/Mainline Contracting application

From: JStiell <Jstiell@gadsdencountyfl.gov>
Sent: Tuesday, August 2, 2022 3:57 PM
To: Elva Peppers <Elvapeppers@felsi.org>
Cc: Ellen Robson <erobson@felsi.org>
Subject: RE: Jason Lewis/Mainline Contracting application

Elva,

Sorry I have been out of the office, I will get back with you by Thursday,

Justin Stiell

From: Elva Peppers <Elvapeppers@felsi.org>
Sent: Tuesday, August 2, 2022 1:39 PM
To: JStiell <Jstiell@gadsdencountyfl.gov>
Cc: Ellen Robson <erobson@felsi.org>
Subject: Jason Lewis/Mainline Contracting application

Justin, were you able to decide if we would be able to submit under the Rural Area of Opportunity Small scale amendment process as discussed? We are planning to move forward but this answer is becoming more critical. Alternatively, if we do no have an answer yet and we apply will you have to start over if we have to change it? Thanks,

Elva Peppers
President · Senior Ecologist
Florida Environmental & Land Services, Inc.
221-4 Delta Court · Tallahassee, FL 32303
Office 850-385-6255 Fax 850-385-6355
Celebrating 20 Years of Growth and Success

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Ellen Robson

Subject: FW: Small Scale Amendment

From: JStiell <Jstiell@gadsdencountyfl.gov>
Sent: Friday, August 12, 2022 2:46 PM
To: Elva Peppers <Elvapeppers@felsi.org>
Subject: Small Scale Amendment

Elva,

We will process the FLUM amendment as a small-scale amendment.

Thank you,

Justin Stiell, CPM
Growth Management Director
Gadsden County
1-B East Jefferson Street
P.O. Box 1799,
Quincy, FL 32353-17991
jstiell@gadsdencountyfl.gov
Phone (850)875-7591

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GADSDEN COUNTY NICHOLAS THOMAS
Instrument: 220003597 Recorded: 04/18/2022 11:49 AM

OFFICIAL RECORDS: 1 of 2
Book: 914 Page: 1793

Recording Fee: $18.50
Doc Stamps: $5,600.00

This Instrument Prepared by & return to:
Name: *W. Crit Smith, Esq.*
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.

Address: *3520 Thomasville Road, 4th Floor*
Tallahassee, Florida 32309
20221140ANH
Parcel I.D. #: *6071S4W0000002000000*

SPACE ABOVE THIS LINE FOR PROCESSING DATA — *SPACE ABOVE THIS LINE FOR RECORDING DATA*

THIS WARRANTY DEED Made the 12th day of April, A.D. 2022, by CHARLES W. ROBERTS a/k/a CHARLES W. ROBERTS, III, a married man, hereinafter called the grantor, to MAINLINE CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, having its principal place of business at 6978 BUCK LAKE ROAD, TALLAHASSEE, FL 32317, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

Witnesseth: That the grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Gadsden County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Subject to taxes for the year 2022 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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.

And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

CHARLES W. ROBERTS *L.S.*
Address: 1538 METROPOLITAN BLVD,
TALLAHASSEE, FL 32308

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared CHARLES W. ROBERTS, a married man, known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same. The Grantor(s) (X) is personally known to me; or ( ) produced _____ as identification:

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization.

Witness my hand and official seal in the County and State last aforesaid this 12th day of April, A.D., 2022.

Notary Public Rubber Stamp Seal

Notary Signature

Printed Notary Signature

WALTER CRIT SMITH
MY COMMISSION # GG 306005
EXPIRES: June 25, 2023
Bonded Thru Notary Public Underwriters

My commission expires: _____

EXHIBIT "A"

The land referred to herein below is situated in the County of GADSDEN, State of Florida, and described as follows:

The North Half of Section 7, Township 1 South, Range 4 West, Lying West Of State Road No. 267, Gadsden County, Florida.

Less and Except:

The South 70 Acres Of that Part Of The North Half Of Section 7, Township 1 South, Range 4 West, That Lies West Of State Road No. 267, Gadsden County, Florida.

Also, Less And Except:

Commence At A Concrete Monument Marking The Northeast Corner Of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, Said Monument Being The Point Of Beginning, Thence South 00 Degrees 36 Minutes 18 Seconds East along The Easterly Boundary Of Said Section 7, 1101.75 Feet To A Point On The Westerly Right Of Way Of State Road 267, Thence South 70 Degrees 42 Minutes 30 Seconds West 169.67 Feet Along Said Right Of Way To A Point Of Curve, Thence To The Left Along Said Right Of Way Curve An Arc Distance Of 189.07 Feet Whose Central Angle Is 03 Degrees 43 Minutes 45 Seconds with A Radius Of 2904.93 Feet, And Whose Chord Bearing Is South 68 Degrees 50 Minutes 38 Seconds West To A Point, Thence Leaving Said Right Of Way North 00 Degrees 36 Minutes 18 Seconds West 1223.87 Feet, Thence North 89 Degrees 37 Minutes 54 Seconds East 337.75 Feet To The Point Of Beginning, And Being In The Northeast Quarter Of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida.

More particularly described by recent survey as follows :

A parcel of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

BEGIN at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run; Thence South 00 degrees 57 minutes 29 seconds East along the Western boundary of said Section 7 a distance of 1854.34 feet to a concrete monument (LS 3031) marking the Northwest corner of a 70.00 acre tract of land as described in Official Record Book 291, page 430-431 of the Public Records of said county; Thence North 89 degrees 34 minutes 53 seconds East (BEARING BASE) along the Northern boundary of said 70.00 acre tract of land a distance of 4123.35 feet to a re-bar (LS 3031) marking the Northeast corner of said 70.00 acre tract of land, also said point lying on the Northwesterly right of way boundary Pat Thomas Parkway (State Road No. 267 - 100 foot right of way) and being on a curve concave to the Southeast) Thence Northeasterly along said Northwesterly right of way boundary and said curve with a radius of 2914.93 feet through a central angle of 26 degrees 27 minutes 21 seconds for an arc distance of 1345.94 feet (the chord of said arc being North 57 degrees 24 minutes 46 seconds East 1334.02 feet) to a Department of Transportation re-bar (5/8 inch) for the end of said curve; Thence North 70 degrees 38 minutes 27 seconds East along said Northwesterly right of way boundary a distance of 173.79 feet to a re-bar (LS 5831 - 5/8 inch) on the Eastern boundary of said Section 7; Thence North 00 degrees 40 minutes 46 seconds West along said Eastern boundary a distance of 1091.17 feet to a found concrete monument/axle known as marking the Northeast corner of said Section 7); Thence South 89 degrees 32 minutes 38 seconds West along said Northern boundary of Section 7 a distance of 5429.45 feet to the POINT OF BEGINNING.

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone: (850) 875-8663 Fax: (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

AUTHORIZATION TO REPRESENT

If the applicant is not the property owner an 'Authorization to Represent' is required.

This letter serves as notice that on this date: July 13, 2022

I/We, Jason Moore Lewis / Mainline Contracting LLC
(Print name of property owner(s) and/or entity & authorized representative)

Hereby give authorization to,

Elva Peppers Florida Environmental and Land Services
(Print name of authorized representative or entity. Print the name of all individuals representing the entity)

850-385-6255 elvapeppers@felsi.org
Telephone number *E-mail Address*

To apply for an Landuse Amendment, Concurrency, Site Plan application(s) and all necessary permits as part of the Gadsden County, Florida review process from the Gadsden County Building & Planning & Department for the property described below: Lotsplit, Lot Consolidation

(Parcel identification number) *(E911 address)*

(Signature of property owner or entity & representative) Jason Moore Lewis / Mainline Contracting LLC
(Print name of property owner and/or entity)

State of Florida
County of Gadsden

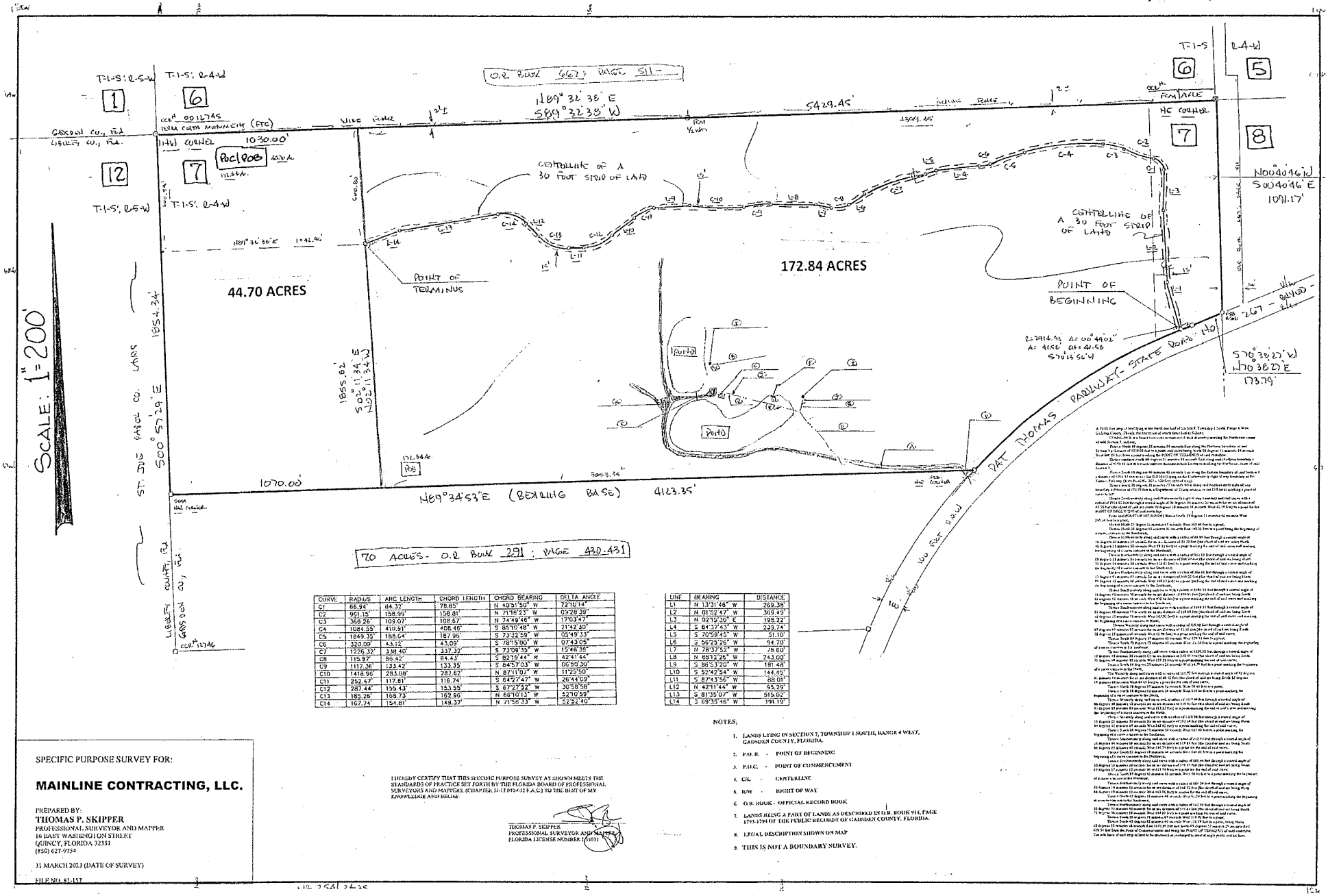
The foregoing instrument was acknowledged before me this 13th day of July, 2022
by Jason M. Lewis who is personally known to me/or has produced
L200-423-81-126-0 as identification and did not take an oath.

Notary Signature

Maria V. Hernandez
Notary Name Printed

Notary Seal
MARIA V. HERNANDEZ
MY COMMISSION EXPIRES
JANUARY 3, 2023
#GG 909713
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

Rev. 10/19/2020



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	66.94'	84.32'	78.85'	N 40°51'50" W	72°10'14"
C2	961.15'	158.99'	158.81'	N 71°18'23" W	09°28'39"
C3	366.26'	109.07'	108.67'	N 74°49'46" W	17°03'47"
C4	1084.55'	410.91'	408.46'	S 85°10'48" W	21°42'30"
C5	1849.35'	188.64'	187.90'	S 73°32'59" W	05°49'13"
C6	320.09'	43.12'	43.09'	S 78°15'00" W	07°43'05"
C7	1226.32'	338.40'	337.32'	S 73°09'35" W	15°48'38"
C8	115.97'	86.42'	84.43'	S 82°19'44" W	42°41'44"
C9	1117.36'	133.42'	133.35'	S 84°57'03" W	06°50'30"
C10	1418.90'	283.08'	282.62'	N 87°11'07" W	11°25'50"
C11	252.47'	117.81'	116.74'	S 64°27'47" W	26°44'09"
C12	287.44'	159.43'	153.55'	S 67°27'52" W	30°58'58"
C13	185.26'	169.73'	162.96'	N 68°10'13" W	52°30'59"
C14	167.74'	154.81'	149.37'	N 71°56'33" W	52°52'40"

LINE	BEARING	DISTANCE
L1	N 13°31'46" W	269.38'
L2	N 01°52'47" W	369.49'
L3	N 02°19'30" E	198.22'
L4	S 84°37'43" W	239.74'
L5	S 70°59'45" W	51.10'
L6	S 56°25'28" W	94.70'
L7	N 78°37'52" W	78.60'
L8	N 88°12'26" W	243.09'
L9	S 86°53'29" W	181.48'
L10	S 52°42'54" W	144.45'
L11	S 87°43'56" W	88.01'
L12	N 42°11'44" W	95.29'
L13	S 81°35'07" W	515.02'
L14	S 69°35'46" W	191.19'

NOTES:

1. LANDS LYING IN SECTION 7, TOWNSHIP 1 SOUTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA.
2. P.O.B. - POINT OF BEGINNING
3. P.O.C. - POINT OF COMMENCEMENT
4. C/L - CENTERLINE
5. R/W - RIGHT OF WAY
6. O.R. BOOK - OFFICIAL RECORD BOOK
7. LANDS BEING A PART OF LANDS AS DESCRIBED IN O.R. BOOK 914, PAGE 1793-1794 OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.
8. LEGAL DESCRIPTION SHOWN ON MAP
9. THIS IS NOT A BOUNDARY SURVEY.

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY AS SHOWN MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. (CHAPTER 53-17.050-052 F.A.C.) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 6031

SPECIFIC PURPOSE SURVEY FOR:

MAINLINE CONTRACTING, LLC.

PREPARED BY:
THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
16 EAST WASHINGTON STREET
QUINCY, FLORIDA 32351
(850) 627-9754

31 MARCH 2023 (DATE OF SURVEY)

FILE NO: 87-157

Attachment 5

Thomas P. Skipper
Professional Surveyor and Mapper
16 East Washington Street
Quincy, Florida 32351
(850) 627-9754

13 February 2023

Legal Description for Mainline Contracting, Inc.
44.70 acre parcel of land

A parcel of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

BEGIN at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run;

Thence South 00 degrees 57 minutes 29 seconds East along the Western boundary of said Section 7 a distance of 1854.34 feet to a concrete monument (LS 3031) marking the Northwest corner of a 70.00 acre tract of land as described in Official Record Book 291, page 430-431 of the Public Records of said county;

Thence North 89 degrees 34 minutes 53 seconds East (BEARING BASE) along the Northern boundary of said 70.00 acre tract of land a distance of 1070.00 feet to a point (said point being South 89 degrees 34 minutes 53 seconds West 3053.35 feet from a re-bar (LS 3031) marking the Northeast corner of said 70.00 acre tract of land, also said point lying on the Northwesterly right of way boundary Pat Thomas Parkway (State Road No. 267 – 100 foot right of way) and being on a curve concave to the Southwest)

Thence North 02 degrees 11 minutes 34 seconds West 1855.82 feet to a point on the Northern boundary of said Section 7 (said point being South 89 degrees 32 minutes 38 seconds West 4399.45 feet from a found concrete monument/axle known as marking the Northeast corner of said Section 7);

Thence South 89 degrees 32 minutes 38 seconds West along said Northern boundary of Section 7 a distance of 1030.00 feet to the POINT OF BEGINNING.

Containing 44.70 acres more or less.

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 3031

81-157

Access Easement Parcel

Attachment 5

Thomas P. Skipper
Professional Surveyor and Mapper
16 East Washington Street
Quincy, Florida 32351
(850) 627-9754

10 March 2023

Legal Description for Mainline Contracting, Inc.
172.84 acre parcel of land

A parcel of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, more particularly described by metes and bounds as follows:

COMMENCE at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run;

Thence South 00 degrees 57 minutes 29 seconds East along the Western boundary of said Section 7 a distance of 1854.34 feet to a concrete monument (LS 3031) marking the Northwest corner of a 70.00 acre tract of land as described in Official Record Book 291, page 430-431 of the Public Records of said county;

Thence North 89 degrees 34 minutes 53 seconds East (BEARING BASE) along the Northern boundary of said 70.00 acre tract of land a distance of 1070.00 feet to a point for the POINT OF BEGINNING.

From said POINT OF BEGINNING thence continue North 89 degrees 34 minutes 53 seconds East along said Northern boundary a distance of 3053.35 feet to a point marking the Northeast corner of said 70.00 acre tract of land, also said point lying on the Northwesterly right of way boundary Pat Thomas Parkway (State Road No. 267 – 100 foot right of way) and being on a curve concave to the Southwest;

Thence Northeasterly along said Northwesterly right of way boundary and said curve with a radius of 2914.93 feet through a central angle of 26 degrees 27 minutes 21 seconds for an arc distance of 1345.94 feet (the chord of said arc being North 57 degrees 24 minutes 46 seconds East 1334.02 feet) to a Department of Transportation re-bar (5/8 inch) for the end of said curve;

Thence North 70 degrees 38 minutes 27 seconds East along said Northwesterly right of way boundary a distance of 173.79 feet to a point on the Eastern boundary of said Section 7;

Thence North 00 degrees 40 minutes 46 seconds West along said Eastern boundary a distance of 1091.17 feet to a found concrete monument/axle known as marking the Northeast corner of said Section 7;

Thence South 89 degrees 32 minutes 38 seconds West along the Northern boundary of said Section 7 a distance of 4399.45 feet to a point (said point being North 89 degrees 32 minutes 38 seconds East 1030.00 feet from said Point of Commencement);

Thence South 02 degrees 11 minutes 34 seconds East 1855.82 feet to the POINT OF BEGINNING.

Containing 172.84 acres more or less.

THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 3031

81-157

Thomas P. Skipper
Professional Surveyor and Mapper
16 East Washington Street
Quincy, Florida 32351
(850) 627-9754

31 March 2023

Legal Description for Mainline Contracting, Inc.
30 foot strip of land – roadway access easement from
Pat Thomas Parkway to a 44.70 acre tract of land

A 30.00 foot strip of land lying in the North one half of Section 7, Township 1 South, Range 4 West, Gadsden County, Florida, the centerline of which described as follows:

COMMENCE at a found terra-cotta monument (5 inch diameter) marking the Northwest corner of said Section 7, and run;

Thence North 89 degrees 32 minutes 38 seconds East along the Northern boundary of said Section 7 a distance of 1030.00 feet to a point, said point being North 02 degrees 11 minutes 34 seconds West 600.80 feet from a point marking the POINT OF TERMINUS of said centerline.

Thence continue North 89 degrees 32 minutes 38 seconds East along said Northern boundary a distance of 4399.45 feet to a found concrete monument/axle known as marking the Northeast corner of said Section 7;

Thence South 00 degrees 40 minutes 46 seconds East along the Eastern boundary of said Section 7 a distance of 1091.17 feet to a re-bar (LS 5831) lying on the Northwesterly right of way boundary of Pat Thomas Parkway (State Road No. 267 – 100 foot right of way);

Thence South 70 degrees 38 minutes 27 seconds West along said Northwesterly right of way boundary a distance of 173.79 feet to a Department of Transportation re-bar (5/8 inch) marking a point of curve to left;

Thence Southwesterly along said Northwesterly right of way boundary and said curve with a radius of 2914.93 feet through a central angle of 00 degrees 49 minutes 02 seconds for an arc distance of 41.58 feet (the chord of said arc South 70 degrees 13 minutes 56 seconds West 41.58 feet) to a point for the POINT OF BEGINNING of said centerline.

From said POINT OF BEGINNING thence North 13 degrees 31 minutes 46 seconds West 269.38 feet to a point;

Thence North 01 degree 52 minutes 47 seconds West 369.49 feet to a point;

Thence North 02 degrees 15 minutes 30 seconds East 198.22 feet to a point being the beginning of a curve, concave to the Southwest;

Thence Northwesterly along said curve with a radius of 66.94 feet through a central angle of 72 degrees 10 minutes 14 seconds for an arc distance of 84.32 feet (the chord of said arc being North 40 degrees 51 minutes 50 seconds West 78.85 feet) to a point marking the end of said curve and marking the beginning of a curve concave to the Northeast;

Thence Northwesterly along said curve with a radius of 961.15 feet through a central angle of 09 degrees 28 minutes 39 seconds for an arc distance of 158.99 feet (the chord of said arc being North 71 degrees 18 minutes 23 seconds West 158.81 feet) to a point marking the end of said curve and marking the beginning of a curve concave to the Southwest;

Thence Northwesterly along said curve with a radius of 366.26 feet through a central angle of 17 degrees 03 minutes 47 seconds for an arc distance of 109.07 feet (the chord of said arc being North 74 degrees 49 minutes 46 seconds West 108.67 feet) to a point marking the end of said curve and marking the beginning of a curve concave to the Southeast;

Legal Description for Mainline Contracting, Inc.
30 foot strip of land – roadway access easement
from Pat Thomas Parkway to a 44.70 acre tract of land

Thence Southwesterly along said curve with a radius of 1084.55 feet through a central angle of 21 degrees 42 minutes 30 seconds for an arc distance of 410.91 feet (the chord of said arc being South 85 degrees 10 minutes 48 seconds West 408.46 feet) to a point marking the end of said curve and marking the beginning of a curve concave to the Southeast;

Thence Southwesterly along said curve with a radius of 1849.35 feet through a central angle of 05 degrees 49 minutes 33 seconds for an arc distance of 188.04 feet (the chord of said arc being South 73 degrees 32 minutes 59 seconds West 187.96 feet) to a point marking the end of said curve and marking the beginning of a curve concave to North;

Thence Westerly along said curve with a radius of 320.09 feet through a central angle of 07 degrees 43 minutes 05 seconds for an arc distance of 43.12 feet (the chord of said arc being South 78 degrees 15 minutes 00 seconds West 43.09 feet) to a point marking the end of said curve;

Thence South 84 degrees 37 minutes 43 seconds West 239.74 feet to a point;

Thence South 70 degrees 59 minutes 45 seconds West 51.10 feet to a point marking the beginning of a curve concave to the Southeast;

Thence Southwesterly along said curve with a radius of 1226.32 feet through a central angle of 15 degrees 48 minutes 38 seconds for an arc distance of 338.40 feet (the chord of said arc being South 73 degrees 09 minutes 35 seconds West 337.32 feet) to a point marking the end of said curve;

Thence South 56 degrees 25 minutes 26 seconds West 94.70 feet to a point marking the beginning of a curve concave to the North;

The Westerly along said curve with a radius of 115.97 feet through a central angle of 42 degrees 41 minutes 44 seconds for an arc distance of 86.42 feet (the chord of said arc being South 82 degrees 19 minutes 44 seconds West 84.43 feet) to a point for the end of said curve;

Thence North 78 degrees 37 minutes 52 seconds West 78.60 feet to a point;

Thence North 88 degrees 12 minutes 26 seconds West 243.00 feet to a point marking the beginning of a curve concave to the South;

Thence Westerly along said curve with a radius of 1117.36 feet through a central angle of 06 degrees 50 minutes 30 seconds for an arc distance of 133.42 feet (the chord of said arc being South 84 degrees 57 minutes 03 seconds West 133.35 feet) to a point marking the end of said curve and marking the beginning of a curve concave to the North;

Thence Westerly along said curve with a radius of 1418.96 feet through a central angle of 11 degrees 25 minutes 50 seconds for an arc distance of 283.08 feet (the chord of said arc being North 87 degrees 11 minutes 07 seconds West 282.62 feet) to a point marking the end of said curve;

Thence South 86 degrees 53 minutes 20 seconds West 181.48 feet to a point marking the beginning of a curve concave to the Southeast;

Thence Southwesterly along said curve with a radius of 252.47 feet through a central angle of 26 degrees 44 minutes 09 seconds for an arc distance of 117.81 feet (the chord of said arc being South 64 degrees 27 minutes 47 seconds West 116.74 feet) to a point for the end of said curve;

Thence South 52 degrees 42 minutes 54 seconds West 144.45 feet to a point marking the beginning of a curve concave to the Northwest;

Thence Southwesterly along said curve with a radius of 287.44 feet through a central angle of 30 degrees 58 minutes 58 seconds for an arc distance of 155.43 feet (the chord of said arc being South 67 degrees 27 minutes 52 seconds West 153.55 feet) to a point for the end of said curve;

Thence South 87 degrees 43 minutes 56 seconds West 88.01 feet to a point marking the beginning of a curve concave to the Northeast;

Legal Description for Mainline Contracting, Inc.
30 foot strip of land – roadway access easement
from Pat Thomas Parkway to a 44.70 acre tract of land

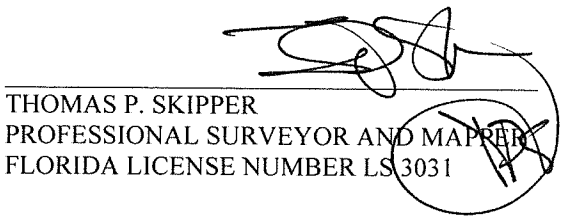
Thence Northwesterly along said curve with a radius of 185.26 feet through a central angle of 52 degrees 10 minutes 59 seconds for an arc distance of 168.73 feet (the chord of said arc being North 66 degrees 10 minutes 13 seconds West 162.96 feet) to a point for the end of said curve;

Thence North 42 degrees 11 minutes 44 seconds West 95.29 feet to a point marking the beginning of a curve concave to the Southwest;

Thence Northwesterly along said curve with a radius of 167.74 feet through a central angle of 52 degrees 52 minutes 40 seconds for an arc distance of 154.81 feet (the chord of said arc being North 71 degrees 56 minutes 33 seconds West 149.37 feet) to a point marking the end of said curve;

Thence South 81 degrees 35 minutes 07 seconds West 515.02 feet to a point;

Thence South 69 degrees 35 minutes 46 seconds West 191.19 feet to a point, being North 89 degrees 32 minutes 38 seconds East 1042.96 feet and South 00 degrees 57 minutes 29 seconds East 600.54 feet from the Point of Commencement and being the POINT OF TERMINUS of said centerline. The side lines of said strip of land to be shortened or prolonged to meet at angle points and lot lines.



THOMAS P. SKIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS 3031

81-157

Florida Environmental and Land Services Inc.

221-4 Delta Court
Tallahassee, Florida 32303
Tel (850) 385-6255

July 15, 2022

Bureau of Historic Preservation
R.A. Gray Building, 4th Floor
500 S. Bronough Street
Tallahassee, Florida 32399-0250

RE: Hwy 267 Gadsden Mining Land Use Assessment/Mainline Contracting LLC Future Land Use (± 50 acres)
Parcel ID#: 6-07-1S-4W-0000-00200-0000 and 6-07-1S-4W-0000-00111-0000 (217.54 acres total) – Owned by Jason Moore Lewis

To Whom it May Concern,

I am requesting a review letter for the above referenced project as required by Gadsden County as a part of the Land Use Amendment Process/Future Land Use Map Amendment Application. The application requires a copy of the Letter to Division of Historical Resources, Dept. of State to determine whether or not there are any historical resources recorded on the site as listed on the Florida Master Site File (Policy 6.4.8).

Hwy 267 Gadsden Mining/Mainline Contracting LLC is approximately 217.54 acres located in Quincy. The project is located west of SR 267 (Pat Thomas Pkwy) in Section 7, Township 1S, Range 4W of Gadsden County, Florida. A location map is included for reference.

There are no structures within the project area. There is 1 dwelling within the entire parcel.

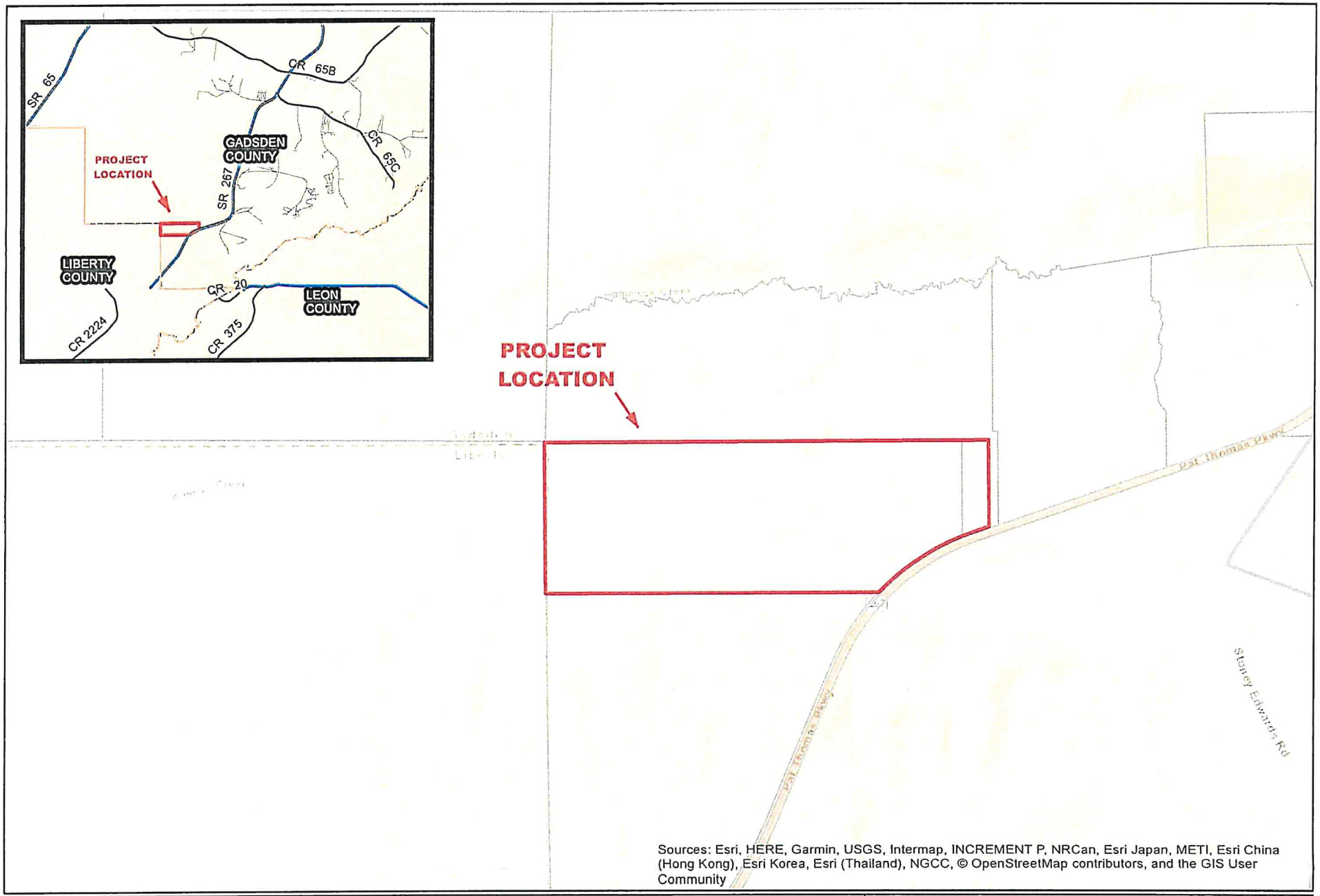
Project Name:	**Hwy 267 Gadsden Mining LUA/Mainline Contracting LLC FLU**
Location Address:	**13480 Pat Thomas Pkwy, Quincy, FL 32351**
Township:	**1 South**
Range:	**4 West**
Section(s):	**7**
County:	**Gadsden**

Please call 850-385-6255 or email elvapeppers@felsi.org if you have any questions.

Sincerely,

Elva Peppers

Elva L. Peppers
President



Florida Environmental & Land Services Inc.
2214 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT:	TITLE:				
Hwy 267 Mine LUA Proposal Figure	Figure 1- Location Map				
GADSDEN COUNTY, FLORIDA	DATE: 7/15/2022	BY: NC	CHECK: EP	FELSI PROJECT # 22-2116	

Parcel Boundary (Approx. 208 Acres)

N

0 550 1,100 2,200 3,300 Feet

Page: 1 Of: 1

Attachment 5

From: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>
Sent: Monday, September 12, 2022 11:21 AM
To: Ellen Robson <erobson@felsi.org>
Subject: RE: Review Letter Request for Land Use Amendment in Gadsden Co.

Search completed; no cultural resources detected

Eman M. Vovsi, Ph.D.
Sr. Data Base Analyst – Florida Department of State
Bureau of Historic Preservation - Florida Master Site File – Tallahassee, FL 32399-0250
– Phone: 850.245.6377 – e-mail: Eman.Vovsi@DOS.MyFlorida.com

"Due to and depending on the requested information, work load and limited staffing, it may take longer than usual to get a response. Thank you for your patience and understanding during this time."

Comprehensive Plan-Future Land Use Map Amendment Application

Policy 1.1.1: *Gadsden County shall regulate the use of land through the adopted land use categories as follows. The Future Land Use Map (Exhibit 1) shall be used to determine the location and extent of development within Gadsden County.*

O. Mining

1) Purpose and Intent – The intent of this category is to provide areas for mining activities, to provide areas for mining activities in the future, and to preserve a valuable economic resource for Gadsden County.

2) Density – None.

3) Allowable Uses – Surface mining; borrow pits; rock quarries; other extraction activities; mining reclamation activities; associated office uses as an accessory to the primary use; agricultural and Silvicultural uses; centralized utilities.

4) Development Restrictions – As pursuant to the Florida Department of Environmental Protection's Mining, Mitigation and Delineation permitting. Mining extraction activities shall be conducted in a manner which will mitigate adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activities shall not interrupt existing residential uses by creating inconsistent and conflicting land uses. Mining uses are not subject to County development order approval provided the mining operation has received approval by applicable federal and state agencies prior to operation and the operation is on land designated as "Mining" on the Future Land Use Map. In addition, any mining operation shall comply with any relevant policies located within the Conservation Element.

Policy 1.1.2: *Future Land Use category boundaries shall follow parcel boundary lines, as depicted on the Property Appraiser's parcel map(s). If a parcel boundary has been amended, and the Future Land Use category no longer follows the parcel boundary, the County's Geographic Information System (GIS) shall be utilized to determine boundaries of the Future Land Use category until such time as the boundary is amended to reflect the current Property Appraiser's parcel map(s).*

The 44.7-acre parcel is the subject of this application. Please see the included application.

Policy 1.2.4: *If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, the developer shall connect to the existing service provider for potable water or sanitary sewer services.*

Talquin Electric stated that the closest waterline is on Gould Road, which is more than one half mile away from the subject property. As such, this policy does not apply to this application.

According to Talquin Electric Cooperative, Inc., the nearest Talquin sanitary sewer is located within and adjacent to the city of Midway, Florida within the intersection of I-10 and U.S. 90, and within the right of way of U.S. 90 west to the Florida Department of

Public Safety (formerly known as the Pat Thomas Law Enforcement Academy) and the Gadsden County East High School. This is greater than one half mile from the project site. No connection to sewer is proposed at this time.

Policy 1.2.5: *If the proposed development is located within one half mile of existing potable water or sanitary sewer infrastructure, and current capacity does not exist to provide for the projected demands of the development, dry lines shall be installed and provided to serve the projected capacities of the development when the service provider obtains the capacity to serve the development.*

Talquin Electric stated that they do not offer sanitary sewer services at the subject property location. Also, no residential classifications are requested; therefore, the proposed uses of this property are not expected to exceed capacity of the existing water system. No sanitary sewer connection is proposed at this time. Neither of these services are within 1/2 mile of the site. The project will not need potable water or septic, however, should they become necessary, permits for a well and septic tank will be applied for.

Policy 1.2.9: *Developments shall only be approved by the County when the adopted levels of service standards meet or exceed the capacities adopted within this Plan. These standards shall include those for potable water, sanitary sewer, solid waste and recreational facilities and services.*

Solid waste services are provided by Waste Pro for Gadsden County. No significant increase in usage is anticipated.

The only proposed future land use is Mining and there is no intent to supply sanitary sewer service. If it becomes necessary, wastewater facilities will be provided through a permitted onsite septic tank system.

No residential classifications are requested; therefore, no recreational facilities are proposed nor are there anticipated impacts of the proposed change of use to the adopted Level of Service Standards for recreational facilities and services.

Policy 1.2.13: *Any applicant for a Future Land Use Map amendment shall at minimum supply the following information to the County when requesting such Map amendment:*

A. Location and amount (in percentage of total parcel) of on-site jurisdictional wetlands.

There are approximately 9.34 acres (21% of the total) of wetlands on the western side of the property. These wetlands are not proposed to be impacted.

B. Availability and capacities of existing and proposed potable water and sanitary sewer utilities.

There is no public or private provision for central sewer service within the area. Due to the fact that the only proposed future land use is Mining, there is no intent

to supply sanitary sewer service. The property use will be only for a mining pit with no office or other buildings. No potential impacts on existing environmental resources are anticipated. No septic systems are required or proposed. According to Talquin Electric Cooperative, Inc., the nearest Talquin sanitary sewer is located within and adjacent to the city of Midway, Florida within and near the intersection of I-10 and U.S 90 and within the right of way of U.S. 90 west to the Florida Department of Public Safety (formerly known as the Pat Thomas Law Enforcement Academy) and the East Gadsden High School.

C. Proposed location of ingress and egress of development.

An existing drive enters from Pat Thomas Parkway and extends to the subject property. This drive is proposed to remain in place and access will remain available through a 30' wide easement.

D. Distance and location of nearest same land use category.

The nearest same land use designation (mining) is the CR 267 mining operation owned by CW Roberts Contracting, Inc. It is 3.5 miles due northeast from the subject parcel. It is located on CR 267.

E. Description of adjacent land use categories.

The adjacent land use designations include Agriculture 3 and Silviculture. Those properties include:

- Seminole Wind, Land, & Timber, Co., directly to the north and east of the subject property, currently designated as Ag-3.
- FIA Timber Growth Florida 1, directly to the south of the subject property, currently designated as Ag-3.
- Lake Talquin Timberlands, LLC, directly to the northwest of the subject property, currently designated as Silviculture.
- Mainline Contracting, directly to the east, currently designated as Ag-3

F. In addition, for any land use category which supports residential development:
1) Existing and proposed school capacities (See Policy 10.6.1).
2) Existing and proposed park space (See Policy 6.3.3).

Residential development is not proposed.

Policy 1.2.16: *As recognition that agriculture operations are a viable business in Gadsden County, existing agricultural uses and operations shall be protected from residential encroachment. Proposed residential development adjacent to lands (**Future Land Use Element** Gadsden County Comprehensive Plan August 2, 2016, Page 10 of 16) designated as Agriculture*

on the Future Land Use Map shall demonstrate compatible development plans to the agriculture use and/or operations prior to the issuance of a development order.

This policy does not apply to this application. The applicant is not proposing any residential development on this property.

Policy 1.2.19: *No large-scale land use amendment shall be approved which converts lands from any Agriculture land use category to the Rural Residential land use category unless a development agreement is recorded which requires the development to be served by central water and sewer utilities, or a wastewater package plant.*

This policy does not apply to this application. The applicant is not proposing to convert land to rural residential.

Policy 1.4.1: *New non-residential development which is proposed contiguous to lands designated Rural Residential on the Future Land Use Map shall be of a scale and intensity appropriate to the existing residential development.*

The applicant is not proposing any development contiguous to lands designated as rural residential.

Policy 1.4.2: *Neighborhood character shall be preserved and promoted by working toward maintaining compatibility of surrounding land uses.*

The applicant is not proposing any residential development on this property. This property is located within areas that utilize an Agriculture or Mining land use. There are two rural-residential areas approximately 2.5 miles northeast of the subject parcel.

Policy 1.4.5: *A compatibility analysis shall be submitted by the applicant for any proposed land use change contiguous to existing land designated Rural Residential on the Future Land Use Map. Compatibility shall mean a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*

This policy does not apply to this application. The land use designation of rural residential is not contiguous to the property.

Policy 2.2.3: *The minimum levels of service for roadways within Gadsden County shall be evaluated at a PM peak hour volume data and shall be as follows:*

Principal Arterial, Interstate RURAL……LOS B
Principal Arterial, Interstate URBAN……LOS B
Principal Arterial, Other RURAL……LOS C
Principal Arterial, Other URBAN……LOS C
Minor Arterial, RURAL……LOS C
Major Collector, RURAL……LOS D
Minor Collector, URBAN…… LOS D

Minor Collector, RURAL.....LOS D
Minor Collector URBAN.....LOS D

The ITE code used was General Heavy Industrial 120. The rate is 2.16/acre in the ITE table. It would not be accurate to consider 100% of the built-out project area as generating traffic because only one section of a pit with only one or two loaders operating at one time is the norm for the industry. The daily trips is estimated to be maximum of 40 trips per day. This estimation is based upon similar project industry experience; however, the trips are highly variable and some days there may be no traffic if there is no project being served and some days there may be 40 trips. Typically, the busiest time of day is morning until mid-afternoon. The estimate of 10 trucks per hour during peak hours was a conservative worst-case estimate. There is no retail traffic. The traffic is limited to a couple trips per day for the employees who operate the backhoes and the trucks that come to fill up. Project impacts are not expected to impact roadway service requirements. We were unable to locate the current segments and LOS for SR267 or SR 20 for the preparation of this application, the link provided on the application form was not functional.

Policy 4A.1.3: *New development within one-quarter (1/4) mile of an existing centralized sewage disposal system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.*

This policy does not apply to this application. The applicant is not proposing any new development.

Policy 4B.1.2: *New development within one-quarter (1/4) mile of an existing centralized or public potable water supply system shall be required to connect to the existing system prior to the issuance of any Certificate of Occupancy by the Building Official.*

This policy does not apply to this application. The applicant is not proposing any new development.

Policy 5.3.2: *Development shall be required to maintain a fifty (50) foot minimum natural setback around all FDEP and U.S. Army Corps of Engineers jurisdictional wetlands with exception to utility and transportation networks and water dependent uses such as docks and platforms.*

A 50-foot setback from wetlands is proposed.

Policy 5.3.3: *The location of septic tanks and drain fields shall be prohibited within one hundred (100) feet of all perennial rivers, streams, creeks, lakes, and wetlands.*

This policy does not apply to this application. Should these facilities become necessary, permits will be applied for, and tanks will be located more than 100 feet from wetlands.

Policy 5.3.4: *Any amendment to the Future Land Use Map shall consider the impact to the functionality of adjacent and on-site wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with*

other principles, guidelines, standards, and regulations in this Plan and the Land Development Code.

The Mining LUA request complies with **Objective 5.3** which requires that projects maintain a 50-foot natural buffer around wetlands on the subject parcel. The project proposes that extraction will not occur within 50 feet of the jurisdictional wetlands.

Policy 5.4.4: *The County shall protect Endangered and Threatened Species by requiring the following to be submitted in conjunction with any Comprehensive Plan Map amendment request to a more intense category which is more than ten (10) acres. Such assessment may be conducted with readily available information through desktop GIS and/or the most recent state agency published documentation.*

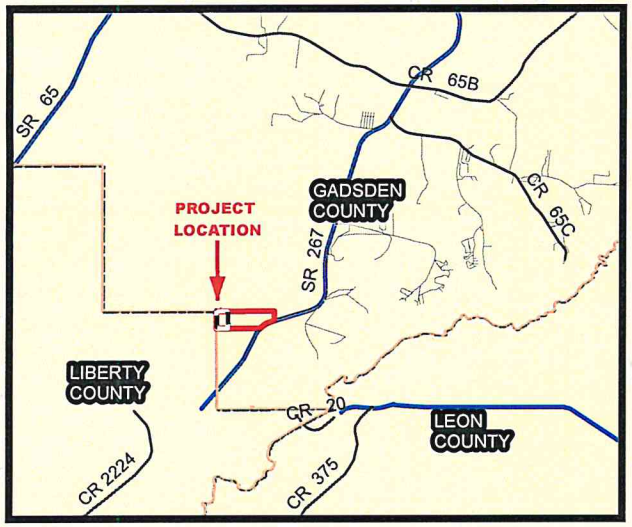
(a) Any finding that lists any Endangered or Threatened Species located on site,
(b) Soil types on site as noted in the Soil Survey in Policy 5.2.11,
(c) Wetlands on site as shown on the National Wetlands Inventory.

Please see the Environmental Survey Report prepared by Florida Environmental and Land Services, Inc. included with this application.

Policy 5.6.2: *Mining in environmentally sensitive areas as defined in Policies 5.2.1 and 5.3.1 within Gadsden County which cannot be reclaimed shall be prohibited. Such ability for reclamation shall be as determined by the state permitting process.*

The applicant is permitting the project through the NWFWMD and will file the appropriate reclamation plans with the Department as well.

Addressing items 7 – 10 from Pre-application Review Comments: A Concurrency Review Application is included in this application. No buildings are proposed. The site will comply with sign, parking, and stormwater management standards. A NWFWMD permit will be applied for. Max development intensities will be less that 75%.



PROJECT LOCATION

EASEMENT PARCEL

Hammock Creek

Gadsden

Liberty

Pothmon Creek

Pat Thomas Pkwy

267

Pat Thomas Pkwy

Stoney Edwards Rd

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Florida Environmental & Land Services Inc.
221-4 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT:	TITLE:			
Hwy 267 Mine LUA	Figure 1- Location Map			
GADSDEN COUNTY, FLORIDA	DATE: 4/27/2023	BY: NC	CHECK: EP	FELSI PROJECT # 22-2116

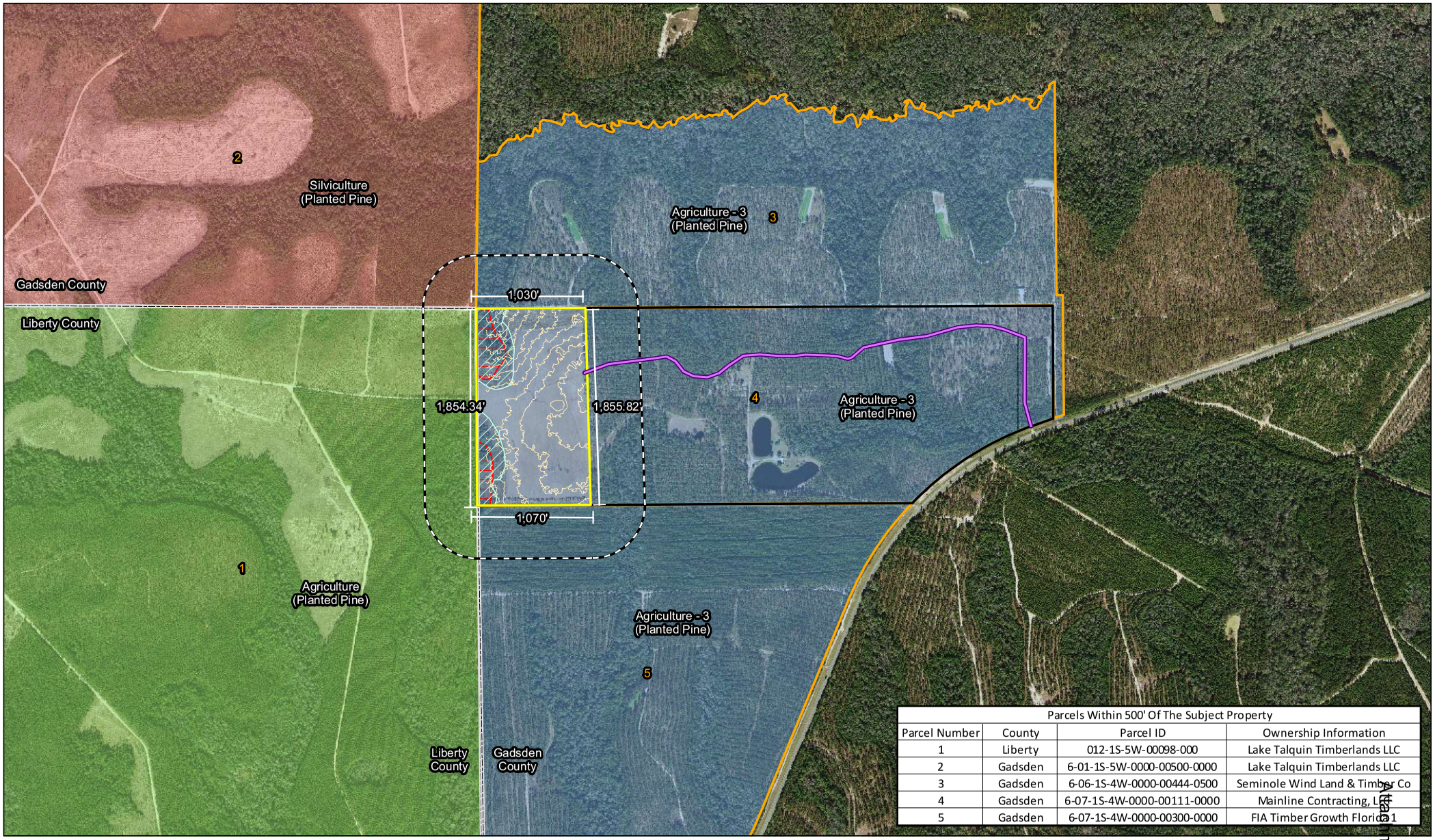
Easement Parcel Boundary
Access Easement
Proposed Project Location

N

0 550 1,100 2,200 3,300 Feet

Page: 1 Of: 1

Attachment 5



Parcels Within 500' Of The Subject Property			
Parcel Number	County	Parcel ID	Ownership Information
1	Liberty	012-1S-5W-00098-000	Lake Talquin Timberlands LLC
2	Gadsden	6-01-1S-5W-0000-00500-0000	Lake Talquin Timberlands LLC
3	Gadsden	6-06-1S-4W-0000-00444-0500	Seminole Wind Land & Timber Co
4	Gadsden	6-07-1S-4W-0000-00111-0000	Mainline Contracting, LL
5	Gadsden	6-07-1S-4W-0000-00300-0000	FIA Timber Growth Florida 1

Florida Environmental & Land Services Inc.
221-4 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT: **Hwy 267 Mine LUA**
GADSDEN COUNTY, FLORIDA

TITLE: **Figure 2 - Existing Conditions**

DATE:	BY:	CHECK:	PROJECT #:
4/27/2023	NC	EP	22-2116

Proposed Project Area (44.70 Acres Total)
Easement Parcel Boundary
500' Buffer
Access Easement
Gadsden County Line Boundary
Parcels Within 500'
Delineated Wetlands (9.34 Acres)
100-Year Zone A FEMA Floodplain
2' Contours (NWFWMD)

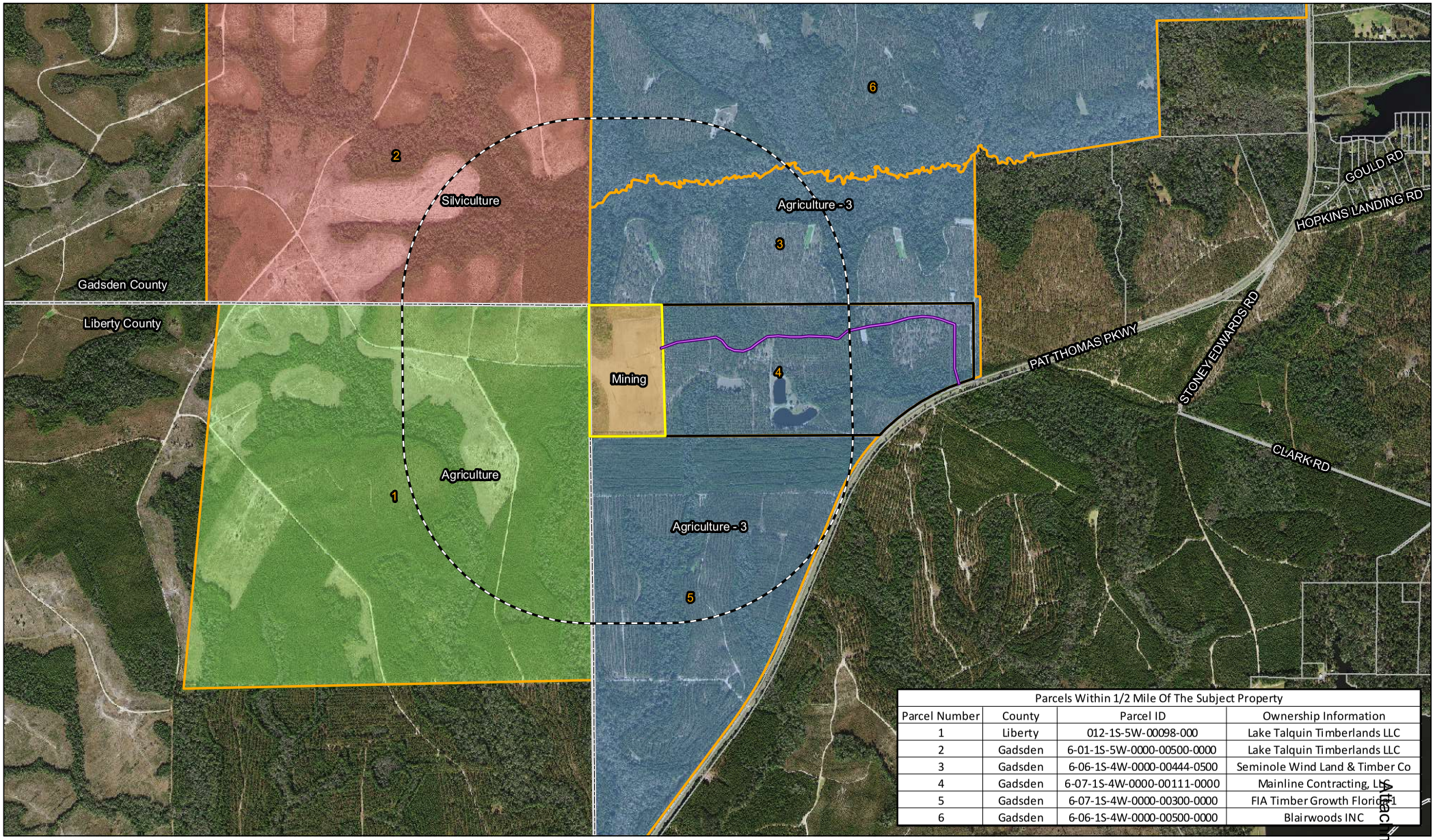
Existing Land Use
Agriculture
Agriculture-3
Silviculture

N
0 295 590 1,180 1,770 Feet

FDOT AERIALS 2022

PAGE: 1
PAGE: 1

Attachment 5



Parcels Within 1/2 Mile Of The Subject Property			
Parcel Number	County	Parcel ID	Ownership Information
1	Liberty	012-1S-5W-00098-000	Lake Talquin Timberlands LLC
2	Gadsden	6-01-1S-5W-0000-00500-0000	Lake Talquin Timberlands LLC
3	Gadsden	6-06-1S-4W-0000-00444-0500	Seminole Wind Land & Timber Co
4	Gadsden	6-07-1S-4W-0000-00111-0000	Mainline Contracting, LLC
5	Gadsden	6-07-1S-4W-0000-00300-0000	FIA Timber Growth Florida 1
6	Gadsden	6-06-1S-4W-0000-00500-0000	Blairwoods INC

Attachment 5

Florida Environmental & Land Services Inc.
221-4 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT: Hwy 267 Mine LUA
GADSDEN COUNTY, FLORIDA

TITLE: **Figure 3 - Proposed Conditions**

DATE:	BY:	CHECK:	PROJECT #:
4/27/2023	NC	EP	22-2116

Proposed Project Area (44.70 Acres Total)
Easement Parcel Boundary (217.54 Acres)
1/2 Mile Buffer
Parcels Within 1/2 Mile
Access Easement
Gadsden County Line Boundary
Proposed Land Use
Agriculture
Agriculture-3
Mining
Silviculture

N
0 445 890 1,780 2,670 Feet

FDOT AERIALS 2022

Gadsden COUNTY
PLANNING AND COMMUNITY DEVELOPMENT

1-B East Jefferson Street, Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

APPLICATION FOR CONCURRENCY REVIEW

Parcel Identification Number: 6-07-1S-4W-0000-00200-0000,
Location/Address: 13480 Pat Thomas Pkwy, Quincy, FL 32351

Property Owner (Print): Mainline Contracting (Jason Lewis)
Address: 13480 Pat Thomas Pkwy City: Quincy State: FL Zip: 32351
Phone: (850) 545-4974 E-Mail: jmlewis@teamdowdy.com

Authorized Representative (Print): Elva Peppers (FELSI)
Address: 221-4 Delta Court City: Tallahassee State: FL Zip: 32303
Phone: (850) 385-6255 E-Mail: elvapeppers@felsi.org

Preliminary Development Orders may be issued without a concurrency evaluation. At the applicant's option, concurrency evaluation may be deferred until a site development construction plan development order is applied for. No building permit will be issued until concurrency review is approved.

Submittal Requirements:

☑ Fee ($110.00). Checks to be made out to the Gadsden County Board of County Commissioners

☑ Completed Application

☑ Transportation and/or turn lane analysis (as required by County Engineer and/or FDOT)

Size of the project parcel: 44.70 # of Phases: 1

Specific Uses or uses proposed to be expanded: Mining

Type and # of Residential Units (single family, duplex, multi-family, etc.): NA

Type and Square footage of non-residential uses (e.g. club house, restaurant, office, manufacturing, etc.): NA

Gross Floor Area (GFA), Square footage and number of units for each phase:

Existing GFA, # of units and/or square footage: NA

Proposed GFA, # of units and/or square footage: NA

Total GFA, # of units and/or square footage: NA

Stormwater:

✓ On site _____ Master stormwater system

Water:

_____ Central Water System _____Well(s), on-site

Sewer:

_____ Central Sewer _____ Central, Package Plant __1__ Septic System _____ Septic, Advanced treatment,

Transportation Impacts:

ITE Code and Existing Level of Service (Attach additional tables & data if necessary.) Include Trips generated by the proposed project using the latest ITE Trip-Generation Handbook.

ITE Code	Land Use	# Units	Daily Trips	Peak Hour Trips
120	General Heavy Industrial	NA	40	10
	Totals		40	10

Include the following information for State & County roads impacted by the proposed development.

Road	Segment	Maximum Service Volume	LOS	Existing Peak Hour Volume	PM Peak Hour Trips Added	New Peak Hour Volume
SR 267					10	

LOS standards do not apply to local roads. LOS information required may be obtained from the FDOT District 3 Level of Service Tables at http://www.fdot.gov/planning/systems/programs/SM/los/districts/district3/2016/Gadsden.pdf.

Public School Capacity:

Planning will calculate impact to LOS based on # of Residential units proposed.

Parks:

Planning will calculate impact to LOS based on # of Residential units proposed.

I hereby certify that the information contained in this application is true and accurate and that I am either the owner or the subject property, or am the authorized representative of the property owner in regards to this matter.

_____ I AM THE OWNER

__✓__ I AM THE LEGAL AUTHORIZED REPRESENTATIVE OF THE OWNER (Reference attached Authorization to Represent submitted with the development application.)

Elva Reppen 3-10-2023

Signature of Owner or Authorized Representative Date

Florida Environmental and Land Services Inc.

221-4 Delta Court
Tallahassee, Florida 32303
Tel (850) 385-6255

ENVIRONMENTAL SURVEY REPORT
August 2022

Florida Environmental and Land Services, Inc. (FELSI) conducted a site visit on August 22, 2022, to determine the extent of jurisdictional wetlands, as defined by Rule 62-340, F.A.C. and the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual, on the subject parcel. The area was also reviewed for threatened and endangered species. The subject parcel (Parcel ID 6-07-1S-4W-0000-00200-0000) evaluated for this assessment is approximately 44.7 acres located west of Pat Thomas Parkway in Section 7, Township 1 South, Range 4 West in Gadsden County, Florida. The adjacent parcel to the east (Parcel ID 6-07-1S-4W-0000-00111-0000) was used to access the subject parcel and areas along the road were reviewed for threatened and endangered species.

Wetlands were delineated in 2 areas of the western edge of the parcel and the flags documented using sub-meter GPS. Both wetlands can be classified by the Florida Land Use, Cover and Forms Classification System (FLUCCS-FDOT,1999) as Freshwater Marsh (FLUCCS 641) and Mixed Forested Wetland (FLUCCS 630). The upland can be classified as cleared Planted Pine (FLUCCS 441c). A systematic survey for threatened gopher tortoises (*Gopherus polyphemus*) was not conducted but several possibly active burrows were noted along the road. Prior to commencement of ground disturbing activity within uplands, a gopher tortoise survey should be completed. If any burrows are found, they are regulated by the FWC and a permit may be required. No other threatened or endangered species were observed.

The road used to access the subject property runs through the adjacent parcel to the east. Wetlands on this parcel were identified using the National Wetland Inventory (NWI) data and shown on Figure 2.

Soils on the site described by the USDA Natural Resources Conservation Service are shown in Table 1. Soils, wetlands, FLUCCS, and gopher tortoise burrows are shown in Figure 2.

Table 1: Soil Information for the Subject Property.

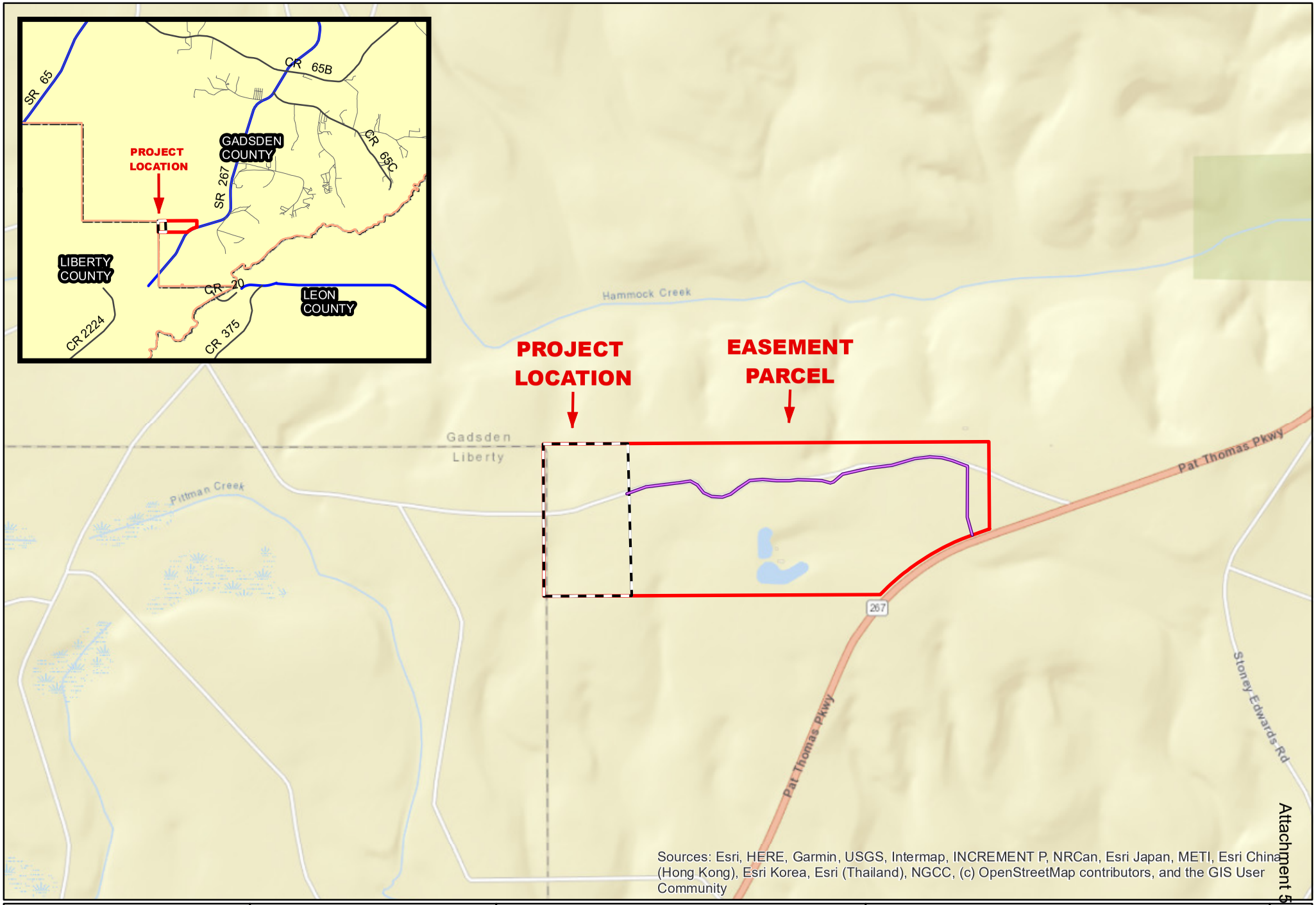
Symbol	Soil Name	Description of Soil	Depth to Water Table	Hydric
30	Lakeland sand, 0 to 5 percent slopes	Excessively drained sand	More than 80 inches	No
51	Plummer sand, 0 to 5 percent slopes	Poorly drained sand	6 to 12 inches	No
79	Hurricane and Chipley soils, 0 to 3 percent slopes	Somewhat poorly drained sand	24 to 42 inches	No
83	Foxworth-Lakeland complex, 5 to 15 percent slopes	Moderately well-drained sand	42 to 72 inches	No
88	Rutlege, Bibb, and Surrency soils, frequently flooded	Very poorly drained sand	0 to 6 inches	Yes

Thank you for the opportunity to provide this evaluation. Should you have any questions, please feel free to call our office at 850-385-6255.

Sincerely,



Elva L. Peppers, President



Attachment 5

Florida Environmental & Land Services Inc.
221-4 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT:
Hwy 267 Mine LUA
GADSDEN COUNTY, FLORIDA

TITLE:
Figure 1- Location Map

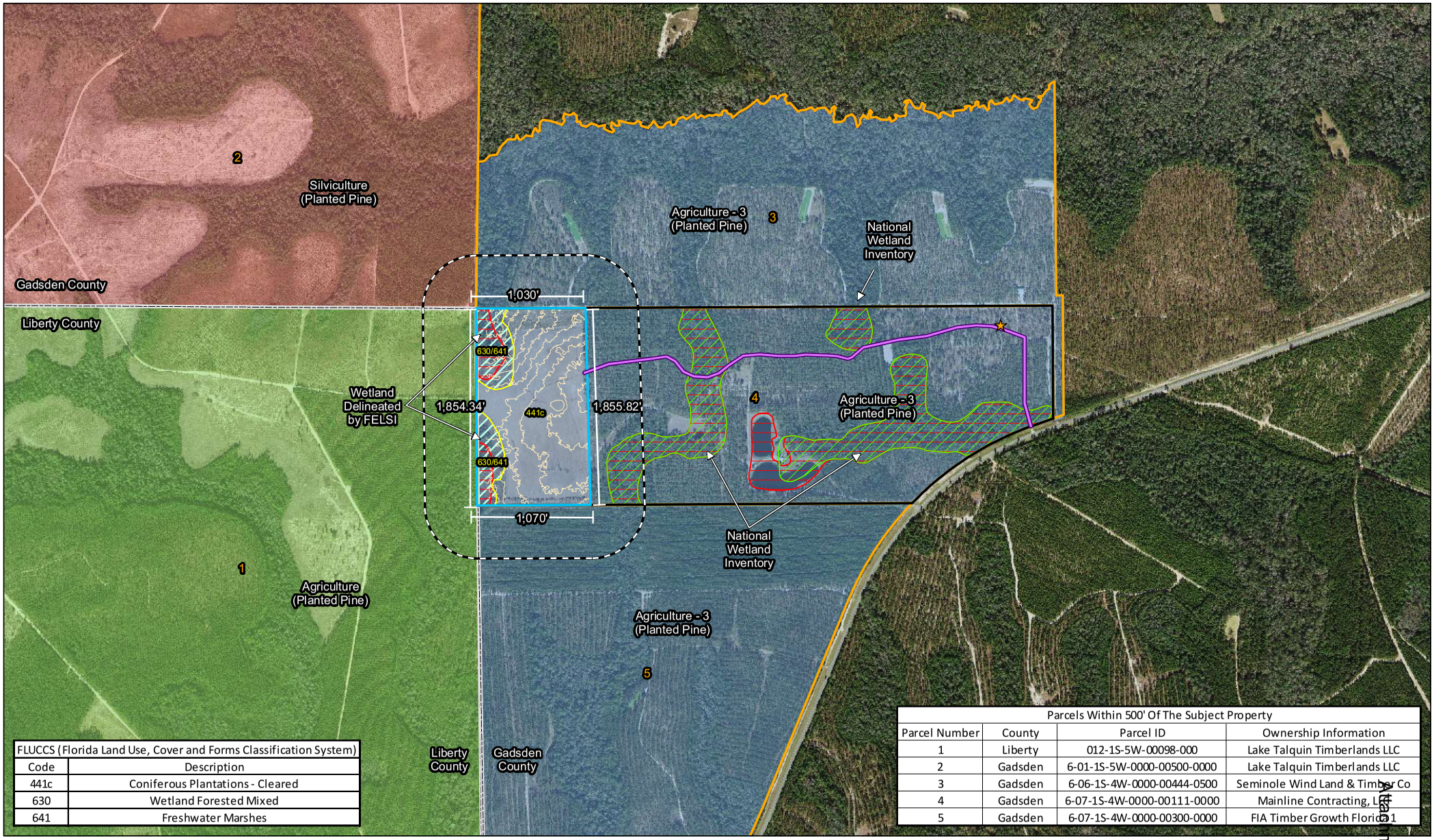
DATE:	BY:	CHECK:	FELSI PROJECT #
4/27/2023	NC	EP	22-2116

Easement Parcel Boundary
Access Easement
Proposed Project Location

0 550 1,100 2,200 3,300 Feet

N

Page: 1
Of: 1



FLUCCS (Florida Land Use, Cover and Forms Classification System)	
Code	Description
441c	Coniferous Plantations - Cleared
630	Wetland Forested Mixed
641	Freshwater Marshes

Parcels Within 500' Of The Subject Property			
Parcel Number	County	Parcel ID	Ownership Information
1	Liberty	012-1S-5W-00098-000	Lake Talquin Timberlands LLC
2	Gadsden	6-01-1S-5W-0000-00500-0000	Lake Talquin Timberlands LLC
3	Gadsden	6-06-1S-4W-0000-00444-0500	Seminole Wind Land & Timber Co
4	Gadsden	6-07-1S-4W-0000-00111-0000	Mainline Contracting, LLC
5	Gadsden	6-07-1S-4W-0000-00300-0000	FIA Timber Growth Florida 1

Florida Environmental & Land Services Inc.
221-4 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT: **Hwy 267 Mine LUA**
GADSDEN COUNTY, FLORIDA

TITLE: **Figure 2 - Existing Conditions**

DATE:	BY:	CHECK:	PROJECT #:
5/16/2023	NC	EP	22-2116

Proposed Project Area (44.70 Acres Total)
Easement Parcel Boundary
500' Buffer
Access Easement
Gadsden County Line Boundary
Parcels Within 500'
Delineated Wetlands (9.34 Acres)
National Wetland Inventory Estimated Wetlands (41.29 Acres)
100-Year Zone A FEMA Floodplain (4.63 Acres in Project Area)
FLUCCS
2' Contours (NWFWMD)
PO GT Burrow

Existing Land Use
Agriculture
Agriculture-3
Silviculture

N
0 295 590 1,180 1,770 Feet

FDOT AERIALS 2022

PAGE: 1
PAGE: 1

Attachment 5

Gadsden Mine
Environmental Survey Report
Gadsden County, Florida



August 2022
Revised June 2023

Prepared by:

Florida Environmental and Land Services Inc.
221-4 Delta Court, Tallahassee, FL 32303
850-385-6255 | www.felsi.net

Gadsden Mine
Environmental Survey Report
Gadsden County, Florida

I. Introduction

Florida Environmental and Land Services, Inc. (FELSI) conducted a site visit on August 22, 2022, to determine the extent of jurisdictional wetlands, as defined by Rule 62-340, F.A.C. and the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual, on the subject parcel. The area was also reviewed for threatened and endangered species. The subject parcel (Parcel ID 6-07-1S-4W-0000-00200-0000) evaluated for this assessment is approximately 44.7 acres located west of Pat Thomas Parkway in Section 7, Township 1 South, Range 4 West in Gadsden County, Florida. The adjacent parcel to the east (Parcel ID 6-07-1S-4W-0000-00111-0000) was used to access the subject parcel and areas along the road were reviewed for threatened and endangered species.

Wetlands were delineated in two areas of the western edge of the parcel and the flags documented using sub-meter GPS. Both wetlands can be classified by the Florida Land Use, Cover and Forms Classification System (FLUCCS-FDOT,1999) as Freshwater Marsh (FLUCCS 641) and Mixed Forested Wetland (FLUCCS 630). The upland can be classified as cleared Planted Pine (FLUCCS 441c). A systematic survey for threatened gopher tortoises (*Gopherus polyphemus*) was not conducted but several possibly active burrows were noted along the road. Prior to commencement of ground disturbing activity within uplands, a gopher tortoise survey should be completed. If any burrows are found, they are regulated by the Florida Fish and Wildlife Conservation Commission (FWC), and a permit may be required. No other threatened or endangered species were observed.

The road used to access the subject property runs through the adjacent parcel to the east. Wetlands on this parcel were identified using the National Wetland Inventory (NWI) data and are shown on Figure 2. Soils, wetlands, FLUCCS, and gopher tortoise burrows are shown in Figure 2.

II. Soil Characteristics

The soil series and descriptions, as described by the USDA Natural Resources Conservation Service (NRCS), found within the subject property and the adjacent property to the east are listed below in Table 2. *Lakeland sand, 0-5% slopes* is the predominant soil type within the project area.

Table 1: Soil Information for the Subject Property.

Symbol	Soil Name	Description of Soil	Depth to Water Table	Hydric
30	Lakeland sand, 0 to 5 percent slopes	Excessively drained sand	More than 80 inches	No
51	Plummer sand, 0 to 5 percent slopes	Poorly drained sand	6 to 12 inches	No
79	Hurricane and Chipley soils, 0 to 3 percent slopes	Somewhat poorly drained sand	24 to 42 inches	No
83	Foxworth-Lakeland complex, 5 to 15 percent slopes	Moderately well-drained sand	42 to 72 inches	No
82	Chipley-Foxworth Complex, 0-5% Slopes	Somewhat poorly drained	24 to 36 inches	No
88	Rutlege, Bibb, and Surrency soils, frequently flooded	Very poorly drained sand	0 to 6 inches	Yes
91	N/A	N/A	N/A	Unranked

III. Wildlife and Listed Species

Prior to initiating site-specific surveys, an online records search was conducted through the United States Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System and the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix for known federal and state protected species occurrence within the project area vicinity. Based on this review, no federally designated critical habitat has been recorded within the project area. IPaC reported the red-cockaded woodpecker (*Picoides borealis*), eastern indigo snake (*Drymarchon couperi*), Chapman's rhododendron (*Rhododendron chapmanii*), Godfrey's butterwort (*Pinguicula ionantha*), and white birds-in-a-nest (*Macbridea alba*) as federally listed species potentially affected by activities within the project area. FNAI reported Chapman's rhododendron as a likely element for the vicinity. Potential habitat utilization by listed species is discussed below and summarized in Table 2.

Federally Protected Species

Federally listed Threatened and Endangered Species are afforded protection by the Endangered Species Act (16 U.S.C. 1531-1544, ESA). Federally listed Threatened and Endangered species are also protected by Florida's Endangered and Threatened Species Rule (F.A.C. 68A-27.003.1).

Red-cockaded Woodpecker (*Picoides borealis*)

The red-cockaded woodpecker is an ESA listed Endangered species. Ideal habitat for the red-cockaded woodpecker is mature pine forests, with a preference for longleaf pines that average 80-120 years old. The vegetative composition within the project area does not provide suitable habitat for the red-cockaded woodpecker. Pine forests are present east of the project area; however, the pines are not longleaf pine and have not reached sufficient maturity to provide nesting habitat for the species. No red-cockaded woodpeckers or nests were observed during the survey, and potential utilization of the site by the species is deemed low.

Eastern Indigo Snake (*Drymarchon couperi*)

The eastern indigo snake is a commensal of the gopher tortoise which is afforded protection as a Threatened species by the ESA. Female eastern indigo snakes typically lay their eggs in gopher tortoise burrows. According to review of recent range and distribution of the species, eastern indigo snakes are possibly extirpated or very rare within the Florida Panhandle (USFWS, 2019). For this reason, potential utilization by the species within the project area is deemed low.

Chapman's Rhododendron (*Rhododendron chapmanii*)

Chapman's rhododendron is a flowering shrub afforded protection as an ESA listed Endangered species endemic to Gulf, Gadsden, and Liberty County. According to FNAI, habitat for the species includes wet, mesic, or dry scrubby flatwoods, borders of titi or bay swamps, disturbed areas, or pine plantations. Chapman's rhododendron was not observed during the environmental survey; however, there may be habitat for the species along the ecotone between the Wetland Forested Mixed and Freshwater Marsh wetlands found on the western side of the project area. Potential occurrence of the species is deemed moderate. These areas are protected as wetlands, are not within the project area proposed for disturbance and are not anticipated to be impacted by the proposed project.

The project area is within the Florida Forever Hosford Chapman's Rhododendron Protection Zone project area. Florida Forever is a state program for voluntary conservation measures by willing property owners and the State of Florida. The project is proposed as less-than-fee (conservation easement only) and was added to the Florida Forever priority list in 2002. At the time of this report, 0 of the 6,923 project acres have been acquired for the project. The highest priority portions of the Florida Forever project are not located on this property. The current property owner would have to negotiate purchase of the easement directly with the state to effectuate conservation of the lands.

Godfrey's Butterwort (*Pinguicula ionantha*)
Godfrey's butterwort is a perennial herb afforded protection as an ESA listed Threatened species. It is listed as a state endangered species in Florida. Suitable habitat for the species includes seepage slopes, bogs, transition zones between flatwoods/wet prairies and cypress stringers, roadside ditches, and depressions in wet pine flatwoods and wet prairies. It is often found in shallow standing water. According to FNAI, over half of the known populations of the species are within the Apalachicola National Forest. Management through prescribed fire is needed to prevent encroachment by shrubs and to promote flowering in this species. Due to current range limitations of the species and the lack of prescribed fire management in the project area, and potential occurrence of the species is deemed low.

White-birds-in-a-nest (*Macbridea alba*)
This perennial herb is afforded protection as an ESA listed Threatened species and is listed Endangered in Florida. Suitable habitat for the species is wet to mesic pine flatwoods and associated roadsides. Most recorded occurrences of the species are in the Apalachicola National Forest; the species has not been vouchered in Gadsden County. Due to known range limitations and lack of suitable habitat, potential occurrence of white-birds-in-a-nest within the project area is deemed low.

State Protected Species
State-only listed species are protected by Florida's Endangered and Threatened Species Rule (68A-27.003, F.A.C.). The Florida Fish and Wildlife Conservation Commission (FWC) maintains the list of animal species that have been awarded state listing and associated regulatory protections. The Florida Department of Agriculture and Consumer Services (FDACS) maintains the list of plant species that have been awarded state listing. The complete list of state regulated Endangered, Threatened and Commercially Exploited plants are found in the Regulated Plant Index, Chapter 5B-40.0055, F.A.C.

Florida Black Bear (*Ursus americanus floridanus*)
The Florida black bear is no longer state listed as a Threatened species; however, the species is protected under Rule 68A-4.009, F.A.C., the Black Bear Conservation Plan. According to the FWC Eastern Panhandle BMU Range Map (2019), the project area is within the occurrence designation of 'frequent'. Potential habitat for the species within the project area is considered moderate. It is recommended by the FWC that visitors and residents abide by the Southeastern Association of Fish and Wildlife Agencies BearWise Recognition Program Guidelines (bearwise.org) to avoid human-bear interactions during construction activities and after development. Proper removal and securing of food and trash are key components of this effort.

Gopher Tortoise (*Gopherus polyphemus*)
The gopher tortoise is a state-designated Threatened species in Florida and was indicated by FNAI as a species with potential to occur in the project area vicinity. As per Florida Code and rule 68A-27.004, the gopher tortoise is listed as a threatened species and shall be afforded protection:

> "No person shall take, attempt to take, pursue, hunt, harass, capture, possess, sell or transport any gopher tortoise or parts thereof or their eggs, or molest, damage, or destroy gopher tortoise burrows, except as authorized by Commission permit or when complying with Commission approved guidelines for specific actions which may impact gopher tortoises and their burrows. Permits will be issued based upon whether issuance would further management plan goals and objectives."

Potentially occupied gopher tortoise burrows were observed adjacent to the access road to the project area during the environmental survey. No burrows were observed within the project area. A 100% survey performed according to FWC guidelines should be performed within 90 days of commencement of clearing or construction activities within the project area.

Summary

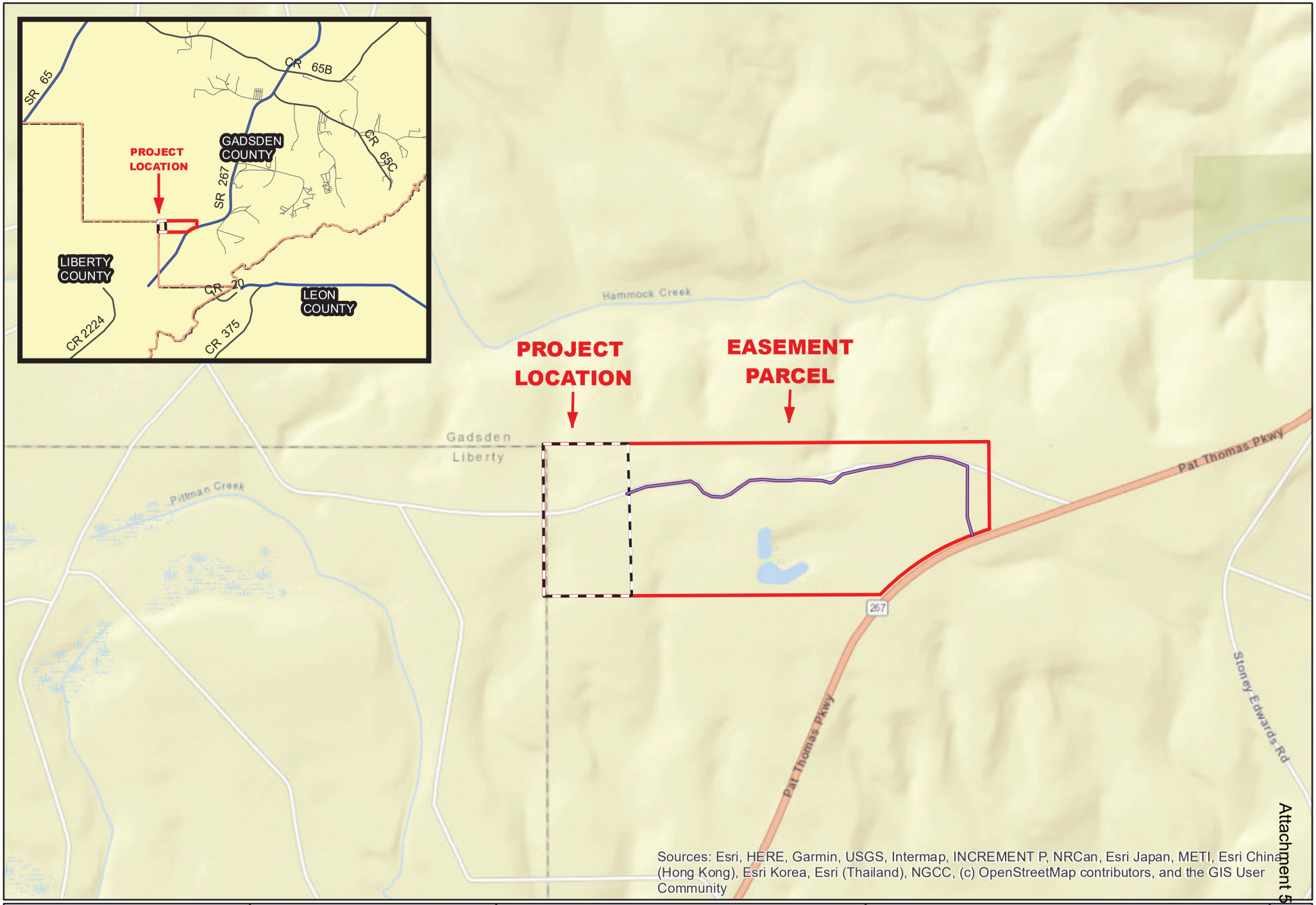
FELSI prepared a comprehensive list of protected plant and wildlife species that could potentially utilize the habitats present within the project area. There is potential habitat for several species of birds protected by the U.S. Migratory Bird Treaty Act (16 U.S.C. 703-712, MBTA) within the project area. The MBTA prohibits the take of protected migratory bird species without prior authorization through the USWFS. There is no potential habitat for ESA listed mussels such as the Ochlockonee moccasinshell (*Medionidus simpsonianus*) or the purple bankclimber (*Elliptoideus sloatianus*), or fish such as the gulf sturgeon (*Acipenser oxyrinchus desotoi*) within the project area. Table 3 includes FELSI's professional opinion of the possibility of a particular listed species using the habitat present on the property as confirmed, high, moderate or low. The potential for a species to occur in the project area was determined by habitat preferences, observed site conditions, and historical occurrence in the region.

Table 2. Potential Occurrence of Protected Wildlife and Plant Species

Scientific Name	Common Name	Protection Status	Potential Occurrence
Birds			
Aimophila aestivalis	Bachman's Sparrow	FP	Low
Falco parverius	Southeastern American Kestrel	ST	Moderate
Haliaeetus leucocephalus	Bald Eagle	FP	Low
Hylocichla mustelina	Wood Thrush	FP	Moderate
Melanerpes erythrocephalus	Red-headed Woodpecker	FP	Low
Picoides borealis	Red-cockaded Woodpecker	FE	Low
Protonotaria citrea	Prothonotary Warbler	FP	Low
Mammals			
Ursus americanus floridanus	Florida Black Bear	SP	Moderate
Reptiles and Amphibians			
Drymarchon couperi	Eastern Indigo Snake	FT	Low
Gopherus polyphemus	Gopher Tortoise	ST	Confirmed
Plants			
Agrimonia incisa	Incised Groove-bur	ST	Low
Andropogon arctatus	Pinewoods Bluestem	ST	Low
Asclepias viridula	Southern Milkweed	ST	Low
Baptisia megacrapa	Apalachicola Wild Indigo	SE	Moderate
Brickellia cordifolia	Flyr's Brickell-bush	SE	Low
Calamintha dentata	Toothed Savory	ST	Low
Carex baltzellii	Baltzell's Sedge	ST	Low
Croomia pauciflora	Croomia	SE	Low
Litsea aestivalis	Pondspice	SE	Low
Lupinus westianus	Gulf Coast Lupine	ST	Low
Lythrum curtissii	Curtiss' Loosestrife	SE	Low
Macbridea alba	White Birds-in-a-nest	FT	Low
Magnolia ashei	Ashe's Magnolia	SE	Low
Matelea alabamensis	Alabama Spiny-pod	SE	Low
Matalea floridana	Florida Spiny-pod	SE	Low
Pinguicula ionantha	Godfrey's Butterwort	FT, SE	Low
Pinguicula primuliflora	Primrose-flowered Butterwort	SE	Low
Pityopsis flexuosa	Bent Golden Aster	SE	Low

Protection Status	Potential Occurrence	Protection Status	Potential Occurrence
Platanthera integra	Yellow Fringeless Orchid	SE	Low
Pycanthemum floridanum	Florida Mountain-mint	ST	Low
Rhexia parviflora	Small-flowered Meadowbeauty	SE	Low
Rhexia salicifolia	Panhandle Meadowbeauty	ST	Low
Rhododendron austrinum	Florida Flame Azalea	SE	Moderate
Rhododendron chapmanii	Chapman's Rhododendron	FE	Moderate
Ruellia noctiflora	Nighflowering Wild Petunia	SE	Low
Schisandra glabra	Bay Star-vine	SE	Low
Spigelia gentianoides	Gentian Pinkroot	FE	Low
Taxus floridana	Florida Yew	SE	Low
Tiedmannia filiformis ssp. *greenmanii*	Giant Water Cowbane	SE	Low
Torreya taxifolia	Florida Torreya	FE	Low
Uvularia floridana	Florida Merrybells	SE	Low
Xyris longisepala	Karst Pond Xyris	SE	Low
Xyris scabrifolia	Harper's Yellow-eyed Grass	ST	Low

Key: FE-Federally-designated Endangered, FT-Federally-designated Threatened, FP-Federally Protected by the MBTA (16 U.S.C. 703-712) SE-State of Florida Endangered, ST-State of Florida Threatened, SP-State of Florida Protected by the Black Bear Conservation Plan (68A-4.009, F.A.C.)



Attachment 5

Florida Environmental & Land Services Inc.
221-4 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT:
Hwy 267 Mine LUA
GADSDEN COUNTY, FLORIDA

TITLE:
Figure 1- Location Map

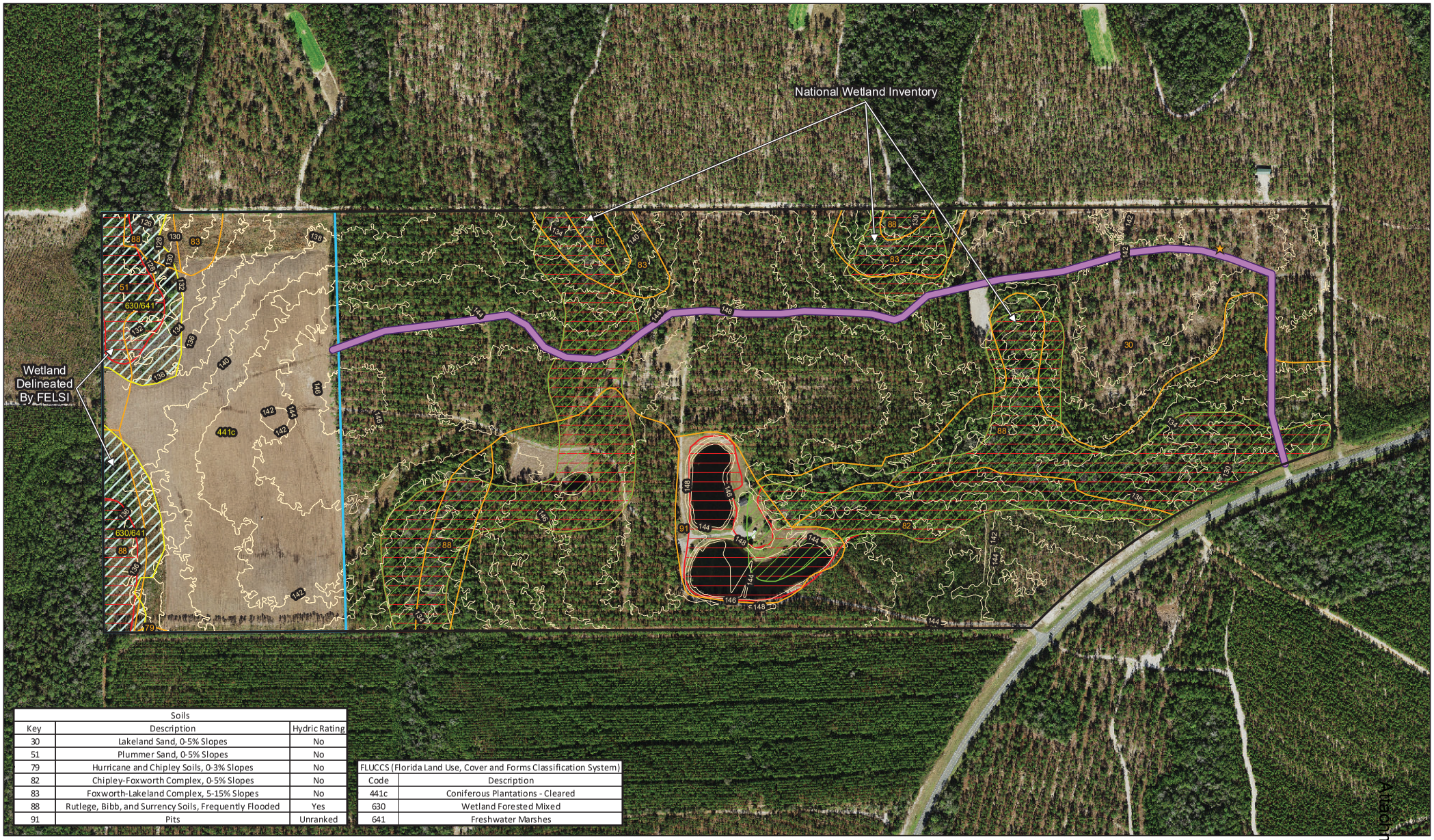
DATE:	BY:	CHECK:	FELSI PROJECT #
4/27/2023	NC	EP	22-2116

Easement Parcel Boundary
Access Easement
Proposed Project Location

0 550 1,100 2,200 3,300 Feet

N

Page: 1
Of: 1



Soils		
Key	Description	Hydric Rating
30	Lakeland Sand, 0-5% Slopes	No
51	Plummer Sand, 0-5% Slopes	No
79	Hurricane and Chipley Soils, 0-3% Slopes	No
82	Chipley-Foxworth Complex, 0-5% Slopes	No
83	Foxworth-Lakeland Complex, 5-15% Slopes	No
88	Rutlege, Bibb, and Surrency Soils, Frequently Flooded	Yes
91	Pits	Unranked

FLUCCS (Florida Land Use, Cover and Forms Classification System)	
Code	Description
441c	Coniferous Plantations - Cleared
630	Wetland Forested Mixed
641	Freshwater Marshes

Florida Environmental & Land Services Inc.
221-4 DELTA COURT · TALLAHASSEE, FL 32303
(850) 385-6255

PROJECT: **Hwy 267 Mine LUA**
GADSDEN COUNTY, FLORIDA

TITLE: **Figure 2 - Aerial**

DATE:	BY:	CHECK:	PROJECT #:
6/19/2023	NC	EP	22-2116

- Proposed Project Area (44.70 Acres Total)
- Easement Parcel Boundary
- Access Easement
- Delineated Wetlands (9.34 Acres)
- National Wetland Inventory Estimated Wetlands (41.29 Acres)
- 100-Year Zone A FEMA Floodplain (4.63 Acres in Project Area)
- FLUCCS
- Soils (SSURGO)
- 2' Contours (NWFWMD)
- PO GT Burrow

N
0 140 280 560 840 Feet

FDOT AERIALS 2022

PAGE: 1
PAGE: 1

Attachment 5

Title



Wetlands A



Wetlands A



Wetlands A



Wetlands A

Attachment 5

Title



Wetlands C



Wetlands C



Wetlands C



Access Road

Attachment 5

Title



Wetlands D



Wetlands D



Wetlands D



Pond Access Road

Attachment 5

Title



Uplands



Uplands



Uplands



Uplands

Attachment 5

Title



GT Burrow

Hosford Chapman's Rhododendron Protection Zone

Less-Than-Fee
Gadsden, Liberty

Year Added to Priority List	*2002*
Project Acres	*6,923*
Acquired Acres	*0*
Cost of Acquired Acres	*$0*
Remaining Project Acres	*6,923*
2020 Assessed Value of Remaining Acres	*$10,942,054*

Purpose for State Acquisition

The Hosford Chapman's Rhododendron Protection Zone will preserve habitat for one of only two core populations of the uniquely rare Chapman's Rhododendron, a federally listed plant that is endemic to only three Panhandle counties of Florida (Gulf, Gadsden and Liberty counties). The project is proposed for less-than-fee acquisition. The western portion of the project would cover about 70 percent of the known Hosford area Chapman's Rhododendron; the eastern portion has greater potential for diverse forms of resource-based recreation. The project is located in an area the OGT has identified as a priority ecological greenway area. This area would augment the value of the Lake Talquin State Forest and support Gadsden County 's resource-based recreational opportunities. FWC identifies this area as potential habitat for numerous rare and imperiled species.

General Description

The original boundary of the 3,262 acres extended west from State Road 267 in an irregular-shaped block on the west side of Lake Talquin. This project adjoins the Lines Tract of the Lake Talquin State Forest on the northwest side of Lake Talquin. The Wakulla Unit of the Apalachicola National Forest is approximately two miles to the south of this site. Roughly half of this site is historically flatwoods but, over the years, most of this has been converted to pine plantations. Nearly 75 percent of the site is now cultivated as pine plantations. Approximately 15 percent of the site is pine flatwoods. The project has about 1,414 acres of functioning wetlands that would be protected by this acquisition.

On October 24, 2002, 3,648 more acres were added to the project, creating a connection from Lake Talquin to Apalachicola National Forest, and bringing the project total to 6,923 acres.

FNAI Element Occurrence Summary

FNAI Elements	Score
Florida black bear	G5T4/S4
Chapman's rhododendron	G1/S1
zigzag silkgrass	G3/S3
Eastern diamondback rattlesnake	G3/S3

Public Use

Hosford Chapman's Rhododendron Protection Zone is proposed for less-than-fee acquisition and does not provide for public access. However, upon coordination with the landowner, the project has the potential for a variety of forest-related activities. Currently the property is within the Robert Brent WMA, which is open to hunting, hiking, bicycling, horseback riding and nature-appreciation activities.

Acquisition Planning

2002

The Hosford Chapman's Rhododendron Protection Zone Florida Forever project was added to the 2002 Florida Forever project list at the June meeting of the ARC as a Group B project. The essential parcel is the St. Joe Timberlands and Blairwoods tract which makes the connection to the Lake Talquin State Forest (3,249 acres).

On October 24, 2002, the ARC approved the addition of 3,648 acres to the project boundary. This addition formed the connection from the Lake Talquin State Forest to the Apalachicola National Forest

2011

On December 9, 2011, this project was placed in the Less-than-Fee category of Florida Forever projects.

Coordination

TNC and the FNAI are considered acquisition partners. No alternative funding sources have been identified for the project.

Management Policy Statement

As a less-than-fee acquisition, the Hosford Chapman's Rhododendron Protection Zone would be managed for conservation purposes by the landowner as outlined in the conservation easement.

Manager(s)

If acquired as less-than-fee, management responsibility of Hosford Chapman's rhododendron Protection Zone would remain with the landowner. Periodic monitoring of the site's management to confirm continued compliance with the conditions of the conservation easement would be coordinated by OES.

Management Prospectus

OES will periodically monitor the conservation easement, while the management will be conducted by the property owner.

Qualifications for state designation

The major communities represented on this site are flatwoods and sandhills. The project's location and diversity make it desirable as an addition to the Lake Talquin State Forest. Its management as a state forest, or its oversight as a conservation easement, will depend upon the level of title acquired by the Board of Trustees. The highest level of protection for the rare species would be accomplished by fee simple acquisition. Parcels acquired in fee simple would be added to the state forest, contingent on obtaining some level of public access to the site.

Conditions affecting intensity of management

Portions of the project have been disturbed and will require restoration. Management on these sites would be structured toward creating optimal conditions for propagation of the rhododendrons. This would preclude more intensive restoration, such as some types of mechanical understory control and site preparation. Certain types of public use, if acquired, may be reduced in the most sensitive areas of the project. Additionally, water-resource development projects, stormwater management projects and any linear facilities are considered incompatible with this ecosystem and with the resource value of this project.

Management implementation, Public access, Site security and Protection of infrastructure

If the site is a less-than-fee acquisition, management and public use will be consistent with the terms of each conservation easement. Initial and intermediate management efforts will concentrate on site security, public access, fire management, resource inventory, reforestation of areas where off-site species have been harvested, natural regeneration of native species, and any restoration activity. Steps will be taken to ensure that the public is provided appropriate access while simultaneously affording protection of sensitive resources.

Revenue-generating potential

Timber sales will be conducted as needed to improve or maintain desirable ecosystems. These sales will primarily take place in upland pine stands and provide a variable source of revenue, dependent on a variety of factors. Due to the existing condition of the timber resource on this property, the revenue potential of this project is expected to be medium.

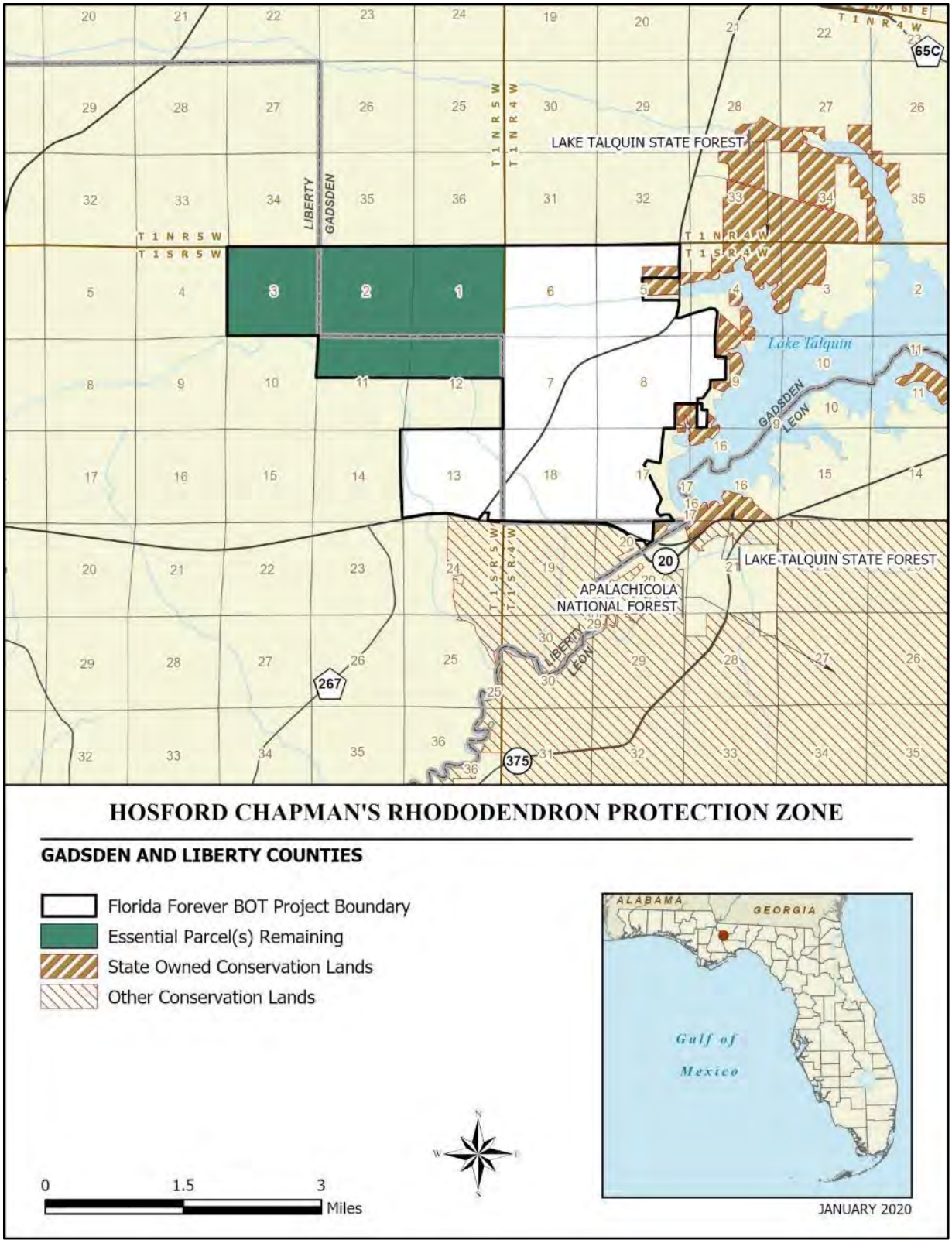
Cooperators in management activities

FFS will cooperate with and seek the assistance of other state agencies, local government entities and other interested parties as appropriate.

Management Cost Summary

FFS	Recurring
Salary (1 FTE)	$29,000
OCO	$40,900

Source: Management Prospectus as originally submitted



Map 162: FNAI, January 2020

AE ENGINEERING, INC.
219 NORTH NEWNAN STREET, 4TH FLOOR | JACKSONVILLE, FL 32202
PHONE: (904) 337-6324 * FAX: (904) 322-8424

May 12, 2023

Via Email to jstiell@gadsdencountyfl.gov

Mr. Justin Stiell, CPM, Growth Management Director
Edward J. Butler Governmental Complex
9-B East Jefferson Street
P.O. Box 1799
Quincy, FL 32353

RE: 13480 Pat Thomas Parkway DRC review

Dear Mr. Stiell:

After reviewing the submitted material for the above referenced project, the following items have been identified and should be addressed prior to issuing the development order:

Transportation Review:

There isn't any information regarding volumes of traffic going in and out of this "pit". The assumption is that there will be heavy trucks entering and exiting but the volumes will not be that high; however, with the size of trucks, please consider installing left and right turn deceleration lanes for access to the site. Additionally, advanced warning signs such as "Intersection ahead" (W2-2) and "trucks entering highway" (W11-10) should be considered as well.

Should you have any questions or need any additional information, please do not hesitate to contact me at bbennett@aeengineeringinc.com or by phone at (904) 514-2317.

Sincerely,

Roderick Myrick
P.E., President

Benjamin Bennett
Planner

Post Office Box 1679
Quincy, Florida
32353-1679
Quincy: (850) 627-7651

TALQUIN
ELECTRIC COOPERATIVE, INC.
WATER & WASTEWATER, INC.

1640 West Jefferson Street
Quincy, Florida
32351-5679
Tallahassee: (850) 878-4414

May 17, 2023

MEMORANDUM
RE: DRC Review – Agriculture 3 to Mining 13480 Pat Thomas Parkway

To: Ellen Andrews
Senior Planner

From: Lisa Burnett, CPSM
Grant Administrator/Development Coordinator
(On Behalf of Talquin Engineering and Water Department)

TECI – See attached review sheet with comments.

TWWI – We do not have water services in this area.

GADSDEN COUNTY
PLANNING DIVISION
DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW REQUEST

FROM: Ellen Andrews, Senior Planner

RE: Comprehensive Plan Future Land Use Map Amendment Application - 13480 Pat Thomas Parkway, Quincy, Agriculture 3 to Mining

TAX ID #: 6-07-1S-4W-0000-00200-0000

RETURN BY DATE: May 15, 2023

TO: Development Review Committee

X	Justin Stiell, Growth Management Director Gadsden County Planning Division	Phone: (850)875-8663 Email: jstiell@gadsdencountyfl.gov
X	Beau Scott, Principal Planner Gadsden County Planning Division	Phone: (850)627-5509 Email: bscott@gadsdencountyfl.gov
X	Kris Hood, Chief Emergency Medical Services	Phone: (850)662-4068 Email: khood@gadsdencountyfl.gov
X	Andre Walker, Fire Coordinator Emergency Medical Services	Phone: (850)662-4068 Email: awalker@gadsdencountyfl.gov
X	Roosevelt Morris Gadsden County Building Official or Designee	Phone: (850)875-8665 Email: rmorris@gadsdencountyfl.gov,
X	Fire Marshall, Chief Anthony Baker	Phone: (850)875-7315 Email: abaker@myquincy.net
X	AE Engineering (Benjamin Bennett, Planner) County Engineer	Phone: (904)514-2317 Email: bbennett@aeengineeringinc.com
X	Curtis Young, Director Gadsden County Public Works	Phone: (850)875-8672 Email: cyoung@gadsdencountyfl.gov

Technical Review (as applicable):

X	Jason Krazit, Environmental Health Manager	Phone: (850)743-6048 Email: Jason.Krazit@flhealth.gov
	Rachel Harrison, 911 Coordinator	Phone: (850)875-8824 Email: rachelharrison@tds.net
X	Reginald Cunningham, Property Appraiser	Phone: (850)627-7168 Email: RCunningham@gcpafl.org
X	Lisa Burnett, Talquin Electric Cooperative	Phone: (850)875-5674 Email: Lisa.Burnett@talquinelectric.com
X	Pam Revels, County Code Compliance Inspector	Phone: (850)545-4185 Email: prevels@gadsdencountyfl.gov
	Dennis Henderson, Town of Greensboro	Phone: (850) 442-6215 Email: townofgreensboro@tds.net
	City of Midway	Phone: (850) 574-2355
	Kendrah Wilkerson, Town of Havana, Utilities	Phone: (850)539-2820 Email: manager@townofhavana.com
	Bill Hunter, Gadsden County School Board, Facilities	Phone: (850)627-9888 E-mail: hunterw@gcpsmail.com
	Roger Tyo, or Frank Holcome, TDS Telecom	email: roger.tyo@tds.net
	Richard Ash, Director, City of Quincy Utilities	Phone: (850)618-0040 email: rash@myquincy.net
	Marvin Cox, City of Quincy, Utilities Department	Phone: (850) 618-0040 Email: mcox@myquincy.net

_____	Antonio Jefferson, City of Gretna, Public Works	Phone (850)856-5257 Email: ajefferson@mygretna.com
_____	Robert Presnell, City of Chattahoochee	Phone: (850) 663-4475 Email: RPresnell@chattahoocheefl.gov
_X_____	Michello Williams, FDOT	Phone: (850)245-7991 Email: michello.williams@dot.state.fl.us
_____	Patricia D. Davis, Growth Management Coordinator USPS, Gulf Atlantic District	Phone: (904)-783-7202 Email: Patricia.D.Davis@usps.gov

Review Comments on back of this page or on attached document.

Review Comments: Talquin Operations/Staking has received an application for electric service at this location to extend UG electric to the mining operation area. Talquin's electric facilities are not to be located within the excavation/mining operations area and Talquin should be contacted should the area of the defined limits of the mining area be expanded for any reason. Any on site equipment utilized for the mining operations should observe a minimum 20 foot buffer from any Talquin above grade equipment or electric facilities on the property or as directed by Talquin Operations group.

Mark Taylor
Signed (Print or sign name)

5/2/23 (Date)

Indicate the amount of time to complete this review: 15 minutes.

BOARD OF COUNTY COMMISSIONERS
9-B East Jefferson Street / P. O. Box 1799 · Quincy, Florida 32353
OFFICE: (850) 875-8650 · FAX: (850) 875-8655 · www.GadsdenCountyFl.gov

PUBLIC HEARING NOTICE

Project Name: **Mainline Contracting, LLC Small Scale Future Land Use Map Amendment**

Project Number: **SSPA 2025-01**

Tax Parcel ID #: **6-07-1S-4W-0000-00200-0000**

Location: **13480 Pat Thomas Parkway, Quincy, Florida 32351**

NOTICE IS HEREBY GIVEN that a public hearing is scheduled for the Mainline Contracting, LLC (**13480 Pat Thomas Parkway, Quincy, Florida 32351**) Small Scale Future Land Use Map Amendment (SSPA 2025-01). The application is for consideration of a Future Land Use Map amendment for 44.70 acres from Agriculture 3 to Mining located at 13480 Pat Thomas Parkway, Quincy, Florida 32351.

The Gadsden County Board of County Commissioners will hold a public hearing to discuss the Mainline Contracting, LLC (**13480 Pat Thomas Parkway, Quincy, Florida 32351**) Small Scale Future Land Use Map Amendment (SSPA 2025-01) at 6:00 p.m. on **Tuesday May 18, 2026 at their regular meeting.** This meeting and public hearings may be viewed by accessing the Gadsden County Board of County Commissioners Facebook Page, **www.facebook.com/GadsdenCountyBOCC**. Public comment for the meeting and public hearings may be submitted via email to **CitizensToBeHeard@gadsdencountyfl.gov** until noon on the day of the respective meeting in order to allow sufficient time for provision to the Planning Commission and the Gadsden County Commission prior to the meeting and public hearings. Any comments submitted after this time will be accepted and included as part of the official record of the meeting.

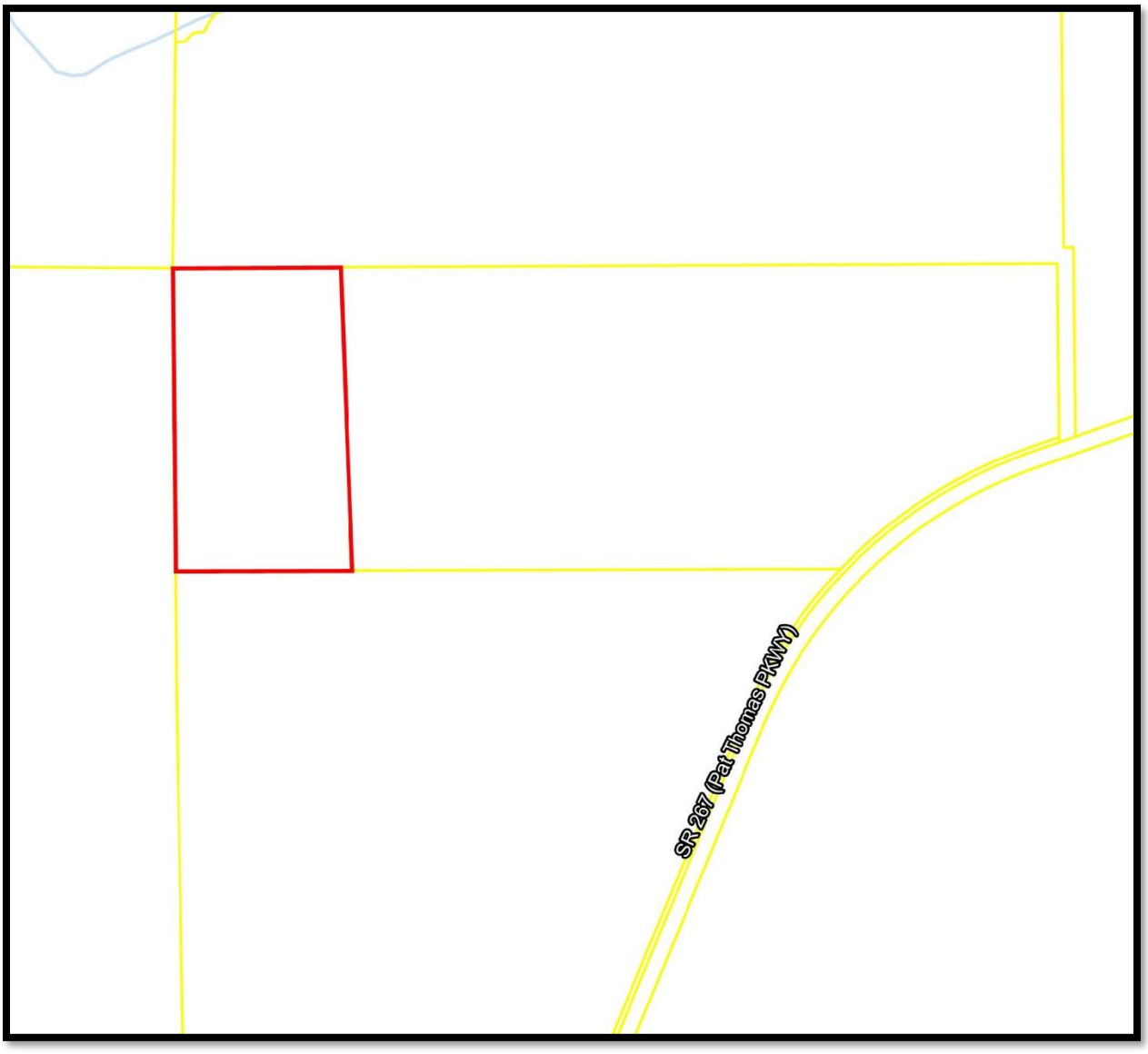
Copies of the application and file will be available on the Gadsden County website, **www.gadsdencountyfl.gov**, one (1) week prior to the meeting. If a person decides to appeal a decision by the Board of County Commissioners with respect to any matter considered at such public hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence to which the appeal is to be heard.

In accordance with the Americans with Disabilities Act, persons needing assistance in obtaining any information from the County or virtually attending the public meeting should contact Gadsden County Public Information by calling 850-875-8650 or emailing media@gadsdencountyfl.gov at least two (2) hours prior to the meeting.

LOCATION MAP

Mainline Contracting, LLC Small Scale Future Land Use Map Amendment

Project #: SSPA 2025-01



ORDINANCE 2026-04

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN FOR A PARCEL IDENTIFIED BY PARCEL ID NUMBER 6-07-1S-4W-0000-00200-0000, CONTAINING APPROXIMATELY 44.70 ACRES, FROM AGRICULTURE-3 TO MINING; PROVIDING FOR REPEAL, SEVERABILITY, AND CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida legislature has adopted Chapter 163, F.S., which requires Gadsden County to prepare and adopt and enforce a comprehensive plan; and

WHEREAS, the Gadsden County Planning Commission, acting as the Local Planning Agency, held a properly noticed public hearing to consider the proposed amendment to the Future Land Use Map of the Comprehensive Plan on October 13, 2025, and recommended that the amendment be approved by the Gadsden County Board of County Commissioners for transmittal and adoption; and,

WHEREAS, the amendment is known by the name of the Mainline Contracting LLC Small Scale Future Land Use Map Comprehensive Plan Amendment ("SSPA 2025-01")

WHEREAS*,* the Gadsden County Board of County Commissioners held a properly noticed public hearing on _____ to consider SSPA 2025-01 and after consideration of the data and analyses and public comments received during the public hearing, voted to adopt and transmit SSPA 2025-01 to the to the Florida Department of Economic Opportunity ("DEO"); and,

WHEREAS, in the exercise of its authority, the Board of County Commissioners of Gadsden County finds it necessary and desirable to adopt and does hereby adopt the Comprehensive Plan Amendment SSPA 2025-01, in order to encourage the most appropriate use of land, water and resources, consistent with the public interest; and deal effectively with future problems that may result from the use and development of land within the unincorporated jurisdictional boundaries of Gadsden County.

Now therefore, be it ordained by the Board of County Commissioners of Gadsden County, Florida, that:

SECTION I: Approval and Adoption of Amendment.

The amendment to the Future Land Use Map of the Gadsden County Comprehensive Plan, as attached hereto as Exhibit "A" is hereby adopted and approved.

DRAFT

SECTION II: Repeal

All parts of the Future Land Use Map of the Gadsden County Comprehensive Plan in conflict with this ordinance are hereby repealed and shall have no further effect whatsoever.

SECTION III: Severability

If any phrase or portion of this Ordinance, or the particular application thereof, shall be held void, unenforceable or unconstitutional by any court, administrative agency or other body with appropriate jurisdiction, the remaining provisions, sentences, clauses, or phrases and their application shall not be affected and shall remain in full force and effect.

Section IV: Correction of Scrivener's Errors

The County Attorney may correct any scrivener's errors found in this Ordinance, including the Exhibits attached hereto, by filing a corrected copy of the Ordinance with the Clerk.

Section V: Effective Date

The effective date of this plan amendment, if the amendment is not timely challenged, shall be thirty-one (31) days after the state land planning agency notifies the County that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administrative Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

The above and foregoing Ordinance was read and approved at a duly convened public hearing at a regular meeting of the Board of County Commissioners of Gadsden County, Florida, this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY, FLORIDA

By: _____
Eric Hinson.
Chairman

_____
Nicholas Thomas
Clerk of the Circuit Court

DRAFT

C. Guy Farmer
7021 Anglewood Lane
Tallahassee, FL 32309
(850) 591-8039
email: cgfarmer53@gmail.com

July 4, 2023

To: Mr. Justin Steill, Growth Management Director
Gadsden County Planning & Zoning

Re: CGF Blue Mountain, LLC
Property ID#6-05-1S-4W-0000-00420-0000
Gadsden County real estate property

Dear Mr. Steill,

I am the owner of the above named entity CGF Blue Mountain, LLC, and related property in Gadsden County. My property is within one mile of the property owned by Mainline Contracting, LLC. I'm writing in regards to a land use amendment/application for a sand mining operation that has been submitted by Mainline Contracting, LLC (the petitioner). The application applies to:

Property ID# 6-07-1S-4W-0000-00200-0000, and 6-07-1S-4W-0000-00111-0000.

This property, currently owned by the petitioner, was previously owned by C.W. Roberts. In approximately November, 2019, Mr. Roberts contracted with the State of Florida to accept wood chip disposal for a beneficial soil amendment at the properties currently owned by the petitioner. Approximately 125,000 cubic yards of chips (3 foot depth) were put down without an environmental study which would have disclosed this site as a Chapman Rhododendron Protection Zone. *The Chapman Rhododendron is a Federally endangered plant. The Hosford Chapman's Rhododendron Protection Zone was designed to preserve habitat for one of only two core populations of the uniquely rare Chapman's Rhododendron, a federally listed plant that is endemic to only three Panhandle counties of Florida (Gulf, Gadsden and Liberty counties).*

C.W. Roberts received funds from the State of Florida for accepting the wood chips to use as beneficial soil. After two years the beneficial soil has stayed in place. The wood chips were supposed to stay in place for a minimum of 2 years, and could not be removed without a permit after 2 years. It is currently considered beneficial soil in the hands of Mainline Contracting, LLC, despite that operation 3-4 years ago being a violation of the Chapman Rhododendron Protection Zone.

I acquired my nearby property with the intention of continuing the long leaf pine growth on the site. In addition, my plan was to use the property for hunting, camping, and recreation for family and friends. The site has a unique, peaceful and desirable forestry landscape.

A mining zone permit for the petitioner's site, which is virtually adjacent to my property, will destroy the peace and quiet which my property currently enjoys. The sand mine operation will involve dump trucks coming and going from Mainline's property, bull dozers, tractors, with loaders and various amounts of industrial equipment. All this activity will undoubtedly have a severe negative impact on the wildlife, and be detrimental to the overall health, beauty, and value of my property.

The proposed sand mine operations, with accompanying noise and trucks, will undoubtedly have a negative impact to the value of my property. The peaceful enjoyment of this forestry landscape and wildlife will be substantially altered by this nearby industrial disturbance.

My request of the Gadsden County Planning and Zoning is to deny this application for a mining permit by Mainline Contracting, LLC. There has been violations in prior operations of this site, particularly in the laying of 3 feet of wood chips. I would recommend an analysis of how the property relates to the Chapman Rhododendron Protection Zone be performed to establish areas which might be threatened by this and other mining and industrial operations.

In addition, Gadsden County may want to review the petitioner's proposed mining site as to whether it is within a Conservation Managed area, as contained in the Gadsden Comprehensive Plan.

Thank you for considering the information and requests in this letter. Please call me at the number indicated below if you have any questions, or would like to discuss further.

Sincerely,

Guy Farmer

Guy Farmer

Cell: (850) 591-8039

BLAIRWOODS, INC.

July 1, 2023

TO WHOM IT MAY CONCERN, INCLUDING GADSDEN COUNTY, FLORIDA, AND THE STATE OF FLORIDA REGULATORY AGENCIES, INCLUDING THE GADSDEN COUNTY PLANNING AND ZONING COMMISSION.

It has just very recently come to my attention that Mainline Contracting, LLC has made a Future Land Use Amendment Application requesting the zoning of their property be changed for Agriculture 3 to Mining, located in Section 7, Township 1 South, Range 4 West of Gadsden County, Florida.

I own approximately 705 acres that lies approximately 1,400 feet north of the Mainline Contracting Property in question, and is titled under the name Blairwoods, Inc.

I am experiencing a very serious health problem that is being addressed by a team of leading doctors in the field, and we expect my condition to drastically improve over the next couple of months.

Because of not being notified of the application until recently and my health, I have not had sufficient time to thoroughly study the impact of such a land use change, but because of my 50+ years in the field of natural resources I strongly suspect there are numerous reasons I would formally object to the application.

Mr. Sam McCall has been good enough to forward me information he has derived concerning the impact to the environment and surrounding neighborhood and landowners. Upon limited review of his research this past weekend, I feel I will agree with his findings and requests when I am able to address it in more detail.

I am asking for more time to study the situation before you reach a conclusion and possible Amendment.

Thank you for your consideration,

Ben Powell

Ben Powell
Owner; Blairwoods, Inc.

302 W. WASHINGTON STREET - QUINCY, FLORIDA 32351 - TELEPHONE: 850/258/3575 - EMAIL: bpwoodlands@comcast.net

Seminole Wind Land and Timber, LLC
Written Comments to the Gadsden County Planning Commission
Regarding Mainline Contacting, LLC Application for A Change in Zoning from Agriculture to Mining for SSPA 2023-02, 13480 Pat Thomas Parkway, Quincy, Florida

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July 13, 2023

Gadsden County Planning Commission
Quincy, Florida

Dear Commissioners:

Please accept the following comments and attached documents as Seminole Wind Land and Timber, LLC (Seminole) formal request to deny the requested rezoning of certain properties to come before the Commission on July 13, 2023. The property is currently owned by Mainline Contracting, LLC (Mainline) and is referred to as Project Number: SSPA 2023-02 (the Project), 13480 Pat Thomas Parkway, Quincy, Florida. Mainline's request is to rezone 42 acres from "Agriculture" as shown in the Comprehensive Plan Future Land Use Map to "Mining". Twenty-seven of those acres would be used for mining. The Gadsden County Property appraiser currently classifies the property as NO AG Acreage (9900). Prior to Mainline's ownership of this parcel in April 2022, the property had been owned by Charles W. Roberts (Roberts) since November 1994 and zoned Agriculture.

Seminole has summarized objections below and has attached several supporting documents. Similar objections have been expressed by additional property owners that have property adjacent to or surrounding the proposed Mainline mining site. I strongly believe reasons to deny the permit are supported below. Supporting documentation attached are those that Seminole considers essential to assisting the Planning Commission's determination. Seminole has numerous additional supporting documents that are readily available upon request. Those additional documents are not provided due to their significant number and respect for the Commissioners time. Seminole respectfully ask the Commission to give the following concerns, objections, and supporting documentation due and full consideration:

1. **Negative Impact on Surrounding property owners. Mainline's request will reduce surrounding land owner's property value, is not compatible with surrounding owner's current agriculture zoning and use, and will create additional unwanted noise. Based upon the damage done to the site to date as a possible Florida Forever acquisition project, Seminole believes such damaged cannot be mitigated, and as a result, affects surrounding property owners. *Seminole research has shown the value of property surrounding a sand mine can be expected to decrease from 10 to 30 percent depending on proximity to a mine - Mainline project site. Seminole being adjacent to the proposed site believes the decreased value of Seminole land would be significantly more. See Exhibit 1 and 1A, pages 17 and 18***
2. **Mainline's Incomplete Initial Application and Revised Incomplete Application. The initial Mainline Project request to Gadsden County, dated April 27, 2023, was significantly inaccurate, deficient, and incomplete. That report since revised in June**

2023 now recognizes potential occurrence as moderate for the presence of the Chapman Rhododendron, a federal and state endangered species on the site and within the Florida Forever Hosford Chapman Rhododendron Protection Zone. The soil composition as reported by Mainline's environmental contractor failed in both the April 2023 and June 2023 report to inform the Commission the proposed site, and any endangered plants that may have been on the property, have been covered up currently and since early 2019 with up to three feet of Hurricane Michael wood debris compacted by bulldozer. Such debris has deteriorated to the point that it now more closely resembles topsoil. The content of the various soils listed by the consultant are from a website and not specific to the Mainline site. ***Seminole believes such listing as "soils…found within the subject property…," is significantly lacking and misleading. Seminole also believes that if it were not for this compacted hurricane debris, Mainline would not be requesting this mining permit and Mainline should not have attached "twice" a soil report that does not recognize such existence. As a result, the Planning Commission has been provided incomplete (possibly misleading) information. Seminole also believes the hurricane debris should not have been placed on the site some four years ago. See Exhibit 2 pages 19-23***

3. **Mainline's Application Made No Mention Nor Demonstrated How It Met the Conservation Element Requirements of the Comprehensive Plan. The Comprehensive Plan states any proposed "mining" operation must comply with any relevant policies located within the Conservation Element** (of the Comprehensive Plan). **Mainline's application is incomplete and inadequate by not addressing requirements in the Conservation Element that include but are not limited to sections 5.2.8, 5.2.9, 5.4.1, 5.4.3, 5.4.1, 5.4.4., 5.6.4, 5.9. Most of these sections relate to responsibilities to make sure any mining application meets state and federal endangered species requirements. Mainline's June 2023 revised application now mentions potential occurrence as moderate for the federal and state endangered Chapman Rhododendron. The Mainline site is part of the Florida Forever Project Hosford Chapman Rhododendron Protection Zone and is shown in Comprehensive Plan Conservation Element maps as Managed Conservation Land – Florida Forever Lands. The site is also shown in Conservation Element maps as being in a "Biodiversity Hotspot." The Florida Natural Areas Inventory shows the Mainline site as being in the very highest biodiversity area that can be assigned by FNAI.** ***At the time Seminole reviewed the Mainline file in early June 2023 and less than two weeks prior to the first proposed Planning Commission meeting on the zoning request, no information relating to the above Comprehensive Plan requirements were in the Mainline file. Such information would likely have not been added to the Mainline file had Seminole not inquired about the absence of this information.*** **See Exhibit 3 pages 24-27**

4. **FNAI Reports Recognize the Existence of the Chapman Rhododendron as likely on or near the Mainline Site and the "Need to Design Land Uses that are Compatible with this Resource." The Mainline Project site has been determined by the Florida Natural Areas Inventory (FNAI) to likely have on or very near the site the Chapman Rhododendron – a state and federal endangered plant protected by the Federal Endangered Species Act and having as G1/S1 designation. The *FNAI has recognized this designation and the Mainline consultant's June 2023 report now also recognizes the G1/S1 designation. Such designation is the highest level of protection that can be afforded an endangered plant by the State of Florida or Federal government.* *See Exhibit 5 pages 28-39***

5. **Mainline's Intended Use as a Mine Conflicts with the Florida Forever Reason to Acquire the Entire Area Around the Mainline Site. The Mainline site and surrounding owner's properties are within the Hosford Chapman Rhododendron Protection Zone as designated by the Florida Department of Environmental Protection Florida Forever project for future acquisition because of the presence of this state and federal endangered plant. Mainline's Use of the Site for Mining Conflicts with the State of Florida Forever purpose for acquisition of parcels in this Zone. Such purpose is to protect in perpetuity the native ecosystems, including the core population of the rare Chapmans Rhododendron. *Seminole notes the Chapman Rhododendron Zone was approved in 2000-2004, the project is still on the Florida Forever Plan, and state offers could be made for the Chapman Zone at any time. It is unlikely that the State would be interested in negotiating on the Mainline site due to the damage that has already been done to the plant and its habitat by the prior owner and especially if the site is rezoned for mining to the current owner. Continued destruction of the plant and supporting habitat through this or subsequent rezoning could affect other land owner's ability to negotiate with the State.* See Exhibit 6 pages 40-43**

6. **The Chapman Rhododendron is a federally listed Endangered Plant and coordinated protection for its survival is shared among several federal agencies. Such survival and protection is also a concern for the Florida Department of Environmental Protection Division of State Lands.**

7. **The Intended Purpose of the Mainline Site since 2019 and Now was and is to Financially benefit from Topsoil on Site and Which Mainline Failed to Mention In Its Initial and Subsequently Filed Applications for a Mining Operation. The purpose for Roberts accepting Hurricane Michael debris in 2018 was not for a yard trash disposal facility or beneficial soil amendment for the property, but for the purpose of mixing the native sandy soils with hurricane wood chips to make topsoil for off-site use and sale. Roberts initial DEP permit was for a yard waste disposal facility (Exhibit 7A pages 44-45 and 7B page 46) and Roberts accepted hurricane wood debris for several weeks without Gadsden County knowledge or approval. The County described Roberts actions as "disposal" which would require a zoning**

change. Subsequently, DEP issued a beneficial soil amendment permit (Exhibit 7C pages 47-48) with knowledge that Roberts intended to accept hurricane wood debris as a temporary step, produce topsoil with the native soils, and then revert back to a YWDF for off-site disposal and use Exhibit 7D pages 49-50). For both permit applications, Roberts was aware of the Chapman Rhododendron Protection Zone as far back as 2002; such knowledge was not shared with DEP (Exhibit 7E pages 51-55). A YTDF can operate for up to 30 years with five-year renewals; whereas, the beneficial use permit required Roberts to use the hurricane debris as a soil amendment or remove the woodchips within a two-year period. Seminole believes the topsoil that now covers the proposed site was a significant reason why Mainline purchased the property. Seminole has observed and Mainline recently confirmed that Mainline trucks have been disposing of clay on the property since purchased with the intent to make blended topsoil for off-site use. Seminole asked the County whether such Mainline actions were acceptable prior to the Planning Commission meeting? Seminole had not received an answer as of July 4, the date the Seminole response was due the County for inclusion in meeting materials.

8. **From the beginning and now, Roberts and Mainlines actions have been financial without regard for the stewardship and peaceful enjoyment interest of surrounding property owners. For Roberts acceptance of 124,802 cubic yards of Hurricane Michael wood debris, Roberts was paid $624,010 for tipping fees during which time hauling trucks made approximately 1,400 trips to and from the Roberts property adjacent to Seminole. At one time Roberts requested approval to receive 1,000,000 cubic yards of hurricane debris to be tilled into 199 acres of Roberts property. Roberts owns a sand mine within 2-3 miles from the Mainline property; however, such mine is not within the Chapman Rhododendron Protection Zone. Roberts was paid $800,000 by Mainline for the approximately 218-acre parcel. From the beginning and now, Roberts and Mainlines actions have been financial without regard for the stewardship and peaceful enjoyment interest of surrounding property owners.**
9. **Seminole has taken efforts to demonstrate good stewardship of Seminole property that reflects positively on Gadsden County.**

Below are detailed comments in support of the above summaries. Should the Planning Commission or Staff Need Additional Documentation in Support of Comments Made, Seminole will Provide Such Documentation.

1. **Negative Impact on Surrounding property owners. Mainline's request will reduce surrounding land owner's property value, is not compatible with surrounding owner's current agriculture zoning and use, and will create additional unwanted noise. Based upon the damage that has been done to the site to date as a possible Florida Forever**

acquisition project, Seminole believes such damaged cannot be mitigated. ***Seminole research has shown the value of property surrounding a sand mine can be expected to decrease from 10 to 30 percent depending on proximity to a mine - Mainline project site. Seminole being adjacent to the proposed site believes the decreased value of Seminole land would be significantly more.***

a. The financial value of properties that surround the proposed Mainline mining site will be reduced by the presence and operation of a sand mine. Current surrounding property owners have invested significant funds, personal time and effort into their properties over several years with the expectation that zoning would remain agriculture/silviculture as it has for many years. Research has shown that property values around sand mines decrease in value from 10 to 30 percent depending on their proximity to a mining operation.
b. Currently all properties that surround the Mainline site are zoned agriculture or silviculture. Properties owned by individuals adjacent or surrounding Mainliner properties are all zoned as Agriculture. Whereas, larger timber companies' properties are mostly zoned silviculture. Mining zoning and use is not compatible with agriculture/silviculture zoning and use. In the past and currently, surrounding property owners use their property for long term timber growth. Mining requires active operations on a regular, recurring, and consistent basis; whereas timber farming, once new trees are planted, is passive and requires little maintenance over the life of such timber operations. Mining is a constant activity into the future whereas timber production is a passive activity into the future.
c. Additional noise will be created by the sand mine operation by backhoes, bull dozers, frontend loaders, and trucks entering and leaving the property. The site map shows truck access and exit as adjacent (within 50-75 yards or less) to two surrounding property owners. Surrounding property owners bought and use their property for still hunting, hiking, recreation, and personal enjoyment. Such peace and quiet enjoyment presently experienced on their properties is the reason they have held their property for many years. CW Roberts was the previous owner of this 42- acre Mainline site. To prepare the parcel to accept Hurricane Michael debris, Roberts cut all mature pines on the property up to the Seminole property line leaving no buffer whatsoever for noise reduction. Robert's activities could be heard from at least one-mile away even if a buffer had been provided.
d. Well over 1100 acres of surrounding properties, possibly more, contain longleaf pine that has never been cut, are up to 35 years year's old, and demonstrate the surrounding owner's long-term commitment, stewardship goals, and efforts to create a unique, desirable, stable, and long-lasting forestry landscape. Other silviculture owners to the west of the site have or are planting pines and appear to have similar long-term operational goals.

e. Mainline Contracting has owned its property for a little over a year. Other property owners have owned their properties for up to 20-30 year's operating as good stewards of their land. Four surrounding property owners, including Seminole, own over 1,100 acres in total, are retired or soon will retire, and would like to peacefully enjoy their property at this stage in their lives.
f. Reasonably, any prospective purchaser of surrounding properties will have significant concern that additional sand mines will be approved adjacent to any properties they may purchase.
g. There is currently a mining operation within approximately 2 miles of the Mainline property and that sand mine owned by Roberts is not within the Conservation Managed Lands area as shown in Conservation Element of the Gadsden County Comprehensive Plan and specifically identified as Florida Forever Lands. The Florida Forever Lands project is the Hosford Chapman Rhododendron Protection Zone that surrounds the proposed Mainline mining site.

2. **Mainline's Incomplete Initial Application and Revised Incomplete Application. The initial Mainline Project request to Gadsden County, dated April 27, 2023, was significantly inaccurate, deficient, and incomplete. That report since revised in June 2023 now recognizes potential occurrence as moderate for the Chapman Rhododendron, a federal and state endangered species on the site and within the Florida Forever Hosford Rhododendron Protection Zone. The soil composition as reported by Mainline's environmental contractor failed in both the April 2023 and June 2023 report to inform the Commission the proposed site, and any endangered plants that may have been on the property, have been covered up currently and since early 2019 with up to three feet of Hurricane Michael wood debris compacted by bulldozer. Such debris has deteriorated to the point that it now more closely resembles topsoil. The content of the various soils listed by the consultant are from a website and not specific to the Mainline site. *Seminole believes such listing as "soils…found within the subject property…," is significantly lacking and misleading. Seminole also believes that if it were not for this compacted hurricane debris, Mainline would not be requesting this mining permit and should not have attached "twice" a soil report that does not recognize such existence. As a result, the Planning Commission has been provided incomplete (possibly misleading) information. Seminole also believes the hurricane debris should not have been placed on the site some four years ago.***
   a. Of the 42 acres in the request, 27 acres are proposed to be used for the sand mine operation and the remaining 15 acres are wetlands that could be adversely affected either within or beyond the control of Mainline. Runoff that might occur on the Mainline mining site would flow through the adjacent property owner's property (Seminole), into Hammock Creek that borders four affected property owner's land, and then into Lake Talquin.

b. Mainline did not disclose to the County in the initial application April 2023 and June 2023 application that the proposed mining site is within a Conservation Managed area as contained in the Gadsden County Comprehensive Plan. This Zone has been in existence since approximately 2002-2004 and the likely presence of the federal endangered Chapman's Rhododendron was known by the previous property owner CW Roberts. Whether Roberts shared that information with Mainline is not known. Mining applications have to meet the Conservation Element in the Comprehensive plan and are to provide for conservation, appropriate use, and protection of those lands deemed environmentally sensitive. County actions should not impact or harm environmentally sensitive resources (the Mainline site), land and water resources, and habitats.

c. While timber planting may periodically disturb the area where the Chapman Rhododendron exist, studies have shown the plant and remaining roots have a chance to come back in that habitat. Whereas, mining removes both the plant and soil (habitat) forever eliminating the possibility that the Chapman Rhododendron might return on the native soils that would be removed by mining the Mainline site.

d. The Mainline environmental contractor did not disclose in the listing of soils on the site that such soils are currently covered with up to three feet of Hurricane Michael wood debris compacted by bull dozer and the debris now most closely resembles topsoil. Such absence of this information results in the Commission having incomplete information upon which to make an informed decision on the mining request.

e. The closest sand mine to the Mainline site is owned by CW Roberts some two miles from the site and is not within the Managed Conservation area identified in the County Comprehensive Plan. CW Roberts owned the Mainline site prior to Mainline a little over one year ago. A-Mining operations are approximately 3 miles from the Mainline site and also are not within the Chapman Rhododendron Protection Zone.

3. **Mainline's Application Made No Mention Nor Demonstrated How It Met the Conservation Element Requirements of the Comprehensive Plan. The Comprehensive Plan states any proposed "mining" operation must comply with any relevant policies located within the Conservation Element** (of the Comprehensive Plan). **Mainline's application is incomplete and inadequate by not addressing requirements in the Conservation Element that include but are not limited to sections 5.2.8, 5.2.9, 5.4.1, 5.4.3, 5.4.4, 5.6.4, and 5.9. Most of these sections relate to responsibilities to make sure any mining application meets state and federal endangered species requirements. Mainline's June 2023 revised application now mentions potential occurrence as moderate for the federal and state endangered Chapman Rhododendron. The Mainline site is part of the Florida Forever Project Hosford Chapman Rhododendron**

Protection Zone and is shown in Comprehensive Plan Conservation Element maps as Managed Conservation Land – Florida Forever Lands. The site is also shown in Conservation Element maps as being in a "Biodiversity Hotspot." The Florida Natural Areas Inventory shows the Mainline site as being in the very highest biodiversity area that can be assigned by FNAI. ***At the time Seminole reviewed the Mainline file in early June 2023 and less than two weeks prior to the first proposed Planning Commission meeting on the zoning request, no information relating to the above Comprehensive Plan requirements were in the Mainline file. Such information would likely have not been added to the Mainline file had Seminole not inquired about the absence of this information.***

a. In addition to other County Comprehensive Plan requirements, the Plan states "any **mining** operation shall comply with any relevant policies located within the Conservation Element."
b. Chapter 1 - Code Administration – defines environmentally sensitive resource as "All Endangered, Threatened and Species of Greatest Conservation Need as listed by the Florida Fish and Wildlife Conservation Commission, and published in the "Florida's Endangered and Threatened Species" document dated January, 2013." A review of the Fish and Wildlife Commission website notes that the responsibility for identifying endangered and threatened plants is now with the Florida Department of Agriculture and Consumer Services (DACS). DACS list the Chapman Rhododendron as both a state and federal endangered species which is the highest-level state and federal classification for protection.
c. Policy 5.2.8 - the County shall provide the maximum protection to those lands classified as "Conservation" on the Future Land Use Map through additional criteria as specified in the Gadsden County Land Development Regulations. Seminole recognizes that the Mainline site and surrounding properties are zoned agriculture and not conservation; however, as a mining operation the Mainline site is required to meet the Conservation Element of the Comprehensive Plan. The Comprehensive Plan Map Exhibit 1 identifies "Managed Conservation Lands" which includes the Chapman Rhododendron Protection Zone, and is identified on the map as Florida Forever Lands. Also, Exhibit 9 in the Conservation Element of the Comprehensive Plan map shows "Biodiversity Hotspots" and includes the Mainline and nearby properties as meeting that criteria. This County Biodiversity Map is consistent with the FNAI report discussed below that shows the Mainline site as having the highest level of biological diversity that can be assigned by FNAI.
d. Policy 5.2.9 - provides the county shall promote acquisition of appropriate parcels of land through the Florida Forever Communities Trust Florida Forever Program …as may be appropriate to protect Endangered, Threatened, or Species of Greatest Conservation Need and their habitats. The Mainline file reviewed by Seminole in early June 2023 did not indicate that the County had contacted the

Florida Forever program as of the date of Seminole's review. Hypothetically, if Gadsden County were to approve the **entire** Chapman Rhododendron Protection Zone as acceptable for mining, such approval would forever destroy this state and federal endangered species from one of the most unspoiled areas in the County. Gadsden County is only one of four counties in the State (and world) to have this plant. The federal website for the Chapman Rhododendron states the plant should be protected "wherever found."

e. 5.4.3 Gadsden County shall support state and federal requirements for on-site protection and/or managed relocation for all species listed and identified as Endangered or Threatened, and conservation management of critical habitats. Seminole has been shown nothing from Gadsden County, being aware of the Florida Forever Program and specifically recognizing the Chapman Rhododendron Protection Zone in its Comprehensive Plan and applicable maps, as reaching out to state or federal agencies relating to Robert's request for beneficial use of Hurricane Michael wood chips on the Roberts and now Mainline site. At this point, relocation and mitigation efforts that might have been suggested were too late as the site has been covered up and compacted with several feet of Hurricane Michael debris since early 2019. This destruction should not and would not have happened had Gadsden, at the time of Hurricane Michael, followed its own Hurricane Disaster Management Plan and Response to Proposal made part of the Disaster Management Plan.

f. 5.4.4 The County shall protect Endangered and Threatened Species when there is a finding that list any Endangered or Threatened Species on the proposed site in conjunction with any Comprehensive Plan Future Land Use Map amendment to a more intense category which is more than ten (10) acres. Mainline line did not recognize or address this requirement in its rezoning application to the County. To a great extent whether the Chapman Rhododendron was ever actually located or documented as being on the site will never be known as Roberts, the DEP and County without intervention, allowed the 27-acre site to be covered and compacted with up to three feet of Hurricane Michael wood chips. The FNAI report states the plant was likely on the site or nearby the site. The FNAI also shows the Mainline site as having the highest level of biodiversity that can be assigned and that location includes the Chapman Rhododendron.

g. Chapter 1 – Administration and Enforcement Subsection 1009 states Development approval by or undertaken within Gadsden County shall be consistent with the Comprehensive Plan.
Seminole Comment - the FNAI report notes the Chapman Rhododendron as being on or very near the Mainline site. Unfortunately, due diligence was not done by (1) the County before approving a hauling contract that required compliance with all Federal requirements when delivering debris to sites that have environmental impacts and (2) DEP approving Roberts to accept Hurricane Michael woodchips

on the property - initially as a yard trash disposal facility without County knowledge and subsequently with county knowledge for beneficial soil amendment when that approval destroyed the plant and its habitat with several feet of woodchips compacted by a bull dozier. Seminole also respectfully notes that the issue of whether the Chapman Rhododendron was in fact on the land is an issue for the County in its Hurricane Disaster Management Plan and supporting documents (haulers response to proposal). Mainline's contractor updated their initial report in late June to recognize the Chapman Rhododendron as a result of Seminole inquiry about the contractor's initial report. Roberts, the previous owner of the Mainline site was aware of the Chapman Rhododendron Protection Zone.

4. **FNAI Reports Recognize the Existence of the Chapman Rhododendron as likely on or near the Mainline Site and the "Need to Design Land Uses that are Compatible with this Resource." The Mainline Project site has been determined by the Florida Natural Areas Inventory (FNAI) to likely have on or very near the site the Chapman Rhododendron – a state and federal endangered plant protected by the Federal Endangered Species Act and having as G1/S1 designation. The *FNAI has recognized this designation and the Mainline consultant's June 2023 report now also recognizes the G1/S1 designation. Such designation is the highest level of protection that can be afforded an endangered plant by the State of Florida or Federal government.***
   A. The FNAI issued reports in 2019 and 2023 and states the Chapman Rhododendron (Chapman) was likely on or near the Mainline site. The Chapman is both a state and federal endangered species existing in specific locations in Gadsden, Liberty, Gulf, and Clay counties and no where else in the United States or world. The FNAI is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. Specifically, the 2019 report states:
      a. The Chapman Rhododendron has a federal designation of G1/S1. G1 is defined as critically imperiled "globally" because of extreme rarity or because of extreme vulnerability to extinction due to some natural or man-made factor. S/1 is defined as critically impaired in Florida because of extreme rarity or because of extreme vulnerability to extinction due to some natural or man-made factor.
      b. FNAI data indicate the federally listed Chapman as present on or very near the Mainline site.
      c. The Mainline site appears to be located in a significant region of natural area for habitat for several rare species. These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

d. FNAI states" special consideration should be taken to avoid and/or mitigate impacts to these (Chapman) natural resources, and <u>to design land uses that are compatible with these resources."</u>

e. The site appears to be located within the Hosford Chapman Rhododendron Protection Zone Florida Forever BOT Project which is part of the State of Florida's Conservation and Recreation Lands land acquisition program. The state has no specific land management authority over these lands until they are purchased.

Specifically, as to the 2023 report:

a. Similar findings as to the 2019 report.

b. FNAI makes no determination as to the suitability of a proposed project for this location, or the potential impacts of the project on natural resources in the area. *Seminole notes the FNAI role is to provide information <u>independent</u> of Seminole, Mainline, Gadsden County, FDEP or any other interested party.*

c. The 2023 report includes additional mapping and specifically shows the Mainline site as having the highest ranking (on a scale of 1-5) for CLIP Biodiversity Resource Priorities and the highest ranking (on a scale of 1-5) for CLIP Aggregate Resource Priorities. CLIP stands for Critical Lands and Waters Identification Project and is cooperative effort between FSU FNAI, UF Center for Landscape Conservation Planning, and Florida Fish and Wildlife Conservation, with additional funding from **<u>the Florida DEP</u>** and the **<u>U.S. Fish and Wildlife.</u>** This CLIP map is significant.

d. A University of Florida Fact Sheet states the Chapman Rhododendron is the only native evergreen Rhododendron in the entire State of Florida. *Seminole observation - as will be discussed below, neither Roberts, when applying for a permit from DEP to use the land to accept wood chips as a result of Hurricane Michael, nor Mainline when applying for a zoning change from agriculture to mining in their application to Gadsden County, disclosed the likely existence of the state and federal endangered species on the current Mainline site. At the time the DEP permitted Roberts to use the site for beneficial use, previously as a yard trash disposal facility, the site had already accepted, spread, and compacted wood chips over much of the 27- acre proposed site without Gadsden County knowledge or approval.*

5. **<u>Mainline's Intended Use as a Mine Conflicts with the Florida Forever Reason to Acquire the Entire Area Around the Mainline Site.</u> The Mainline site and surrounding owner's properties are within the Hosford Chapman Rhododendron Protection Zone as designated by the Florida Department of Environmental Protection Florida Forever project for future acquisition because of the presence of this state and federal endangered plant. Mainline's Use of the Site for Mining Conflicts with the State of Florida Forever purpose for acquisition of parcels in this Zone. Such purpose is to**

protect in perpetuity the native ecosystems, including the core population of the rare Chapmans Rhododendron. ***Seminole notes the Chapman Rhododendron Zone was approved in 2000-2004, the project is still on the Florida Forever Plan, and state offers could be made for the Chapman Zone at any time. It is unlikely that the State would be interested in negotiating on the Mainline site due to the damage that has already been done to the plant and its habitat by the prior owner and especially if the site is rezoned for mining to the current owner. Continued destruction of the plant and supporting habitat through this or subsequent rezoning could affect other land owners' ability to negotiate with the State.***

a. As stated in FDEP's Florida Forever website, the purpose of the project is to preserve a habitat for only one of two core populations of the rare Chapman's Rhododendron, a federally listed plant that is found in the world only in three Panhandle counties in Florida (Gulf, Gadsden, and Liberty counties). Of the total 6,923 acres, the zone has about 1,414 acres of functioning wetlands that would be protected by this acquisition. The Mainline site is within the zone boundary.
b. The primary goals of establishing the Hosford Chapman Rhododendron Protection Zone project are to restore, maintain and protect the native ecosystems, including the core populations of the rare Chapman's Rhododendron.
c. Protection would preclude more invasive restoration, such as some types of mechanical understory control and site preparation. Timber sales will be conducted as needed to improve or maintain desirable ecosystems.
Seminole observation is that mining operations do not preserve the plant or habitat. Robert's activities to spread Hurricane Michael wood chips over 27 acres has destroyed the habitat that supported the Chapman Rhododendron. Mining activity only further destroys the remaining habitat by removing any surviving Chapman Rhododendron plant, its roots, or soil essential to its survival.

6. **<u>The Chapman Rhododendron is a federally listed Endangered Plant and coordinated protection for its survival is shared among several federal agencies.</u> Such survival and protection is also a concern for the Florida Department of Environmental Protection Division of State Lands.**
    a. The Federal Endangered Species Act of 1973 notes that various species of fish, wildlife, and plants have been rendered extinct as a consequence of economic growth and development untampered by adequate concern and conservation. All federal departments and agencies shall seek to conserve endangered and threatened species and shall utilize their authorities in furtherance of the purpose of the Act. Endangered species means any species which is in danger of extinction throughout all or a significant portion of its range. The term plant means any member of the plant kingdom, including seeds, root and other parts thereof. State agency means any State agency, department, board, commission,

or other governmental entity which is responsible for the management and conservation of fish, plant, or wildlife resources within the State. The Secretary is authorized to enter into cooperative agreements for conservation of endangered species and threatened species of plants.

b. The ESA provides that all federal agencies are prohibited from authorizing, funding, or carrying out actions that "destroy or adversely modify" critical habitat (Section 7((2)). While the regulatory aspect of critical habitat does not apply directly to private and other non-federal landowners, large scale development, logging and **mining projects** on private and state land typically require a federal permit and thus become subject to critical habitat regulations. Only activities that involve a federal permit, license, or funding and are likely to destroy or adversely modify critical habitat are affected. Seminole notes that even when critical habitat has not been designated, federal agencies are required to notify U.S. Fish and Wildlife when the habitat of an endangered plant are affected so the agency and FWS can exercise its conservation responsibilities.
c. The Chapman Rhododendron was listed in the Federal Register April 24, 1979, as an endangered plant in the State of Florida.
d. The Plant has a G1/S1 ranking, the highest federal and state ranking for this endangered plant.
e. The U.S. Fish and Wildlife map of the Chapman Rhododendron shows its current range to include all or a portion of the Roberts/Mainline 42-acre parcel and wherever found.
f. A 5-Year Review of the Chapman's Rhododendron conducted by Dr. Vivian Negron-Ortiz reported the following:
    i. The Hosford population has not been secured through the Florida Forever project. The population near Hosford is the largest; privately owned and used for tree farming. The plant requires sandy soil. The study recommended acquisition of private lands will benefit the Hosford population located in Liberty and Gadsden counties. Clearcutting, mechanical site preparation, and pine plantations has extirpated some plant communities.

g. According to the NatureServe Explorer the Chapman Rhododendron is known to grow in older pine plantations. The flatwoods communities have an overstory of widely scattered longleaf pines and an understory of wiregrass. *Immediately prior to the Robert's site receiving wood chips, the site was completely cleared of mature pines.*

h. An article by A. Gray states that mechanical site preparation (bull dozers) should be avoided. *This was done by Roberts and to some extent by Mainline by front-end loader.*

i. A Virginia Tech article JARS v38n2 – The Native Habitat of Chapman's Rhododendron states the reason the plant is so rare is that it is very narrowly and

inflexibility adapted to very specific and uncommon habitat. It grows beneath longleaf pine and adjacent to a bog containing titi on sands with abundant organic matter that are that are well-drained at the surface. Chapman's Rhododendron is so narrowly adapted with respect to soil water conditions that any change is likely to be detrimental.

j. A Virginia Tech article JARS v45n3 - Rhododendron chapmanii: An American Survivor - The largest population is in the middle of the panhandle and the habitat is less than 10 square miles. The plants grow between rows of planted pine trees. Only when the land is ploughed up with bull dozers and root rakes are the rhododendrons killed.

k.

7. **<u>The Intended Purpose of the Mainline Site since 2019 and Now was and is to Financially benefit from Topsoil on Site and Which Mainline Failed to Mention In Its Initial and Subsequently Filed Applications for a Mining Operation.</u> The purpose for Roberts accepting Hurricane Michael debris in 2018 was not for a yard trash disposal facility or beneficial soil amendment for the property, but for the purpose of mixing the native sandy soils with hurricane wood chips to make topsoil for off-site use and sale. Roberts initial DEP permit was for a yard waste disposal facility (Exhibit 7A and 7B) and Roberts accepted hurricane wood debris for several weeks without Gadsden County knowledge or approval. The County described Roberts actions as "disposal" which would require a zoning change. Subsequently, DEP issued a beneficial soil amendment permit (Exhibit 7C) with <u>knowledge</u> that Roberts intended to accept hurricane wood debris as a temporary step, produce topsoil with the native soils, and then revert back to a YWDF for off-site disposal and use. For both permit applications, Roberts was aware of the Chapman Rhododendron Protection Zone as far back as 2002; such knowledge was not shared with DEP (Exhibit 7E). A YTDF can operate for up to 30 years with five-year renewals; whereas, the beneficial use permit required Roberts to use the hurricane debris as a soil amendment or remove the woodchips within a two-year period. Seminole believes the topsoil that now covers the proposed site was a significant reason why Mainline purchased the property. Seminole has observed and Mainline recently confirmed that Mainline trucks have been disposing of clay on the property since purchased with the intent to make blended topsoil for off-site use. Seminole asked the County whether such Mainline actions were acceptable prior to the Planning Commission meeting? Seminole had not received an answer as of July 4, the date the Seminole response was due the County for inclusion in meeting materials.**
8. **For Roberts acceptance of 124,802 cubic yards of Hurricane Michael wood debris, Roberts was paid $624,010 for tipping fees during which time hauling trucks made approximately 1,400 trips to and from the Roberts property adjacent to Seminole. At one time Roberts requested approval to receive 1,000,000 cubic yards of hurricane**

debris to be tilled into 199 acres of Roberts property. Roberts owns a sand mine within 2-3 miles from the Mainline property; however, such mine is not within the Chapman Rhododendron Protection Zone. Roberts was paid $800,000 by Mainline for the approximately 218-acre parcel. From the beginning and now, Roberts and Mainlines actions have been financial without regard for the stewardship and peaceful enjoyment interest of surrounding property owners.

9. **Background and Specific actions Seminole has taken to demonstrate efforts to be a good steward of Seminole property that also reflects positively on Gadsden County.**
    a. A county resident and permanent homeowner for approximately 30 years.
    b. Spouse taught in the Gadsden County public schools for 35 years from 1969 to 2004.
    c. Retired from the State of Florida (30 years), the City of Tallahassee (13 years) and Florida State University (9 years) having devoted 53-years to government and the citizens served. Retired in April 2022.
    d. Purchased 40 percent ownership of approximately 475 acres in Warbonnet Land and Timber in 2000.
    e. In approximately 2007, partner in Warbonnet sold his share of the property to the current owners and Seminole retained 228 acres in the back portion of the property to enjoy the quiet and natural resources of the property.
    f. Seminole made substantial monthly payments averaging $2,500 per month from 2000 to approximately 2018 when the balance of the loan was paid off to be able to enjoy the property upon retirement in 2022 and for the remainder of my life (76 years old).
    g. Since 2007, as Seminole Wind land and Timber, Seminole has forestry management plans prepared by the Division of Forestry, has performed prescribed burns on the property with the Division of Forestry and one helper (friend), have never cut a pine timber, have never cut any new roads within the property, or enlarged any of the four small fields that existed on the property at the time of acquisition in 2000. As no trees have been cut, Seminole has never received any timber sales revenue from the property. In addition, Seminole has recognized annual tax losses from the property in the range of $10,000 to $20,000 per year.
    h. Seminole has been recognized for taking care of the land by an American Tree Farm Sign and a Forest Stewardship sign. Both are prominently displayed at the entrance of the property.
    i. No one has hunted on Seminole property except the owner, owner's son, grandson, and one other person that hunted one afternoon during the 16 years Seminole has owned the property. The son and grandson live in Virginia and hunt with me approximately three days per year. The visits are for the enjoyment of the property. My wife and I ride through the property most weekends and we live approximately 7-8 miles from the property. **At this time, I believe it a fair**

statement to say the weekend ride-through of the property will likely be curtailed significantly as the prospect of looking across the fence at a sand mine operation would be very disheartening. The purpose for buying the property as earlier described would for all practical purposes be gone. My neighbors and I care for and care about our property.

j. To follow the Forestry Management Plan, the owner of Seminole personally "knocked down" approximately 90 acres of turkey oats with his tractor to open up the understory of the property for improved habitat and to provide additional nutrition for the long leaf pine. Seminole has taken no actions to disturb the approximately 120 acres of lowlands that border Hammock Creek for approximately one mile of the property.

k. All bush hogging, road maintenance, and planting of wheat and oats in wildlife opening have been done solely by the owner.

Seminole hopes the Planning Commission can appreciate the efforts made by Seminole and surrounding property owners to improve their property and to be a good stewards compared to the adjoining property owner's actions since 2018.

Seminole also appreciates the professional manner in which County Planning and Zoning staff have met with and listened to Seminole.

Seminole request the Planning Commission deny the mining application permit. Seminole believes the topsoil currently on the property should stay and be beneficially used as originally proposed by Roberts as silviculture (timber growth) or for other allowable on-site agriculture uses allowed by the County and consistent and compatible with uses of surrounding landowners. Seminole also request the Planning Commission and County Commission recommend how best to protect the Chapman Rhododendron habitat and its chance of survival either through purchase, conservation easements, or other suggestions that might be made in consultation with the State Florida Forever Program. The unique biodiversity found in this part of the County once destroyed or degraded cannot be replaced or replicated.

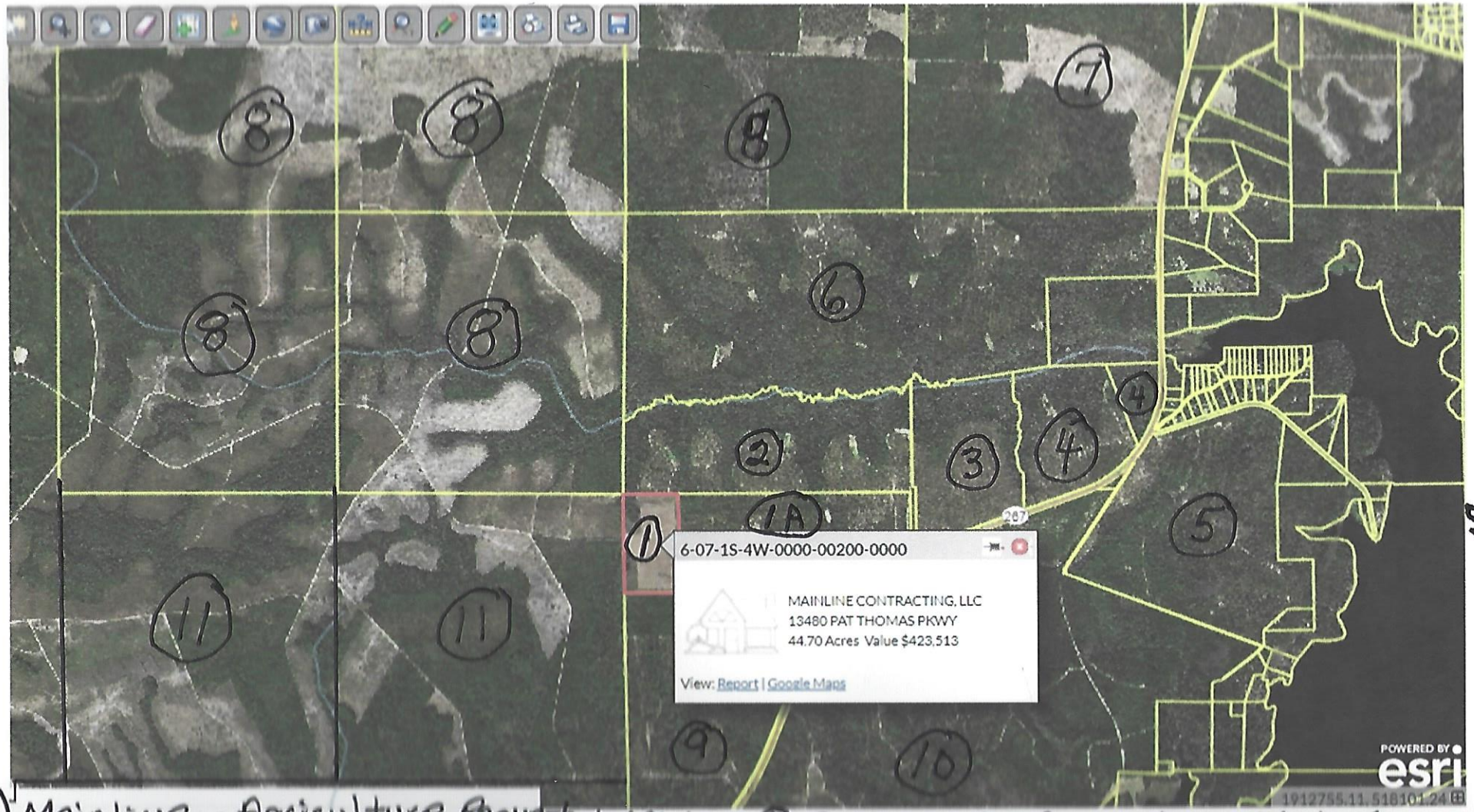
Regards and Respectfully,

Sam McCall
Sole Owner of Seminole Wind Land and Timber, LLC

Attachment 10

Current Zoning Surrounding Mainline Site

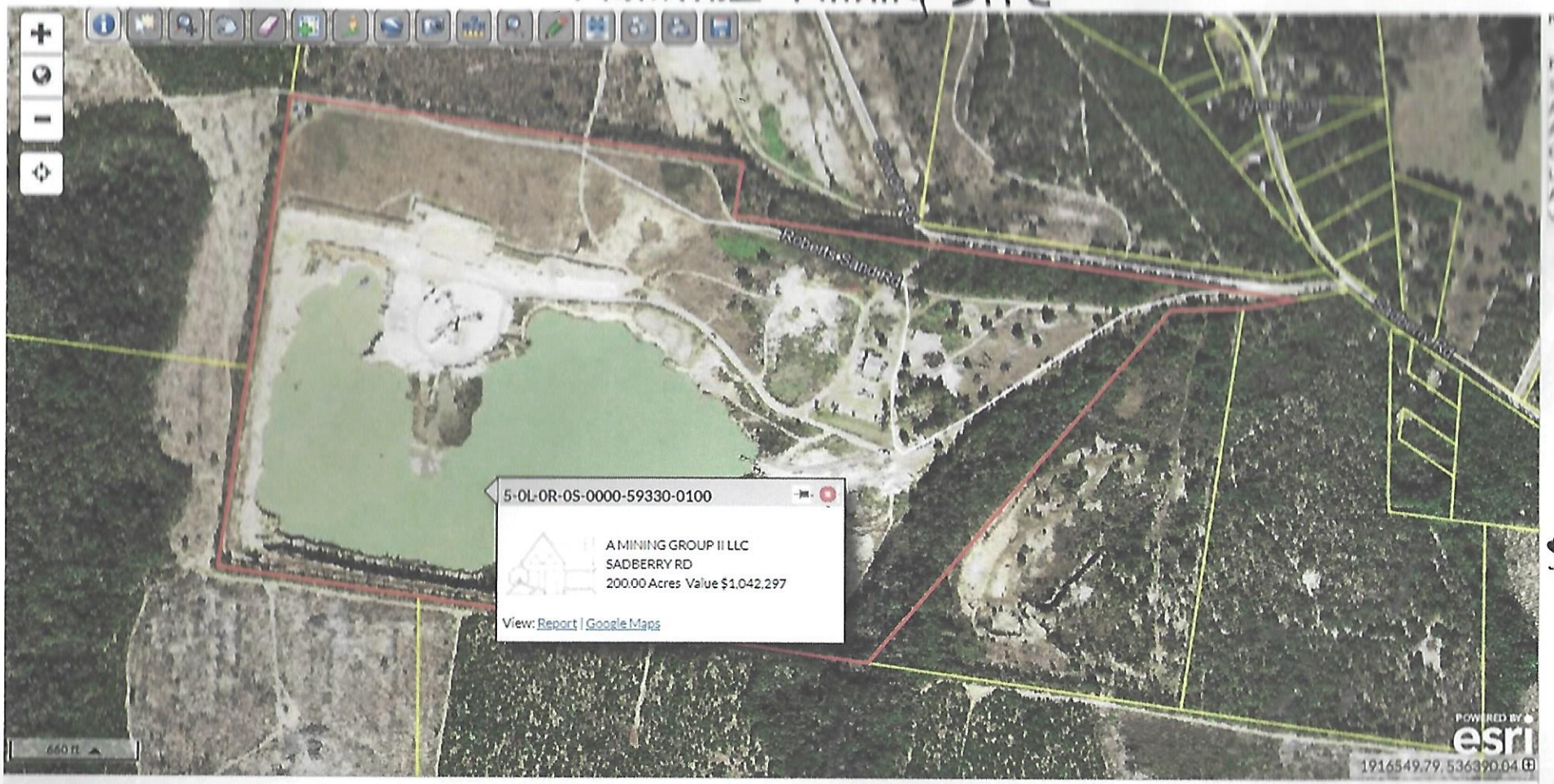
Exhibit 1



1. Mainline – Agriculture Request to Mining
1A. Mainline – Agriculture
2. Seminole Wind – Agriculture – Timber
3. C&F Blue Mountain – Agriculture – Timber
4. Taylor – Agriculture – Timber
5. Poverty Point – agriculture – Timber
6. Blair Woods – Agriculture – Timber
7. Lake Talquin Timberlands – Agriculture Timber
8. Lake Talquin Timberlands – Silviculture
9. FIA Timber Growth – Agriculture – Timber
10. Continental Forest – Agriculture Timber
11. Lake Talquin Timberlands – Agriculture – Timber – In Liberty County

Attachment 10

Exhibit 1A - A Mining – 2-3 miles from Proposed Mainline Mining Site



Parcel ID	5-0L-0R-0S-0000-59330-0100	Alternate ID	28659	Owner Address	A MINING GROUP II LLC	Improvement Value	$118,287
Sec/Twp/Rng	L/R/S	Class	MINING/PETRO/GAS (9200)		P O BOX 1829	Land Value	$924,010
Property Address	SADBERRY RD	Acreage	200.0		LAKE CITY, FL 32056	Land Ag Value	
	QUINCY					Ag Market Value	
District	COUNTY						
Brief Tax Description	OR 867 P 384 OR 385 P 1590 COM						
	(Note: Not to be used on legal documents)						

Just Market Value	$1,042,297
Total Assessed Value	$1,042,297
Exempt Value	
Taxable Value	

18

Exhibit 2

RECE

APR

PLANNING

Gadsden COUNTY
PLANNING AND
COMMUNITY DEVELOPMENT

Post Office Box 1799, Quincy, FL 32353-1799
Phone (850) 875-8663 Fax (850) 875-7280
E-mail: planning@gadsdencountyfl.gov Web site: www.gadsdencountyfl.gov

FUTURE LAND USE MAP AMENDMENT APPLICATION

Application must be submitted at least 45 days prior to the public hearing to m legal advertisement requirements for public notice.

_____ Small Scale Future Land Use Map _____ Large Scale Future Land Use Map

✓ Small scale amendment in Rural Area of Opportunity as set forth in §. 288.0656(7) F.S.

Change From: Agriculture 3 (Existing future land use designation) To: Mining (Proposed future land use designation)

APPLICANT INFORMATION (If the applicant differs from the owner, a signed affidavit to represent i required authorizing a representative to act on the property owner's behalf)

Owner: Mainline Contracting LLC Contact Person: Jason Moore Lewis

Address: 13480 Pat Thomas Parkway, Quincy, FL 32351

Telephone: (850) 656-1211 Mobile: (850) 545-4974

E-Mail Address: jmlewis@teamdowdy.com

Authorized Representative: Florida Environmental & Land Services, Inc. (FELSI) (Elva Peppe

Address: 221-4 Delta Court, Tallahassee, FL 32303

Telephone: (850) 385-6255 Mobile: N/A

E-Mail Address: elvapeppers@felsi.org

PROPERTY INFORMATION

Property Address: 13480 Pat Thomas Pkwy, Quincy, FL 32351

Tax Parcel ID#: 6-07-1S-4W-0000-00200-0000, 6-07-1S-4W-0000-00111-0000

Legal Description: Please see attachments.

(A legal description is needed for adoption of the ordinance. A legal description may be found on the title certificate or warranty deed. Please attach a copy as required with application.)

Total Acreage of Amendment: 44.70 Utility Providers: Talquin Electric Co-Op

Current Use of Property: Agriculture 3

Describe reason for the Future Land Use Map amendment (include proposed use of the property): Convert the current Land Use designation from Agriculture 3 to Mining to provide areas for mining activities on 44.70 acres to acce a valuable economic resource for Gadsden County.

Exhibit 2

le 1: Soil Information for the Subject Property.

nbol	Soil Name	Description of Soil	Depth to Water Table	Hydric
30	Lakeland sand, 0 to 5 percent slopes	Excessively drained sand	More than 80 inches	No
51	Plummer sand, 0 to 5 percent slopes	Poorly drained sand	6 to 12 inches	No
79	Hurricane and Chipley soils, 0 to 3 percent slopes	Somewhat poorly drained sand	24 to 42 inches	No
33	Foxworth-Lakeland complex, 5 to 15 percent slopes	Moderately well-drained sand	42 to 72 inches	No
38	Rutlege, Bibb, and Surrency soils, frequently flooded	Very poorly drained sand	0 to 6 inches	Yes

nk you for the opportunity to provide this evaluation. Should you have any questions, ase feel free to call our office at 850-385-6255.

cerely,

Elva Peppers

a L. Peppers, President

No Disclosure above that up to three feet of Hurricane Michael Wood Debris was Compacted on the 27 acre proposed Mining Site by bull dozer

Exhibit 2

Attachment 10

Received June 3 Gads Cou

P

Gadsden Mine
Environmental Survey Report
Gadsden County, Florida



August 2022
Revised June 2023

Prepared by:

Florida Environmental and Land Services Inc.
221-4 Delta Court, Tallahassee, FL 32303
850-385-6255 | www.felsi.net

Exhibit 2

Gadsden Mine
Environmental Survey Report
Gadsden County, Florida

I. Introduction

Florida Environmental and Land Services, Inc. (FELSI) conducted a site visit on August 22, 2022, to determine the extent of jurisdictional wetlands, as defined by Rule 62-340, F.A.C. and the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual, on the subject parcel. The area was also reviewed for threatened and endangered species. The subject parcel (Parcel ID 6-07-1S-4W-0000-00200-0000) evaluated for this assessment is approximately 44.7 acres located west of Pat Thomas Parkway in Section 7, Township 1 South, Range 4 West in Gadsden County, Florida. The adjacent parcel to the east (Parcel ID 6-07-1S-4W-0000-00111-0000) was used to access the subject parcel and areas along the road were reviewed for threatened and endangered species.

Wetlands were delineated in two areas of the western edge of the parcel and the flags documented using sub-meter GPS. Both wetlands can be classified by the Florida Land Use, Cover and Forms Classification System (FLUCCS-FDOT,1999) as Freshwater Marsh (FLUCCS 641) and Mixed Forested Wetland (FLUCCS 630). The upland can be classified as cleared Planted Pine (FLUCCS 441c). A systematic survey for threatened gopher tortoises (*Gopherus polyphemus*) was not conducted but several possibly active burrows were noted along the road. Prior to commencement of ground disturbing activity within uplands, a gopher tortoise survey should be completed. If any burrows are found, they are regulated by the Florida Fish and Wildlife Conservation Commission (FWC), and a permit may be required. No other threatened or endangered species were observed.

The road used to access the subject property runs through the adjacent parcel to the east. Wetlands on this parcel were identified using the National Wetland Inventory (NWI) data and are shown on Figure 2. Soils, wetlands, FLUCCS, and gopher tortoise burrows are shown in Figure 2.

II. Soil Characteristics

The soil series and descriptions, as described by the USDA Natural Resources Conservation Service (NRCS), found within the subject property and the adjacent property to the east are listed below in Table 2. *Lakeland sand, 0-5% slopes* is the predominant soil type within the project area.

Table 1: Soil Information for the Subject Property.

Symbol	Soil Name	Description of Soil	Depth to Water Table	Hydric
30	Lakeland sand, 0 to 5 percent slopes	Excessively drained sand	More than 80 inches	No
51	Plummer sand, 0 to 5 percent slopes	Poorly drained sand	6 to 12 inches	No
79	Hurricane and Chipley soils, 0 to 3 percent slopes	Somewhat poorly drained sand	24 to 42 inches	No
83	Foxworth-Lakeland complex, 5 to 15 percent slopes	Moderately well-drained sand	42 to 72 inches	No
82	Chipley-Foxworth Complex, 0-5% Slopes	Somewhat poorly drained	24 to 36 inches	No
88	Rutlege, Bibb, and Surrency soils, frequently flooded	Very poorly drained sand	0 to 6 inches	Yes
91	N/A	N/A	N/A	Unranked

No disclosure the site is covered by up to 3' of hurricane debris.

Exhibit 2

III. Wildlife and Listed Species

Prior to initiating site-specific surveys, an online records search was conducted through the United States Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System and the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix for known federal and state protected species occurrence within the project area vicinity. Based on this review, no federally designated critical habitat has been recorded within the project area. IPaC reported the red-cockaded woodpecker (*Picoides borealis*), eastern indigo snake (*Drymarchon couperi*), Chapman's rhododendron (*Rhododendron chapmanii*), Godfrey's butterwort (*Pinguicula ionantha*), and white birds-in-a-nest (*Macbridea alba*) as federally listed species potentially affected by activities within the project area. FNAI reported Chapman's rhododendron as a likely element for the vicinity. Potential habitat utilization by listed species is discussed below and summarized in Table 2.

Federally Protected Species

Federally listed Threatened and Endangered Species are afforded protection by the Endangered Species Act (16 U.S.C. 1531-1544, ESA). Federally listed Threatened and Endangered species are also protected by Florida's Endangered and Threatened Species Rule (F.A.C. 68A-27.003.1).

Red-cockaded Woodpecker (*Picoides borealis*)

The red-cockaded woodpecker is an ESA listed Endangered species. Ideal habitat for the red-cockaded woodpecker is mature pine forests, with a preference for longleaf pines that average 80-120 years old. The vegetative composition within the project area does not provide suitable habitat for the red-cockaded woodpecker. Pine forests are present east of the project area; however, the pines are not longleaf pine and have not reached sufficient maturity to provide nesting habitat for the species. No red-cockaded woodpeckers or nests were observed during the survey, and potential utilization of the site by the species is deemed low.

Eastern Indigo Snake (*Drymarchon couperi*)

The eastern indigo snake is a commensal of the gopher tortoise which is afforded protection as a Threatened species by the ESA. Female eastern indigo snakes typically lay their eggs in gopher tortoise burrows. According to review of recent range and distribution of the species, eastern indigo snakes are possibly extirpated or very rare within the Florida Panhandle (USFWS, 2019). For this reason, potential utilization by the species within the project area is deemed low.

(1) Chapman's Rhododendron (*Rhododendron chapmanii*)

Chapman's rhododendron is a flowering shrub afforded protection as an ESA listed Endangered species endemic to Gulf, Gadsden, and Liberty County. According to FNAI, habitat for the species includes wet, mesic, or dry scrubby flatwoods, borders of titi or bay swamps, disturbed areas, or pine plantations. (2) Chapman's rhododendron was not observed during the environmental survey; however, there may be habitat for the species along the ecotone between the Wetland Forested Mixed and Freshwater Marsh wetlands found on the western side of the project area. Potential occurrence of the species is deemed moderate. These areas are protected as wetlands, are not within the project area proposed for disturbance and are not anticipated to be impacted by the proposed project.

The project area is within the Florida Forever Hosford Chapman's Rhododendron Protection Zone project area. Florida Forever is a state program for voluntary conservation measures by willing property owners and the State of Florida. The project is proposed as less-than-fee (conservation easement only) and was added to the Florida Forever priority list in 2002. At the time of this report, 0 of the 6,923 project acres have been acquired for the project. The highest priority portions of the Florida Forever project are not located on this property. The current property owner would have to negotiate purchase of the easement directly with the state to effectuate conservation of the lands.

(1) No disclosure in initial filing of the Chapman Rhododendron

(2) Survey done in August when the plant was not blooming and approx. 27 acres were covered with 3' of hurricane debris

Gadsden County Comprehensive Plan Exhibit 3

Selected Applicable Portions

O. Mining

1) Purpose and Intent – The intent of this category is to provide areas for mining activities, to provide areas for mining activities in the future, and to preserve a valuable economic resource for Gadsden County.
2) Density – None.
3) Allowable Uses – Surface mining; borrow pits; rock quarries; other extraction activities; mining reclamation activities; associated office uses as an accessory to the primary use; agricultural and Silvicultural uses; centralized utilities.
4) Development Restrictions – As pursuant to the Florida Department of Environmental Protection's Mining, Mitigation and Delineation permitting. Mining extraction activities shall be conducted in a manner which will mitigate adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activities shall not interrupt existing residential uses by creating inconsistent and conflicting land uses. Mining uses are not subject to County development order approval provided the mining operation has received approval by applicable federal and state agencies prior to operation and the operation is on land designated as "Mining" on the Future Land Use Map. In addition, any mining operation shall comply with any relevant policies located within the Conservation Element.

CONSERVATION ELEMENT

INTRODUCTION

The purpose of the Conservation Element is to provide for the conservation, use and protection of the County's natural resources.

GOAL 5A: MAINTAIN, PROTECT, AND ENHANCE NATURAL RESOURCES THROUGH APPROPRIATE MANAGEMENT.

OBJECTIVE 5.2: Provide for the conservation, appropriate use and protection of those lands deemed as environmentally sensitive.

Policy 5.2.5: The County shall protect native vegetative communities from destruction by development activities through the development review process unless such destruction is authorized pursuant to the applicable state and federal permitting process.

Policy 5.2.8: The County shall provide maximum protection to those lands classified as "Conservation" on the Future Land Use Map through additional criteria as specified in the Gadsden County Land Development Regulations.

Policy 5.2.9: The County shall promote acquisition of appropriate parcels of land

through the Florida Communities Trust Florida Forever Program or the Trust for Public Lands and/or other programs as may be appropriate to develop state/county partnerships to protect environmentally sensitive lands, to protect Endangered, Threatened, or Species of Greatest Conservation Need and their habitats, protect scenic water corridors and their shoreline ecosystems, and provide enhanced public access to outdoor recreational opportunities and open space.

OBJECTIVE 5.4: Protect Endangered and Threatened Species.

Policy 5.4.1: Endangered and Threatened wildlife and State-designated Threatened species, shall be those as listed by the Florida Fish and Wildlife Conservation Commission, and are published in the "Florida's Endangered and Threatened Species".

Policy 5.4.2: Species of Greatest Conservation Need (SGCN) are species that are imperiled or at risk of becoming imperiled in the future and shall be those identified by the Florida Fish and Wildlife Conservation Commission, and are published in the "Florida's State Wildlife Action Plan".

Policy 5.4.3: Gadsden County shall support state and federal requirements for on-site protection and/or managed relocation for all species listed and identified as Endangered or Threatened, and conservation management of critical habitats.

Policy 5.4.4: The County shall protect Endangered and Threatened Species by requiring the following to be submitted in conjunction with any Comprehensive Plan Future Land Use Map amendment request to a more intense category which is more than ten (10) acres. Such assessment may be conducted with readily available information through desktop GIS and/or the most recent state agency published documentation.

(a) Any finding that lists any Endangered or Threatened Species located on site;

Policy 5.6.4: Mining extraction activities shall be conducted in a manner which will minimize adverse effects to water quality, fish, wildlife, and adjacent land uses. Mining activates shall not adversely affect existing residential uses.

GOAL 5E: PROTECT CULTURAL AND HISTORICAL RESOURCES

OBJECTIVE 5.9: Maintain a development review process to promote protection of cultural and historical resources.

1 As stated in the **Endangered Species Act** (ESA), Congress recognizes the "aesthetic, ecological, educational, **historical,** recreational, and scientific value" of conserving endangered and threatened species.

Attachment 10

Exhibit 4 – Chapman Rhododendron Protection Zone

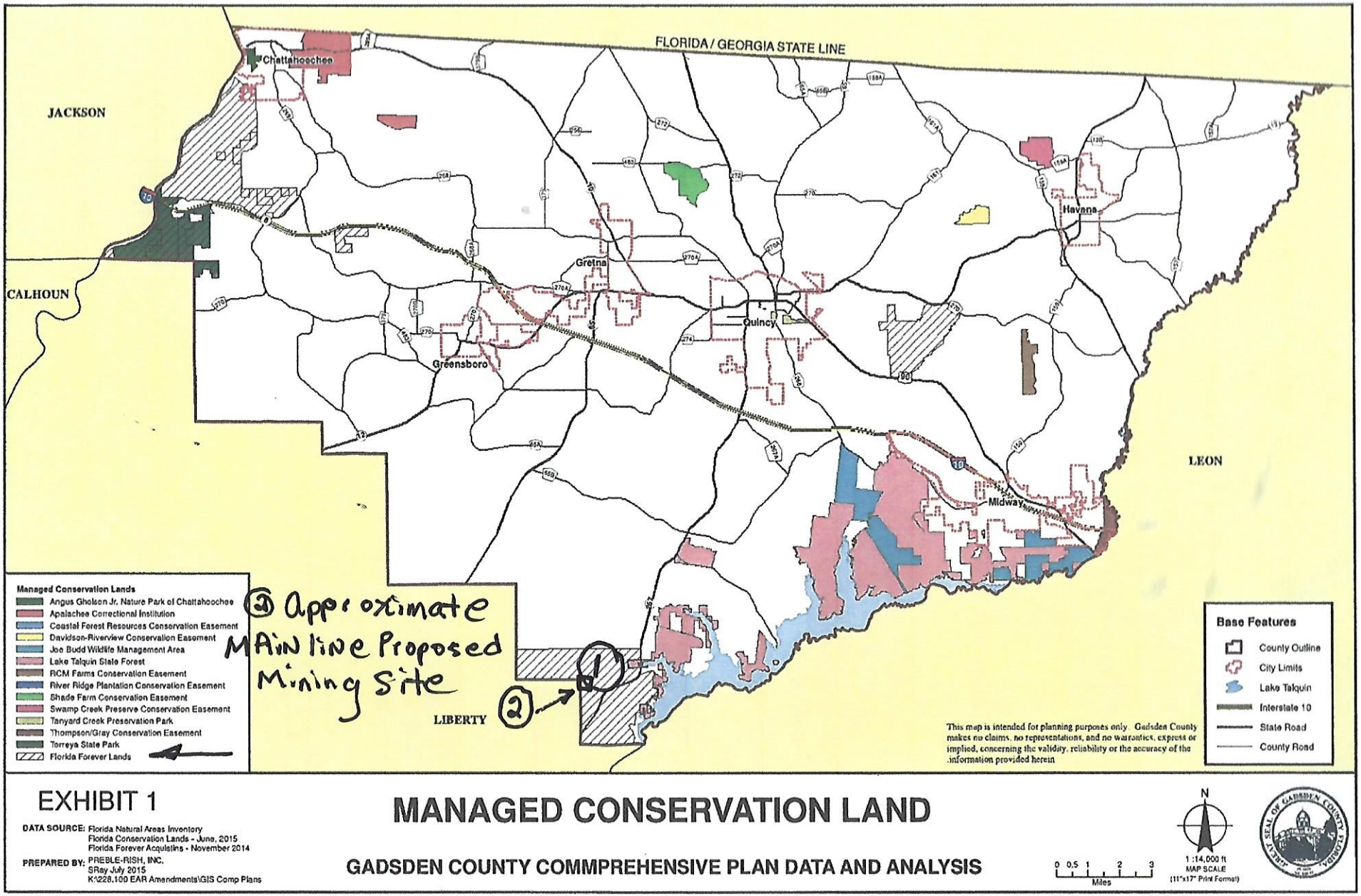


EXHIBIT 1

MANAGED CONSERVATION LAND

DATA SOURCE: Florida Natural Areas Inventory
Florida Conservation Lands - June, 2015
Florida Forever Acquistins - November 2014

PREPARED BY: PREBLE-RISH, INC.
SRay July 2015
K:\228.100 EAR Amendments\GIS Comp Plans

GADSDEN COUNTY COMMPREHENSIVE PLAN DATA AND ANALYSIS

0 0.5 1 2 3 Miles

1 :14,000 ft
MAP SCALE
(11"x17" Print Format)

Attachment 10

① Exhibit 4 – Chapman Rhododendron Protection Zone – Includes Mainline Site

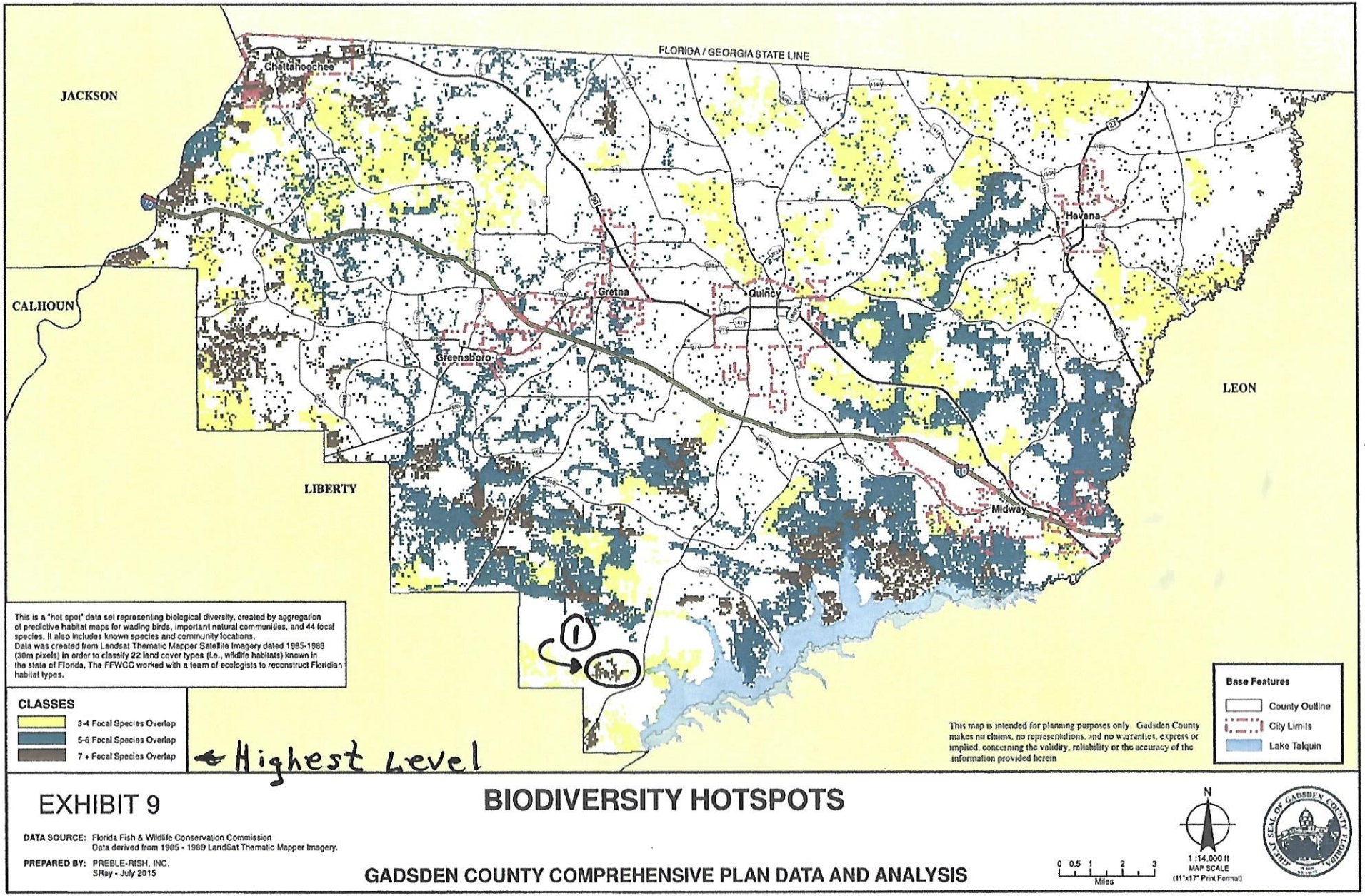


EXHIBIT 9

BIODIVERSITY HOTSPOTS

DATA SOURCE: Florida Fish & Wildlife Conservation Commission
Data derived from 1985 - 1989 LandSat Thematic Mapper Imagery.

PREPARED BY: PREBLE-RISH, INC.
SRay - July 2015

GADSDEN COUNTY COMPREHENSIVE PLAN DATA AND ANALYSIS

N

0 0.5 1 2 3 Miles

1 :14,000 ft
MAP SCALE
(11"x17" Print Format)

Exhibit 5 - 2019

FLORIDA
Natural Areas
INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

January 9, 2019

Sam M McCall
348 Gilcrease Lane
Quincy, FL 32351

Dear Mr. McCall,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). We have compiled the following information for your project area.

Project: Gadsden Property

Date Received: 01/07/19

Location: Gadsden County

Based on the information available, this site appears to be located in a significant region of natural areas and habitat for several rare species. Special consideration should be taken to avoid and/or mitigate impacts to these natural resources, and to design land uses that are compatible with these resources.

Element Occurrences

A search of our maps and database indicates that we currently have several element occurrences mapped in the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

Federally Listed Species

Our data indicate federally listed species are present on or very near this site (see enclosed map and tables for details). This statement should not be interpreted as a legal determination of presence or absence of federally listed species on a property.

The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.

*Several of the species and natural communities tracked by the Inventory are considered **data sensitive**. Occurrence records for these elements contain information that we consider sensitive due to collection pressures, extreme rarity, or at the request of the source of the information. The Element Occurrence Record has been labeled "Data Sensitive." We request that you not publish or release specific locational data about these species or communities without consent from the Inventory. If you have any questions concerning this please do not hesitate to call.*

Florida Resources
and Environmental
Analysis Center

Institute of Science
and Public Affairs

The Florida State University

Likely and Potential Rare Species
In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.

Land Acquisition Projects
This site appears to be located within the Hosford Chapman's Rhododendron Protection Zone Florida Forever BOT Project, which is part of the State of Florida's Conservation and Recreation Lands land acquisition program. For more information on this Florida Forever Project, contact the Florida Department of Environmental Protection, Division of State Lands.

Florida Forever Board of Trustees (BOT) projects are proposed and acquired through the Florida Department of Environmental Protection, Division of State Lands. The state has no specific land management authority over these lands until they are purchased.

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/trackinglist.cfm for county or statewide element occurrence distributions and links to more element information.

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

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. FNAI data may not be resold for profit.

Thank you for your use of FNAI services. An invoice will be mailed separately. If I can be of further assistance, please contact me at (850) 224-8207 or at kbrinegar@fnai.fsu.edu.

Sincerely,

Kerri Brinegar

Kerri Brinegar
GIS / Data Services
Encl

Exhibit 5 - 2019

Attachment 10

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(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Gadsden Property

Site boundaries are approximate.

Gadsden County

Hosford

III - Chapman Rhododendron Protection Zone

Mainline Proposed Mining Site

Element Occurrences
- Animals
- Plants
- Communities
- Other
- Data Sensitive

Point Indicates General Vicinity of Element

U.S. Fish & Wildlife Service Scrub Jay Survey 1992-96

Conservation Lands
- Federal
- State
- Local
- Private
- State Aquatic Preserves

Land Acquisition Projects
- Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units

- County Boundary
- Interstate
- Turnpike
- Major Highway
- Local Road
- Railroad [Inactive railroads shown in Gray]
- Water

NOTE
Map should not be interpreted without accompanying documents.

N

0 0.5 1 2 Miles

Map produced by KAB
1/9/2019

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FLORIDA Natural Areas INVENTORY

Attachment 10

FNAI ELEMENT OCCURRENCE REPORT on or near

Gadsden

Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
ALLIMISS*31	*Alligator mississippiensis*	American Alligator	G5	S4	SAT	FT(S/A)	2006-05	Alluvial river with some blackwater characteristics, large impoundment (Lake Talquin), and large shallow natural lake (Iamonia) with overflow connections to river.	Occurs throughout Ochlockonee River, Lakes Talquin and Iamonia, as well as nearby wetlands (P84BRO03FLUS; PNDJAC01FLUS). For data, see Source Features and Additional Topics.
CROTADAM*278	*Crotalus adamanteus*	Eastern Diamondback Rattlesnake	G4	S3	N	N	1999-04-27	1999-04-27: This is the hill and gully habitat west of Lake Talquin. Much of upland locally has been converted to sand pine plantation (PNDJAC01FLUS).	1999-04-27: D. Jackson observed live juvenile (ca. 1 m; estimated 2 years old) on roadway, 10:15 AM EDT (PNDJAC01FLUS).
DS*11181	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997-03-31	Data Sensitive	Data Sensitive
DS*15924	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1999-04-23	Data Sensitive	Data Sensitive
DS*16683	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1999-04-23	Data Sensitive	Data Sensitive
DS*17994	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997 spring	Data Sensitive	Data Sensitive
DS*18981	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	2001-04-04	Data Sensitive	Data Sensitive
DS*20802	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997-03-31	Data Sensitive	Data Sensitive
DS*23649	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1996-04-09	Data Sensitive	Data Sensitive
DS*2875	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997-04-04	Data Sensitive	Data Sensitive
DS*4413	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997-03-31	Data Sensitive	Data Sensitive
DS*5933	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997-03-31	Data Sensitive	Data Sensitive
DS*7045	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1999-04-23	Data Sensitive	Data Sensitive
DS*8796	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997-03-31	Data Sensitive	Data Sensitive
HALILEUC*439	*Haliaeetus leucocephalus*	Bald Eagle	G5	S3	N	N	2003	1982: along lakeshore by dam (Jackson Bluff area) (PNDBRO03FLUS).	Roosting and foraging: 1982-1984: Pair and immatures regularly seen in area for last 3 yrs during nesting season and beyond (PNDGRI02FLUS); nearby nest active from 1997-2003 (FWC Nest # LI002) located to southwest ca. 1.6 miles (U03FWC01FLUS).

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Exhibit 5 - 2019

Attachment 10

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FLORIDA Natural Areas INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Report

Matrix Unit ID: 11373

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Likely					
Mesic flatwoods		G4	S4	N	N
Rhododendron chapmanii	Chapman's rhododendron	G1	S1	E	E
Ursus americanus floridanus	Florida Black Bear	G5T2	S2	N	N
Potential					
Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Andropogon arctatus	pinewoods bluestem	G3	S3	N	T
Asclepias viridula	southern milkweed	G2	S2	N	T
Baptisia megacarpa	Apalachicola wild indigo	G2	S1	N	E
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Calamintha dentata	toothed savory	G3	S3	N	T
Carex baltzellii	Baltzell's sedge	G3	S3	N	T
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S2	N	N
Croomia pauciflora	croomia	G3	S2	N	E
Desmognathus apalachicolae	Apalachicola Dusky Salamander	G4	S2S3	N	N
Drymarchon couperi	Eastern Indigo Snake	G3Q	S3	T	FT
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Heterodon simus	Southern Hognose Snake	G2	S2	N	N
Lithobates capito	Gopher Frog	G3	S3	N	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Lupinus westianus	Gulf Coast lupine	G3T3	S3	N	T
Lythrum curtissii	Curtiss' loosestrife	G1	S1	N	E
Macrochelys temminckii	Alligator Snapping Turtle	G3G4	S3	N	SSC
Magnolia ashei	Ashe's magnolia	G2	S2	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Bat	G4	S3	N	N
Peucaea aestivalis	Bachman's Sparrow	G3	S3	N	N
Picoides borealis	Red-cockaded Woodpecker	G3	S2	E	FE
Pinguicula primuliflora	primrose-flowered butterwort	G3G4	S3	N	E
Pityopsis flexuosa	zigzag silkgrass	G3	S3	N	E
Platanthera integra	yellow fringeless orchid	G3G4	S3	N	E
Pseudemys concinna suwanniensis	Suwannee Cooter	G5T3	S3	N	N
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
Rhexia parviflora	small-flowered meadowbeauty	G2	S2	N	E
Rhexia salicifolia	Panhandle meadowbeauty	G2	S2	N	T
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Schisandra glabra	bay star-vine	G3	S2	N	E
Spigelia gentianoides	gentian pinkroot	G1	S1	E	E
Taxus floridana	Florida yew	G2	S2	N	E
Tiedemannia filiformis ssp. greenmanii	giant water cowbane	G3	S3	N	E
Torreya taxifolia	Florida torreya	G1	S1	E	E
Uvularia floridana	Florida merrybells	G3	S1	N	E
Xyris longisepala	karst pond xyris	G2G3	S2S3	N	E
Xyris scabrifolia	Harper's yellow-eyed grass	G3	S3	N	T

Definitions: *Documented - Rare species and natural communities documented on or near this site.*
Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
Potential - This site lies within the known or predicted range of the species listed.

Exhibit 5 - 2019

Attachment 10

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(850) 224-8207
(850) 681-9364 Fax

FLORIDA Natural Areas INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Report

Matrix Unit ID: 11374

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Likely					
Rhododendron chapmanii	Chapman's rhododendron	G1	S1	E	E
Ursus americanus floridanus	Florida Black Bear	G5T2	S2	N	N
Potential					
Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Andropogon arctatus	pinewoods bluestem	G3	S3	N	T
Asclepias viridula	southern milkweed	G2	S2	N	T
Baptisia megacarpa	Apalachicola wild indigo	G2	S1	N	E
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Calamintha dentata	toothed savory	G3	S3	N	T
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S2	N	N
Croomia pauciflora	croomia	G3	S2	N	E
Desmognathus apalachicolae	Apalachicola Dusky Salamander	G4	S2S3	N	N
Dichanthelium nudicaule	naked-stemmed panic grass	G3Q	S3	N	T
Drymarchon couperi	Eastern Indigo Snake	G3Q	S3	T	FT
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Heterodon simus	Southern Hognose Snake	G2	S2	N	N
Lithobates capito	Gopher Frog	G3	S3	N	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Lythrum curtissii	Curtiss' loosestrife	G1	S1	N	E
Magnolia ashei	Ashe's magnolia	G2	S2	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Bat	G4	S3	N	N
Nyssa ursina	bog tupelo	G2	S2	N	N
Peucaea aestivalis	Bachman's Sparrow	G3	S3	N	N
Picoides borealis	Red-cockaded Woodpecker	G3	S2	E	FE
Pinguicula primuliflora	primrose-flowered butterwort	G3G4	S3	N	E
Pityopsis flexuosa	zigzag silkgrass	G3	S3	N	E
Platanthera integra	yellow fringeless orchid	G3G4	S3	N	E
Pseudemys concinna suwanniensis	Suwannee Cooter	G5T3	S3	N	N
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
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Rhexia salicifolia	Panhandle meadowbeauty	G2	S2	N	T
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Schisandra glabra	bay star-vine	G3	S2	N	E
Spigelia gentianoides	gentian pinkroot	G1	S1	E	E
Taxus floridana	Florida yew	G2	S2	N	E
Tiedemannia filiformis ssp. greenmanii	giant water cowbane	G3	S3	N	E
Torreya taxifolia	Florida torreya	G1	S1	E	E
Uvularia floridana	Florida merrybells	G3	S1	N	E
Xyris longisepala	karst pond xyris	G2G3	S2S3	N	E
Xyris scabrifolia	Harper's yellow-eyed grass	G3	S3	N	T

Definitions: *Documented - Rare species and natural communities documented on or near this site.*
Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
Potential - This site lies within the known or predicted range of the species listed.

Elements and Element Occurrences

An **element** is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An **element occurrence (EO)** is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

FNAI GLOBAL ELEMENT RANK

G1 = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
G2 = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
G3 = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
G4 = Apparently secure globally (may be rare in parts of range).
G5 = Demonstrably secure globally.
GH = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
GX = Believed to be extinct throughout range.
GXC = Extirpated from the wild but still known from captivity or cultivation.
G#? = Tentative rank (e.g., G2?).
G#G# = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
G#T# = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
G#Q = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
G#T#Q = Same as above, but validity as subspecies or variety is questioned.
GU = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
GNA = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
GNR = Element not yet ranked (temporary).
GNRTNR = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
S4 = Apparently secure in Florida (may be rare in parts of range).
S5 = Demonstrably secure in Florida.
SH = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
SX = Believed to be extirpated throughout Florida.
SU = Unrankable; due to a lack of information no rank or range can be assigned.
SNA = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
SNR = Element not yet ranked (temporary).

Exhibit 5 FNAI 2023 Report - Data Points

Gadsden Property Combined So As Not to Disclose Exact Location

Site boundaries are approximate.

Gadsden County

1018 Thomasville Road
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(850) 224-8207
www.fnai.org

Florida Natural Areas Inventory

Attachment 10

Element Occurrences
- Animals
- Plants
- Communities
- Other
- Data Sensitive

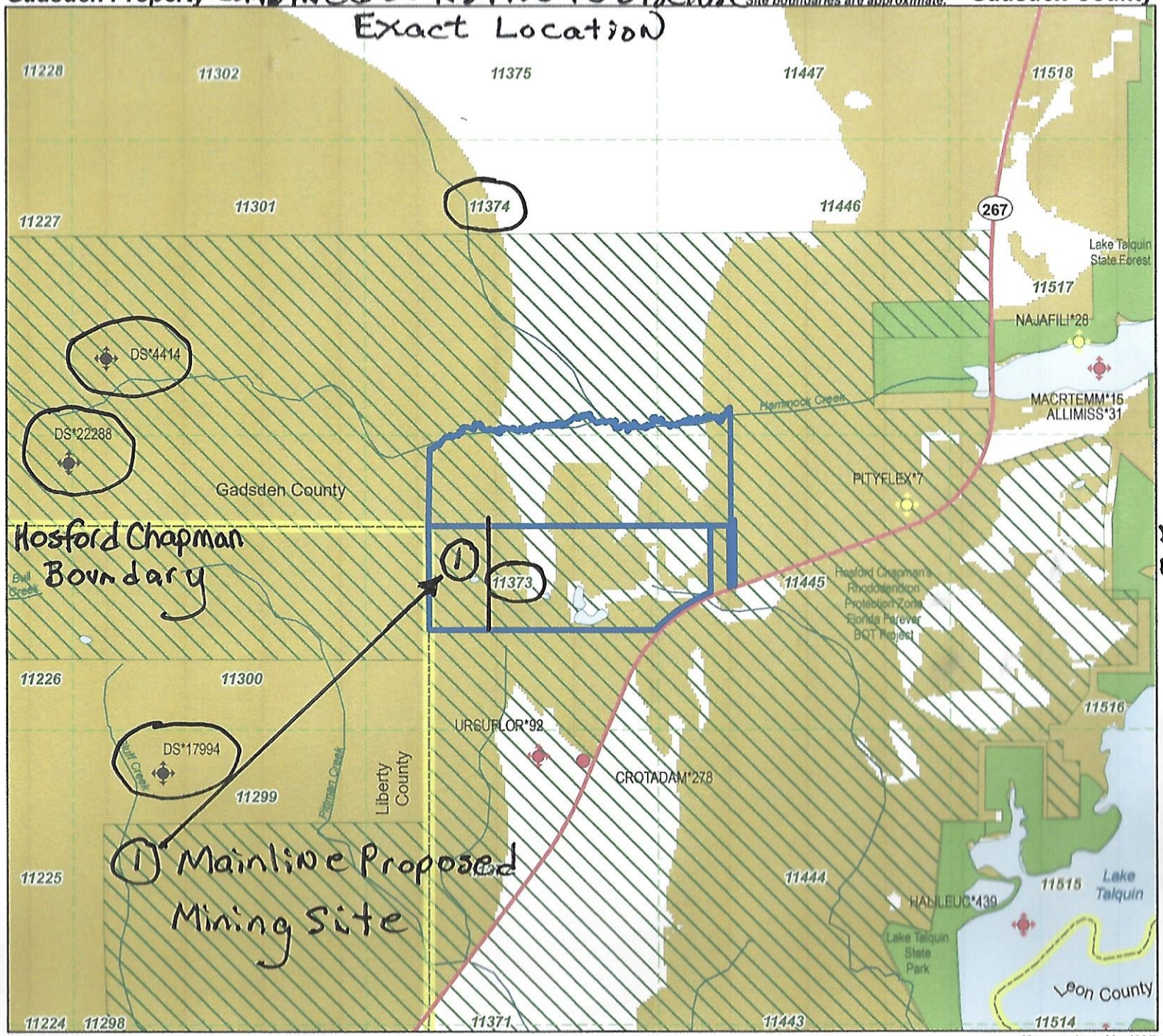
Point Indicates General Vicinity of Element

Conservation Lands
- Federal
- State
- Local
- Private
- State Aquatic Preserves

Land Acquisition Projects
- Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units
- County Boundary
- Roads
- Water

NOTE
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.



Map produced by KAB
6/23/2023

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Exhibit 5 - 2023

Attachment 10

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Florida Natural Areas Inventory

Gadsden Property

Site boundaries are approximate.

Gadsden County

CLIP v4.0 Resource Priorities

Biodiversity Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Landscape Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

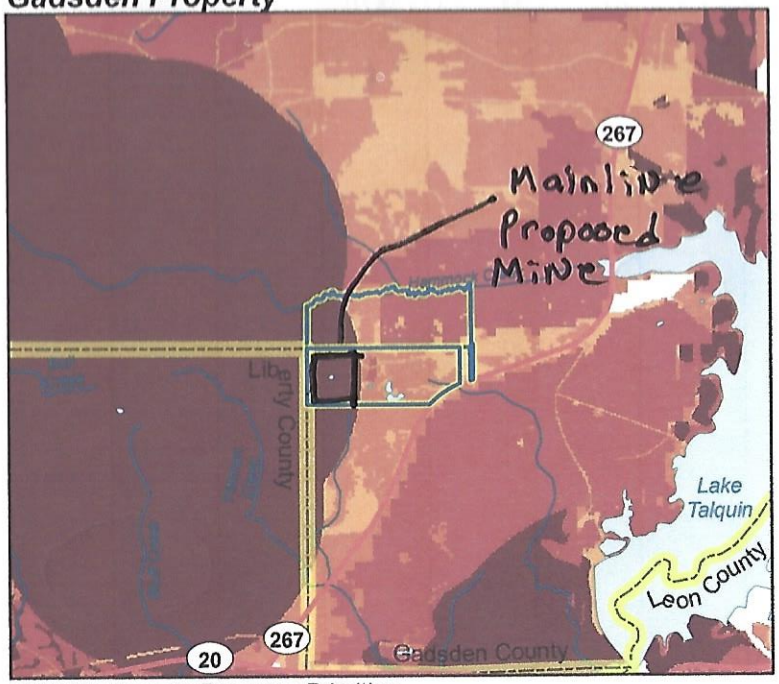
Surface Water Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Aggregated CLIP Priorities
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Site Boundary

Map should not be interpreted without accompanying documents.

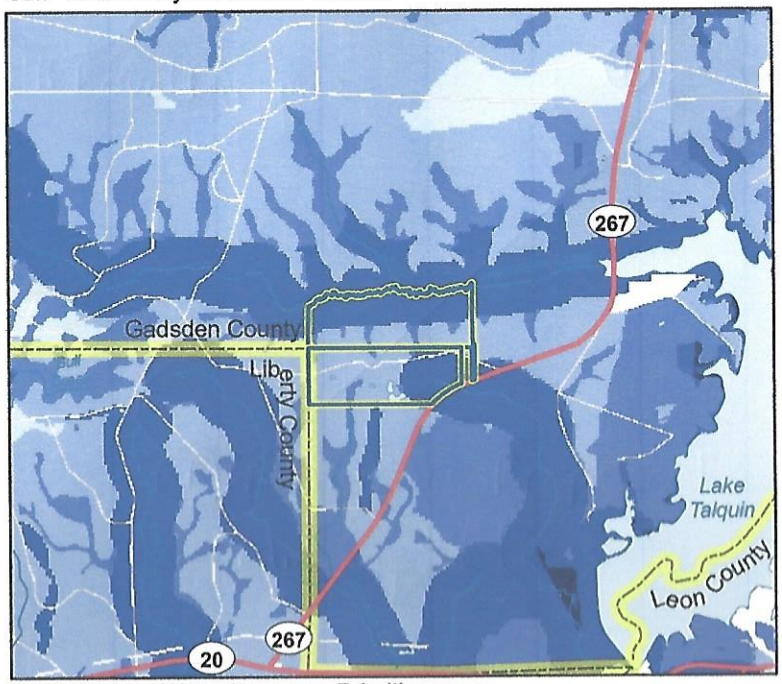
Critical Lands and Waters Identification Project (CLIP) is a cooperative effort between the FSU Florida Natural Areas Inventory, UF Center for Landscape Conservation Planning, and FL Fish & Wildlife Conservation Commission, with additional funding from FL Dept of Environmental Protection and US Fish & Wildlife Service.



CLIP Biodiversity Resource Priorities



CLIP Landscape Resource Priorities



CLIP Surface Water Resource Priorities



CLIP Aggregated Resource Priorities

0 0.5 1 2 3 4 Miles

Map produced by KAB
6/23/2023

Attachment 10

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Florida Natural Areas Inventory

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Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
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CROTADAM*278	*Crotalus adamanteus*	Eastern Diamondback Rattlesnake	G3	S3	UR	N	1999-04-27	1999-04-27: This is the hill and gully habitat west of Lake Talquin. Much of upland locally has been converted to sand pine plantation (PNDJAC01FLUS).	1999-04-27: D. Jackson observed live juvenile (ca. 1 m; estimated 2 years old) on roadway, 10:15 AM EDT (PNDJAC01FLUS).
DS*17994	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1997 spring	Data Sensitive	Data Sensitive
DS*22288	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	1984-04-23	Data Sensitive	Data Sensitive
DS*4414	*Data Sensitive Element*	Data Sensitive	G1	S1	E	E	2001-04-04	Data Sensitive	Data Sensitive
HALILEUC*439	*Haliaeetus leucocephalus*	Bald Eagle	G5	S3	N	N	2003	1982: along lakeshore by dam (Jackson Bluff area) (PNDBRO03FLUS).	Roosting and foraging: 1982-1984: Pair and immatures regularly seen in area for last 3 yrs during nesting season and beyond (PNDGRI02FLUS); nearby nest active from 1997-2003 (FWC Nest # LI002) located to southwest ca. 1.6 miles (U03FWC01FLUS).
MACRTEMM*15	*Macrochelys temminckii*	Alligator Snapping Turtle	G3	S3	PT	N	2018-04-11	Ochlockonee River is a dark, often murky river with many logs and snags; adjacent banks presumably used for nesting. Lake Talquin is an impoundment of middle Ochlockonee River. Lake lamonia is a large shallow lake with abundant vegetation; it receives o	Alligator Snapping Turtles have been recorded from the Ochlockonee River, Lake Talquin and Lake lamonia since at least 1972.
NAJAFILI*28	*Najas filifolia*	Narrowleaf Naiad	G3	S2	UR	T	2004	Lacustrine	Species present
PITYFLEX*7	*Pityopsis flexuosa*	zigzag silkgrass	G3	S3	N	E	2005-08-03	2005-08-03: Woods on the south side of road are planted shortleaf pine with dense canopy cover and very sparse groundcover; north side is regenerating sandhill with Pinus palustris, Quercus laevis, Quercus geminata (PNDGUL01FLUS). 1985-11-19: DISTURBED L	2005-08-03: In leaf, hundreds to thousands of plants forming part of the dominant ground cover in regenerating sandhill, also on roadsides (PNDGUL01FLUS).

Exhibit 5 - 2023

Attachment 10

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
www.fnai.org

Florida
Natural Areas
Inventory

Florida Natural Areas Inventory

Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Matrix Unit ID: 11373					
Documented					
Ursus americanus floridanus	Florida Black Bear	G5T4	S4	N	N
Likely					
Pityopsis flexuosa	zigzag silkgrass	G3	S3	N	E
Rhododendron chapmanii	Chapman's rhododendron	G1	S1	E	E
Potential					
Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Andropogon arctatus	pinewoods bluestem	G3	S3	N	T
Asclepias viridula	southern milkweed	G2	S2	N	T
Baptisia megacarpa	Apalachicola wild indigo	G2	S1	N	E
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Calamintha dentata	toothed savory	G3	S3	N	T
Carex baltzellii	Baltzell's sedge	G3	S3	N	T
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S1	N	N
Croomia pauciflora	croomia	G3	S2	N	E
Desmognathus apalachicolae	Apalachicola Dusky Salamander	G4	S2S3	N	N
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis	Red-cockaded Woodpecker	G3	S2	E, PT	FE
Gopherus polyphemus	Gopher Tortoise	G3	S3	NR	ST
Heterodon simus	Southern Hognose Snake	G2	S2S3	N	N
Lithobates capito	Gopher Frog	G2G3	S3	N	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Lupinus westianus	Gulf Coast lupine	G3T3	S3	N	T
Lythrum curtissii	Curtiss' loosestrife	G2	S2	N	E
Macrochelys temminckii	Alligator Snapping Turtle	G3	S3	PT	N
Magnolia ashei	Ashe's magnolia	G3	S3	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Myotis	G4	S3	N	N
Peucaea aestivalis	Bachman's Sparrow	G3	S3	N	N
Pinguicula primuliflora	primrose-flowered butterwort	G3G4	S3	N	E
Platanthera integra	yellow fringeless orchid	G3G4	S3	N	E
Pseudemys concinna suwanniensis	Suwannee Cooter	G5T3	S3	N	N
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
Rhexia parviflora	small-flowered meadowbeauty	G2G3	S2	N	E
Rhexia salicifolia	Panhandle meadowbeauty	G3	S3	N	T
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Schisandra glabra	bay star-vine	G3	S2	N	E
Spigelia gentianoides	gentian pinkroot	G2	S2	E	E
Taxus floridana	Florida yew	G2	S2	N	E
Tiedemannia filiformis ssp. greenmanii	giant water cowbane	G3	S3	N	E
Torreya taxifolia	Florida torreya	G1	S1	E	E
Uvularia floridana	Florida merrybells	G3	S1	N	E
Xyris longisepala	karst pond xyris	G2G3	S2	N	E

Definitions: *Documented - Rare species and natural communities documented on or near this site.*
Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
Potential - This site lies within the known or predicted range of the species listed.

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
www.fnai.org

Florida Natural Areas Inventory

Florida Natural Areas Inventory

Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Xyris scabrifolia	Harper's yellow-eyed grass	G3	S3	N	T
Matrix Unit ID: 11374					
Documented					
Ursus americanus floridanus	Florida Black Bear	G5T4	S4	N	N
Likely					
Rhododendron chapmanii	Chapman's rhododendron	G1	S1	E	E
Potential					
Agrimonia incisa	incised groove-bur	G3	S2	N	T
Amphiuma pholeter	One-toed Amphiuma	G3	S3	N	N
Andropogon arctatus	pinewoods bluestem	G3	S3	N	T
Asclepias viridula	southern milkweed	G2	S2	N	T
Baptisia megacarpa	Apalachicola wild indigo	G2	S1	N	E
Brickellia cordifolia	Flyr's brickell-bush	G3	S2	N	E
Calamintha dentata	toothed savory	G3	S3	N	T
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	G3G4	S1	N	N
Croomia pauciflora	croomia	G3	S2	N	E
Desmognathus apalachicolae	Apalachicola Dusky Salamander	G4	S2S3	N	N
Dichanthelium nudicaule	naked-stemmed panic grass	G3Q	S3	N	T
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT
Dryobates borealis	Red-cockaded Woodpecker	G3	S2	E, PT	FE
Gopherus polyphemus	Gopher Tortoise	G3	S3	NR	ST
Heterodon simus	Southern Hognose Snake	G2	S2S3	N	N
Lithobates capito	Gopher Frog	G2G3	S3	N	N
Litsea aestivalis	pondspice	G3?	S2	N	E
Lythrum curtissii	Curtiss' loosestrife	G2	S2	N	E
Magnolia ashei	Ashe's magnolia	G3	S3	N	E
Matelea alabamensis	Alabama spiny-pod	G2	S2	N	E
Matelea floridana	Florida spiny-pod	G2	S2	N	E
Myotis austroriparius	Southeastern Myotis	G4	S3	N	N
Nyssa ursina	bog tupelo	G3	S3	N	N
Peucaea aestivalis	Bachman's Sparrow	G3	S3	N	N
Pinguicula primuliflora	primrose-flowered butterwort	G3G4	S3	N	E
Pityopsis flexuosa	zigzag silkgrass	G3	S3	N	E
Platanthera integra	yellow fringeless orchid	G3G4	S3	N	E
Pseudemys concinna suwanniensis	Suwannee Cooter	G5T3	S3	N	N
Pycnanthemum floridanum	Florida mountain-mint	G3	S3	N	T
Rhexia parviflora	small-flowered meadowbeauty	G2G3	S2	N	E
Rhexia salicifolia	Panhandle meadowbeauty	G3	S3	N	T
Rhododendron austrinum	Florida flame azalea	G3	S3	N	E
Ruellia noctiflora	nightflowering wild petunia	G3?	S2	N	E
Schisandra glabra	bay star-vine	G3	S2	N	E
Spigelia gentianoides	gentian pinkroot	G2	S2	E	E
Taxus floridana	Florida yew	G2	S2	N	E
Tiedemannia filiformis ssp. greenmanii	giant water cowbane	G3	S3	N	E
Torreya taxifolia	Florida torreya	G1	S1	E	E
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Definitions: *Documented - Rare species and natural communities documented on or near this site.*
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Potential - This site lies within the known or predicted range of the species listed.

Hosford Chapman's Rhododendron Protection Zone

Exhibit 6

Gadsden and Liberty Counties Less-Than-Fee

Purpose for State Acquisition
The purpose for this project is to preserve a habitat for one of only two core populations of the rare Chapman's Rhododendron, a federally listed plant that is found in the world only in three Panhandle counties of Florida (Gulf, Gadsden and Liberty counties). This proposal is for a conservation easement. On the western portion of the project, the easement that would cover about 70 percent of the known Hosford area Chapman's Rhododendron. The eastern portion has greater potential for diverse forms of resource-based recreation. The project is located in an area the Office of Greenways and Trails (OGT) of the Florida Department of Environmental Protection (DEP) has identified as a priority ecological greenway area that would augment the value of the Lake Talquin State Forest, and help Gadsden County increase its resource-based recreational opportunities. The Florida Fish and Wildlife Conservation Commission (FWC) identifies this area as potential habitat for a number of rare and imperiled species.

Manager
The Florida Forest Service/FFS of the Florida Department of Agriculture and Consumer Services (DACS). The Office of Environmental Services (OES) will monitor any conservation easements (CE).

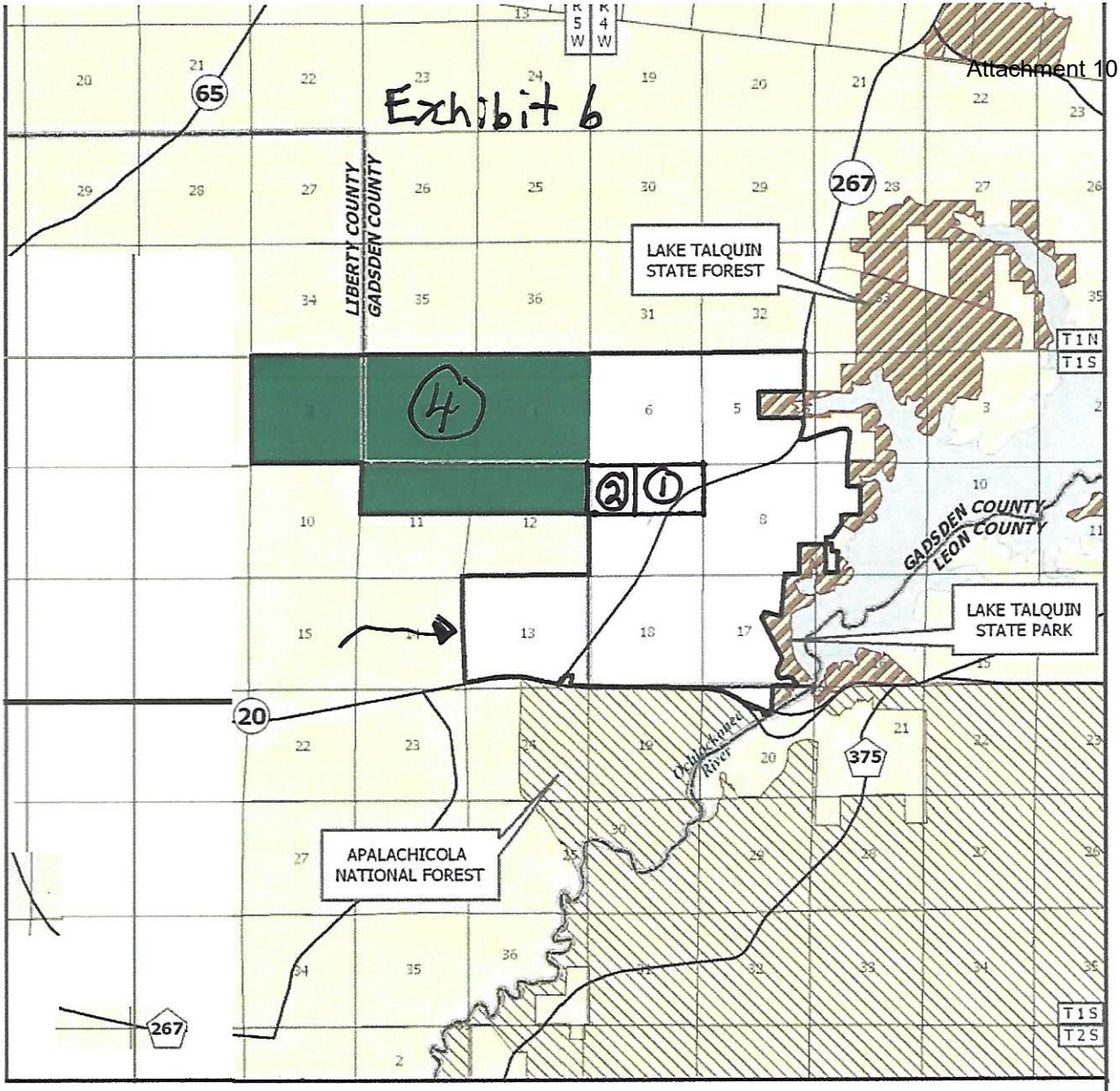
General Description
The original boundary of 3,262 acres extended west from State Road 267 in an irregular-shaped block on the

Hosford Chapman's Rhododendron Protection Zone FNAI Elements	
Florida Black Bear	G5T2/S2
Chapman's Rhododendron	G1/S1
Apalachicola Floater	G2/S1S2
Apalachicola Alligator Snapping Turtle	G2G3/S2
Sculptured Pigtoe	G3/S2S3
Zigzag Silkgrass	G3/S3
Suwannee Cooter	G5T3/S3
Eastern Diamondback Rattlesnake	G4/S3
8 rare species are associated with the project	

west side of Lake Talquin. This project adjoins the Lines Tract of the Lake Talquin State Forest on the northwest side of Lake Talquin. The Wakulla Unit of the Apalachicola National Forest is approximately two miles to the south of this site. About half of this site is historically flatwoods but, over the years, most of this has been converted to pine plantations. About 75 percent of the site is now cultivated as pine plantations. About 15 percent of the site is pine flatwoods. The project has about 1,414 acres of functioning wetlands that would be protected by this acquisition.

On October 24, 2002, the Acquisition and Restoration Council (ARC) approved adding 3,648 acres that formed a connection from Lake Talquin to Apalachicola.

Public Use
The degree of public use that could be enjoyed will be determined by the degree of ownership and public access acquired. The majority of the property is proposed as a less-than-fee acquisition. Currently the property is within the Robert Brent Wildlife Management Area, and is open to hunting, hiking, bicycling, horseback riding and nature-appreciation activities. Such activities are, of course, dependent upon permission by the owner. If public access is acquired, the project has the potential for a variety of forest related management activities. The possibility of linking this project to Lake Talquin State Forest would provide activities such as birdwatching, environmental education, hiking, horseback riding, off-road bicycling, hunting, nature study and photography.



① Mainline property as Agriculture

② Mainline 42 acre parcel with request to change zoning from Agriculture to Mining

③ Dark lines identify the Hosford Chapman Rhododendron Protection Zone

④ Dark green areas ~~[illegible]~~ considered essential. They border Seminole and Mainline site

HOSFORD CHAPMAN'S RHODODENDRON PROTECTION ZONE

GADSDEN AND LIBERTY COUNTIES

Exhibit 6

D Florida Forever BOT Project Boundary

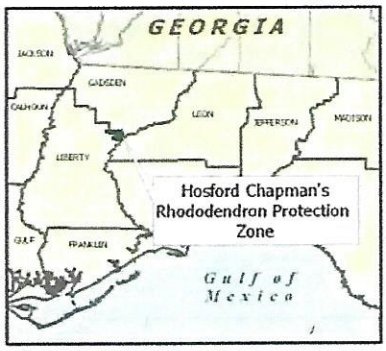
- Essential Parcel(s) Remaining

State Owned Lands

Other Conservation Lands



0 1 2 4



Miles SEPTEMBER 2006

277

Acquisition Planning

The Hosford Chapman's Rhododendron Protection Zone Florida Forever project was added to the 2002 Florida Forever project list at the June meeting of the Acquisition and Restoration Council (ARC) as a Group B project. The essential parcel is the St. Joe Timberlands and with the Blairwoods tract forms the connection to the Lake Talquin State Forest (3,249 acres). On October 24, 2002 ARC approved the addition of 3,648 acres to the project boundary. This addition formed the connection from the Lake Talquin State Forest to the Apalachicola National Forest.

On December 9, 2011, this project was placed in the Less-than-Fee category of Florida Forever projects.

Coordination

The Nature Conservancy and the Florida Natural Areas Inventory (FNAI) are considered acquisition partners. No alternative funding sources have been identified for the project.

Management Policy Statement

The primary goals of establishing the Hosford Chapman's Rhododendron Protection Zone project are to restore, maintain and protect in perpetuity the native ecosystems, including the core population of the rare Chapman's Rhododendron. The FFS proposes to manage the project under a multiple-use management regime consistent with the State Forest system, and in a manner designed to accomplish the goals and measures for this project as approved by the ARC. The ecosystem approach will guide the management activities of the FFS on the site.

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Management Prospectus

Qualifications for state designation The major communities represented on this site are flatwoods and sandhills. The project's location and diversity make it desirable as an addition to the Lake Talquin State Forest. Its management as a state forest, or its oversight as a conservation easement, will depend upon the level of title acquired by the Board of

Trustees. The highest level of protection for the rare species would be accomplished by fee simple acquisition. Parcels acquired in fee simple would be added to the state forest, contingent on obtaining some level of public access to the site.

Manager FFS/DACS proposes to manage this site as part of the Lake Talquin State Forest, with personnel from Tallahassee District Headquarters carrying out management.

Conditions affecting intensity of management Portions of the project have been disturbed and will require restoration. Management on these sites would be structured toward creating optimal conditions for propagation of the rhododendrons. This would preclude more intensive restoration, such as some types of mechanical understory control and site preparation. Certain types of public use, if acquired, may be reduced in the most sensitive areas of the project. Additionally, water-resource development projects, stormwater management projects and any linear facilities are considered incompatible with this ecosystem and with the resource value of this project.

Timetable for implementing management, and provisions for security and protection of infrastructure If the site is a less-than-fee acquisition, management and public use will be consistent with the terms of each conservation easement. Initial and intermediate management efforts will concentrate on site security, public access, fire management, resource inventory, reforestation of areas where off-site species have been harvested, natural regeneration of native species, and any restoration activity. Steps will be taken to ensure that the public is provided appropriate access while simultaneously affording protection of sensitive resources.

Revenue-generating potential Timber sales will be conducted as needed to improve or maintain desirable ecosystems. These sales will primarily take place in upland pine stands and provide a variable source of revenue, dependent on a variety of factors. Due to the existing condition of the timber resource on this property, the revenue potential of this project is expected to be medium.

Cooperators in management activities The FFS will cooperate with and seek the assistance of other state agencies, local government entities and other interested parties as appropriate.

Management costs and sources of revenue It is anticipated that management funding will come from the Land Acquisition Trust Fund (LATF). Budget needs for interim management are estimated as follows:

Management Cost Summary/FFS (2002)

Salary (1 FTE)	**$29,000**
OCO	**$40,900**
TOTAL	**$69,900**

Updated February 8, 2016

Exhibit 6

Exhibit 7A Attachment 10

FLORIDA DEPARTMENT OF
Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502

Rick
Gov

Carlos Lopez-C
Lt. Gov

Noah Vale
Secı

November 14, 2018

Sent by Electronic Mail – Received Receipt Requested
chuck@rarinc.com

Mr. Charles W. Roberts, III
15647 Hales Place Plantation Road
Tallahassee, Florida 32312

Dear Mr. Roberts:

On November 9, 2018, the Florida Department of Environmental Protection (Department) received your Notification of Intent to Use a General Permit for a Yard Trash Disposal Facilit known as Roberts Gadsden County-Yard Trash Disposal Facility (DEP File Number 037052 001-SO; DEP ID No. 105852) located at 13480 Pat Thomas Parkway, Quincy, Gadsden Cour Florida. The facility shall be operated in accordance with the provisions of Rule 62-701.803, Florida Administrative Code (F.A.C.), copy enclosed.

This General Permit is subject to the general conditions of Rule 62-4.540, F.A.C., and the requirements contained in Rule 62-701.803, F.A.C. These include, but are not limited to:

1. Maintaining 3-feet horizontal to 1-foot vertical slope at minimum;
2. Controlling site access;
3. Managing stormwater;
4. Prevention of the disposal of prohibited wastes;
5. Prevention of waste disposed in water or wetlands;
6. Operating the facility only when a trained spotter is on-site; and
7. Compliance with all local laws and regulations.

Waste that may be accepted for disposal includes only yard trash as defined by Rule 62-701.200(135), F.A.C., and Chapter 403.703 paragraph 6(b) of the Florida Statutes.

Please use Facility Identification No. 105852 and DEP General Permit No. 0370529-001-SO all correspondence concerning this facility.

You should submit a completed Notice of Intent to Operate a Yard Trash Disposal Facility 3(days prior to the expiration date of November 14, 2023, if you wish to continue disposal of la clearing debris after the general permit expiration date.

You can view this and other documents for your facility in the OCULUS database at the following link.
https://fldeploc.dep.state.fl.us/WWW_WACS/Reports/SW_Facility_Docs.asp?wacsid=10585

If you have any questions, please contact Dawn Templin, P.E., by phone at 850-595-0644 or l e-mail at dawn.templin@floridadep.gov.

Sincerely,

Kimberly R. Allen
Permitting Program Administrator

KRA/dt

cc: Stephen Price, P.E., Panhandle Engineering, sep@panhandleengineering.com
Christopher Forehand, P.E., Panhandle Engineering, cbf@panhandleengineering.com

Enclosures: Rule 62-701.803, F.A.C.
Rule 62-4.540, F.A.C.

62-4.540 General Conditions for All General Permits.

(1) The terms, conditions, requirements, limitations, and restrictions set forth in this Part are "general permit conditions" and are binding upon the permittee. The conditions are enforceable under Chapter 403, F.S.

(2) The general permit is valid only for the specific activity indicated. Any deviation from the specified activity and the conditions for undertaking that activity shall constitute a violation of the permit. The permittee is placed on notice that violation of the permit may result in suspension or revocation of the permittee's use of the general permit and may cause the Department to begin legal proceedings.

(3) The general permit does not convey any vested rights or any exclusive privileges. It does not authorize any injury to public or private property nor any invasion of personal rights. It does not authorize any infringement of federal, state or local laws or regulations. It does not eliminate the necessity for obtaining any other federal, state or local permits that may be required, or allow the permittee to violate any more stringent standards established by federal or local law.

(4) The general permit does not relieve the permittee from liability and penalties when the construction or operation of the permitted activity causes harm or injury to human health or welfare; causes harm or injury to animal, plant or aquatic life; or causes harm or injury to property. It does not allow the permittee to cause pollution in contravention of Florida Statutes and Department rules.

(5) The general permit conveys no title to land or water, nor does it constitute State recognition or acknowledgment of title. It does not constitute authority for reclamation of submerged lands. Only the Board of Trustees of the Internal Improvement Trust Fund may express State opinion as to title.

(6) No general permit shall authorize the use of state owned land without the prior consent of the Board of Trustees of the Internal Improvement Trust Fund pursuant to Section 253.77, F.S.

(7) The general permit may be modified, suspended or revoked in accordance with Chapter 120, F.S., if the Secretary determines that there has been a violation of any of the terms or conditions of the permit, there has been a violation of state water quality standards or state air quality standards, or the permittee has submitted false, incomplete or inaccurate data or information.

(8) The general permit shall not be transferred to a third party except pursuant to Rule 62-4.120, F.A.C.

(9) The general permit authorizes construction and, where applicable, operation of the permitted facility.

(10) The permittee agrees in using the general permit to make every reasonable effort to conduct the specific activity or construction authorized by the general permit in a manner that will minimize any adverse effects on the adjacent property or on public use of the adjacent property, where applicable, and on the environment, including fish, wildlife, natural resources of the area, water quality or air quality.

(11) The permittee agrees in using the general permit to allow a duly authorized representative of the Department access to the permitted facility or activity at reasonable times to inspect and test upon presentation of credentials or other documents as may be required by law to determine compliance with the permit and the department rules.

(12) The permittee agrees to maintain any permitted facility, or activity in good condition and in accordance with the plans submitted to the department under subsection 62-4.530(1), F.A.C.

(13) A permittee's use of a general permit is limited to five years. However, the permittee may request continued use of the general permit by notifying the department pursuant to subsection 62-4.530(1), F.A.C. However, the permittee shall give notice of continued use of a general permit thirty days before it expires.

Rulemaking Authority 403.814(1) FS. Law Implemented 253.123, 253.124, 403.061, 403.087, 403.088, 403.702-.73, 403.814, 403.851-.864 FS. History–New 7-8-82, Formerly 17-4.54, Amended 8-31-88, Formerly 17-4.540.

Exhibit 7 Attachment 10

FLORIDA DEPARTMENT OF Environmental Protection

Northwest District
160 W. Government Street, Suite 308
Pensacola, Florida 32502

Ric
Gov

Carlos Lopez-C
Lt. Gov

Noah Valen
Secr

December 14, 2018

Sent by Electronic Mail – Received Receipt Requested
chuck@rarinc.com

Mr. Charles W. Roberts, III
15647 Hales Place Plantation Road
Tallahassee, Florida 32312

Dear Mr. Roberts:

On December 12, 2018, the Department of Environmental Protection (Department) received your revised emailed request to beneficially use mulch and chipped vegetative debris from Hurricane Michael at your facility known as Roberts-Gadsden County Mulch Beneficial Use Si (WACS Facility ID 105852), located at 13480 Pat Thomas Parkway, Quincy, Gadsden County, Florida.

Based on the site proposal provided in the email, the Department has no objection to the use of mulch and chipped vegetative debris, provided the following is complied with:

1. The facility is limited to accepting 300,000 total cubic yards of mulch and chipped vegetative debris from Hurricane Michael.
2. Material shall only be stored in the areas identified on the attached site plan.
3. Material pile sizes shall comply with the National Fire Protection Association, and not exceed 25 feet in height, 150 feet in width, and 250 feet in length. A clear space of at least 15 feet shall be maintained between piles and exposing structures, yard equipment, or stock and piles should be subdivided by fire lanes having at least 30 feet of clear space at the base around each pile.
4. At no time shall piles be mechanically compacted.
5. As required by subsection 62-709.305(2), Florida Administrative Code (F.A.C.), composting of yard trash, manure, or vegetative wastes generated off the farm, for sale or use off the farm, the generator (facility) must meet the requirements of Rule 62-709.530 through .600, F.A.C., for any compost that is sold for use by persons other than the generator.
6. Unless otherwise authorized in writing from the Department, all mulch and chipped vegetative debris from Hurricane Michael received at the facility must be beneficially used or removed within 24 months of initial acceptance.
7. Disposal of yard trash may not occur while the beneficial use activity is conducted.

If the facility ceases to use the mulch and chipped vegetative debris as part of the silviculture production or if it is discovered that the material is not used beneficially as described above, the mulch and vegetative debris from Hurricane Michael shall be promptly removed and properly disposed of at a facility permitted to accept vegetative debris. Additionally, if it is determined that acceptance of mulch and vegetative debris at the facility is creating a significant threat to public health or the environment, the beneficial use determination could be revoked by the Department.

If you have any questions, please contact me, by phone at (850) 595-0644 or by e-mail at dawn.templin@floridadep.gov.

Sincerely,

Dawn Templin, P.E.
Solid Waste Section
Northwest District

DKT/dt

Enclosure: Site Plan

c: Stephen Price, P.E., Panhandle Engineering, sep@panhandleengineering.com
Cory Dilmore, P.E., Division of Waste Management, cory.dilmore@floridadep.gov
Suzanne Lex, Gadsden County, slex@gadsdencountyfl.gov
Pamela Revels, Gadsden County, prevels@gadsdencountyfl.gov
Sam McCall, smmccall@fsu.edu

Exhibit 7 Attachment 10 D

PANHANDLE ENGINEERING, INC.
www.panhandleengineering.com

From: Pamela Revels [ ]
Sent: Monday, December 10, 2018 8:00 AM
To: Stephen Price < >
Cc: Templin, Dawn < >; Suzanne Lex < >
Subject: Re: 76404 - Gadsden County Beneficial Use Site Request

Stephen Yes, the beneficial use permit supports an agricultural use which is consistent with the current la designation.

In reference to zoning changes Gadsden County would like to clarify no application for rezoning has bee s date.

From: Stephen Price < >
Sent: Friday, December 7, 2018 3:00 PM
To: Templin, Dawn; Pamela Revels
Cc: Chuck Roberts; Christopher Forehand; Dilmore, Cory; Allen, Kim
Subject: Re: 76404 - Gadsden County Beneficial Use Site Request

All, please see my responses to Dawn's questions below.

Pamela, will you please confirm that Gadsden is acceptable with the beneficial use of mulched and chip debris composting for composting and soil amendment activities on Mr. Roberts property.

Best Regards,

Stephen Price, P.E.
Project Manager
Panhandle Engineering, Inc.
3005 Lynn Haven Parkway
Haven, FL 32444n
e: 850.763.5200
Cell: 850.814.2591

Exhibit 7[redacted]D

From: Templin, Dawn <[redacted]>
Sent: Friday, December 7, 2018 1:12 PM
To: [redacted]ephen Price
Cc: Chuck Roberts; Christopher Forehand; Dilmore, Cory; Allen, Kim
Subject: RE: 76404 - Gadsden County Beneficial Use Site Request

Stephen:

Just to clarify, the beneficial use request is for the same property that is permitted as a yard trash disposal fa correct?
"Yes. If all vegetative material have not been utilized within 24 months, a YTDF permit will be necessary for management of vegetative material. "

Was the reason it is being requested is to have beneficial use approval while the local zoning is being revised for disposal? to allow
"Yes"

Is this interim activity (composting) acceptable to Gadsden County?
"Yes"

Thank you,
Dawn

[redacted]

From: Stephen Price [redacted]
Sent: Thursday, December 6, 2018 10:43 AM
To: Templin, Dawn <[redacted]>
Cc: Chuck Roberts <[redacted]>; Christopher Forehand <[redacted]>
Subject: 76404 - Gadsden County Beneficial Use Site Request

Dawn,

Please find attached the request for beneficial use of mulch and chipped vegetative debris generated by Hurr Michael at a 27.7 acre site located in Gadsden County, Florida. The 27.7 acre beneficial use site storage area is loc the 199.9 acres property boundary of Parcel 6-07-1S-4W-0000-00200-0000 owned by the Charles W. Roberts III. Tl address is 13480 Pat Thomas Parkway (N. Hwy 267), Quincy, Florida 32351. If you need any additional information know.

Best Regards,

[redacted]

WOODLANDS REAL ESTATE COMPANY, INC

FOREST AND RURAL LAND
ACQUISITION, SALES, AND APPRAISAL

Exhibit 7 E

Attachment G

September 23, 2002

Mr. John Barrow
Office of Environmental Services
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, Florida 32399-3000

Re: **Boundary Amendment - Hosford Chapman's Rhododendron Protection**
Inclusion of property owned by the following: Plum Creek Land Company
Charles Roberts (± 199 ac); Charles W. Roberts, III (± 9 ac); Lakesong, Inc
Warbonnet Land & Timber, Inc. (± 485 ac)

Dear Mr. Barrow:

We have been in contact with the abovementioned landowners with regard to holdings they have in Liberty Counties, Florida. The subject property has been discussed as being included in a Boundary to the Hosford Chapman's Rhododendron Protection Zone project. The landowners, mentioned indicated they are willing to have their property included in the Boundary Amendment process, p inclusion does not hinder their ability to control the subject property prior to resolution of the proce

We have assured the landowners this Boundary Modification process requires no commitment from the to allow their names (and the subject property) to be included as a portion of the property included i Therefore, the landowners have informed our office to proceed as their Sponsor for inclusion of the sut into the Boundary Modification project mentioned above.

Each landowner has been informed of the inclusion of their specific property to be incorporated into Modification process for the Hosford Chapman's Rhododendron Protection Zone project. We loc presenting this application at the Acquisitions and Restoration Council meeting in October.

Regards,

Ben Powell

Ben Powell, President and
Florida Registered Real Estate Broker

F:\OFFICE\WPWIN\WPDOCS\FILES\CHAP-ROD\STATEJOINT.DOC

603 W. WASHINGTON STREET - QUINCY, FLORIDA, 32351 - TELEPHONE: 850/875/3200, FAX: 850/627/7350 - E-MAIL: woodl

percent of the existing project's acreage, three Council members, the Division of Forestry and the Fish and Wildlife Conservation Commission, and the Department of Environmental Protection request the amendment be placed on the agenda.

The County divides the addition into two units. The first unit, Southeastern Unit, is comprised of approximately 172 acres, and the second unit, Western Unit, is comprised of 476 acres. The Western U also abuts Interstate 95. An FNAI evaluation noted both parcels are nearly entirely natural, supporting predominately good to high quality scrub and scrubby flatwoods. Other communities present are mesi flatwoods, sandhill, baygall, basin swamp and depression marsh. Minor disturbances include a couple dirt roads and a utility right-of-way. No rare species are recorded in the FNAI database for the propos addition; however, gopher tortoise (State Species of Special Concern) and Scrub Jay (State Threatene have been recorded nearby and may occur on site.

If approved, Volusia County has agreed to manage the addition due to its connectivity to the Doris Lee Spruce Creek Preserve.

ARC Recommendation:

( ) Approve
( ) Reject
( ) Defer
( ) Withdraw
( ) Consent Agenda
( ) Consent agenda with modifications

DSL = Division of State Lands

ITEM 11: Hosford-Chapman's Rhododendron Protection Zone Boundary Amendment – Multipl owners

DSL Staff Remarks: The Woodlands Real Estate Company, Inc. is proposing the addition of 3,648 acres, with a tax- assessed value of $594,734 dollars, to the Group B Hosford-Chapman's Rhododen Protection Zone project [see map at Tab 11]. The addition consists of four owners and would be acqu in fee and less-than-fee. The addition is adjacent to the Lake Talquin State Forest, and will provide a connection between the State Forest and the Apalachicola National Forest. The owners have been contacted and are willing sellers. Because the size of the proposed amendment exceeds ten percent the existing project's acreage, three Council members, the Division of Forestry and the Fish and Wildl Conservation Commission, and the Department of Environmental Protection request the amendment placed on the agenda.

The amendment consists of numerous pine plantations, and bottomland forests. Due to good prescri burning practices many of the pine plantations, many in long leaf pine, have native ground cover. An FNAI evaluation reports three rare plants and one rare animal are documented in the FNAI database occurring on the proposed addition. A small population of Chapman's rhododendron is known from t northwest corner of the western section of the addition. The addition's northern boundary bisects this population, leaving eight plants inside the addition and seven outside it. However, most of the additic exhibits the same dissected topography as the Blairwood addition that on field inspection was found t support neither Chapman's rhododendron nor the flatwoods and baygall communities in which it is fo The westernmost quarter section of the addition, along Bluff Creek and its tributaries, appears to hav topography similar that in the original proposal where the rhododendron is found and would be the m likely area to search for it.

The applicant reports that Bald Eagles have nested and been observed on several of the properties as well as sightings of Florida black bears. In addition to the documented species, the application menti sightings of bald eagle (*Haliaeetus leucocephalus*) and black bear (*Ursus americanus floridanus*) on proposed boundary amendment, as well as two salamander species, Apalachicola dusky salamande (*Desmognathus apalachicolae*) and four-toed salamander (*Hemidactylum scutatum*), that are documented within two miles of the proposal in habitats similar to those within the proposed addition extremely rare plant species, Curtiss's loostrife (*Lythrum curtissii* – G1S1), occurs along hardwood./flatwoods ecotones in drainages 1.6 mi west of the proposal boundary and also has pote to be found on the proposal.

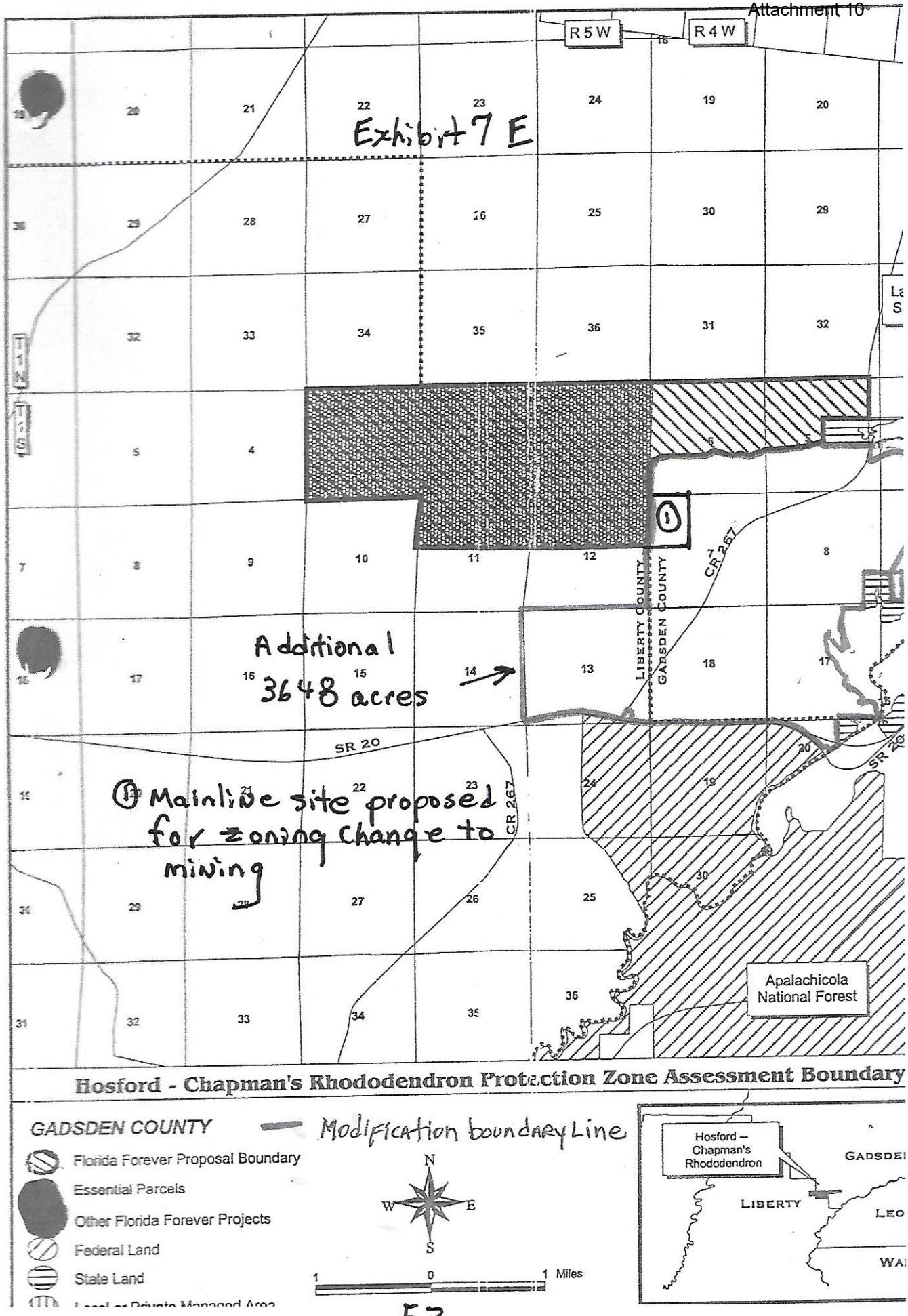

Exhibit 7 E
R 5 W
R 4 W
T 1 N
T 1 S
LIBERTY COUNTY
GADSDEN COUNTY
CR 267
SR 20
Additional
3648 acres
① Mainline site proposed for zoning change to mining
Apalachicola National Forest
Hosford - Chapman's Rhododendron Protection Zone Assessment Boundary
GADSDEN COUNTY
Modification boundary Line
Florida Forever Proposal Boundary
Essential Parcels
Other Florida Forever Projects
Federal Land
State Land
N
W
E
S
1 0 1 Miles
Hosford – Chapman's Rhododendron
LIBERTY

Exhibit 7 E

Attachment 10

RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	APPRAISER HOME	GADSDEN HOME

OWNER NAME	ROBERTS CHARLES W	TODAY'S DATE	September 23, 2002
MAILING ADDRESS	P O BOX 188	PARCEL NUMBER	6-07-1S-4W-0000-00200-0000
		MILLAGE GROUP	Gadsden County (7)
		TOTAL MILLAGE	19.2110
		PROPERTY USAGE	TIMBER III
LOCATION ADDRESS	PAT THOMAS PKWY LAKE TALQUIN	PARCEL MAP	Coming Soon

VALUES (AS OF LAST CERTIFIED TAX ROLL)

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL EXTRA FEATURE VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
0	35,235	0	14,300	125,740	54,020	0	54,020	N

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
RURAL HOME	1.00	ACRES	07-1S-4W
TIMB2-3	195.00	ACRES	07-1S-4W
MKT.VAL.AG	199.00	ACRES	07-1S-4W
MISC AG	3.00	ACRES	07-1S-4W

SHORT LEGAL	N 1/2 OF SECT 7, THAT LIES WEST OF SR #267. LESS PART SOLD PER OR 291 P 430

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	YEAR BUILT

No buildings associated with this parcel.

54

Exhibit 7 E

George B. Hamilton, CFA – County Appraiser

Attachment 10

RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	APPRAISER HOME	GADSDEN HOME

OWNER NAME	ROBERTS CHARLES W III	TODAY'S DATE	September 23, 2002
MAILING ADDRESS	P O BOX 188	PARCEL NUMBER	6-07-1S-4W-0000-00111-0000
		MILLAGE GROUP	Gadsden County (7)
		TOTAL MILLAGE	19.2110
		PROPERTY USAGE	VACANT
LOCATION ADDRESS	PAT THOMAS PKWY LAKE TALQUIN	PARCEL MAP	Coming Soon

VALUES (AS OF LAST CERTIFIED TAX ROLL)

JUST VALUE OF LAND	LAND VALUE AGRICULTURAL	BUILDING VALUE	TOTAL EXTRA FEATURE VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	HOME STEAD
8,505	0	0	0	8,505	8,505	0	8,505	N

LAND INFORMATION

LAND USE	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG
VAC RES	9.00	ACRES	07-1S-4W

SHORT LEGAL	OR 297 P 252, OR 461 P 12 COMMENCE AT THE NEC OF SECTION 7-1S-4W SAID BEING THE POINT

BUILDING DATA

BUILDING #	TYPE	TOTAL AREA	HEATED AREA	BED ROOMS	BATHS	PRIMARY EXTERIOR	SECONDARY EXTERIOR	HEATING	COOLING	YEAR BUILT

No buildings associated with this parcel.

SALE DATA

55

Select Year: 2022 Go

The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

Title XXVIII NATURAL RESOURCES; CONSERVATION, RECLAMATION, AND USE | Chapter 380 LAND AND WATER MANAGEMENT | View Entire Chapter

380.04 Definition of development.—

(1) The term "development" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

(2) The following activities or uses shall be taken for the purposes of this chapter to involve "development," as defined in this section:

(a) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.

(b) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.

(c) Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in s. 161.021.

(d) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.

(e) Demolition of a structure.

(f) Clearing of land as an adjunct of construction.

(g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

(3) The following operations or uses shall not be taken for the purpose of this chapter to involve "development" as defined in this section:

(a) Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way.

(b) Work by any utility and other persons engaged in the distribution or transmission of gas, electricity, or water, for the purpose of inspecting, repairing, or renewing on established rights-of-way or corridors, or constructing on established or to-be-established rights-of-way or corridors, any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected land owners.

(c) Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.

(d) The use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling.

(e) The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.

(f) A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.

(g) A change in the ownership or form of ownership of any parcel or structure.

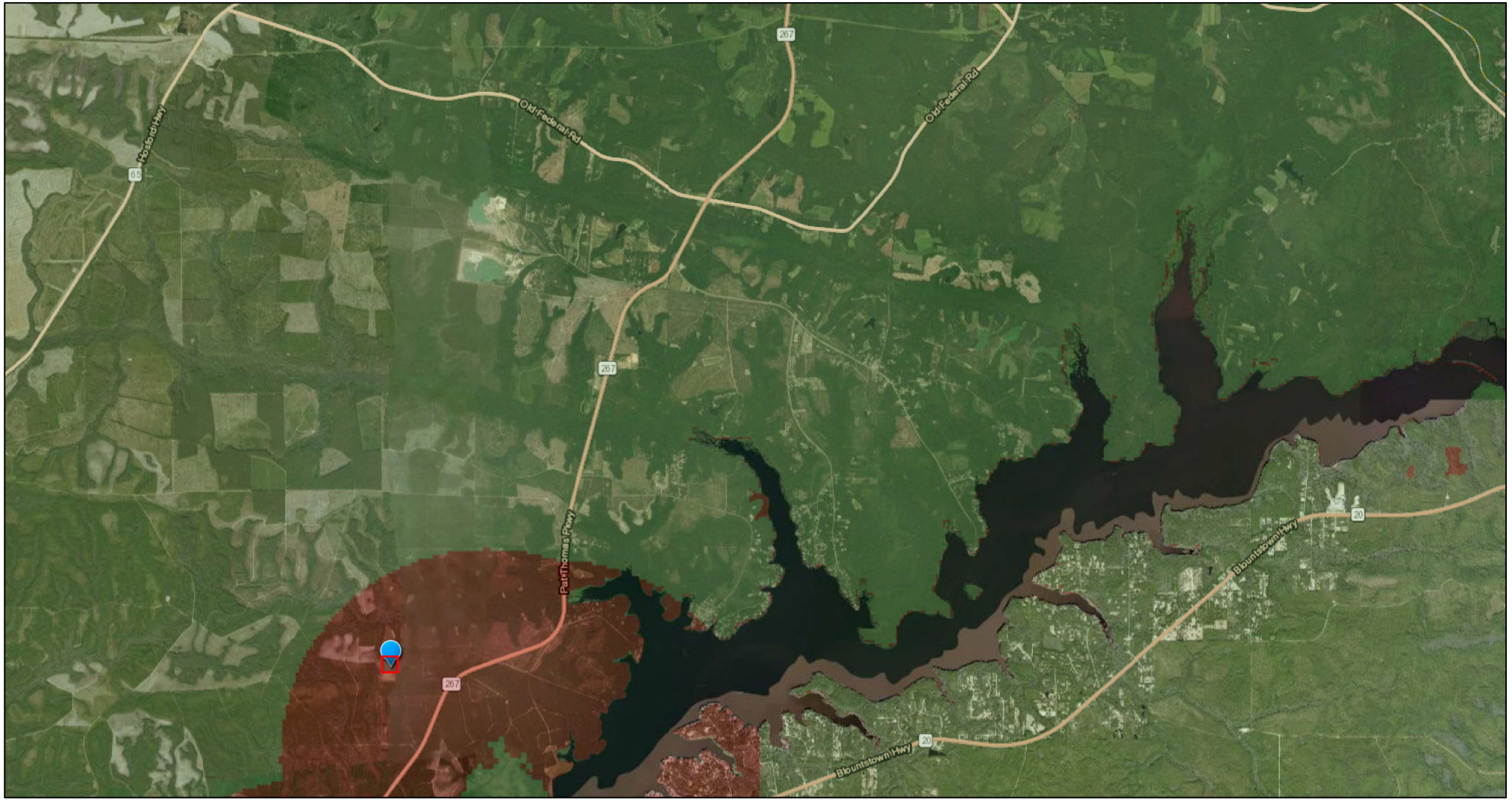
(h) The creation or termination of rights of access, riparian rights, easements, distribution and transmission corridors, covenants concerning development of land, or other rights in land.

(4) "Development," as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1).

History.—s. 4, ch. 72-317; s. 2, ch. 83-308; s. 94, ch. 2002-20; s. 29, ch. 2002-296; s. 2, ch. 2018-34.

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Marker shows Mainline Property



July 6, 2023

layer7

- More Vulnerable
- Vulnerable
- Less Vulnerable

1:72,224

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

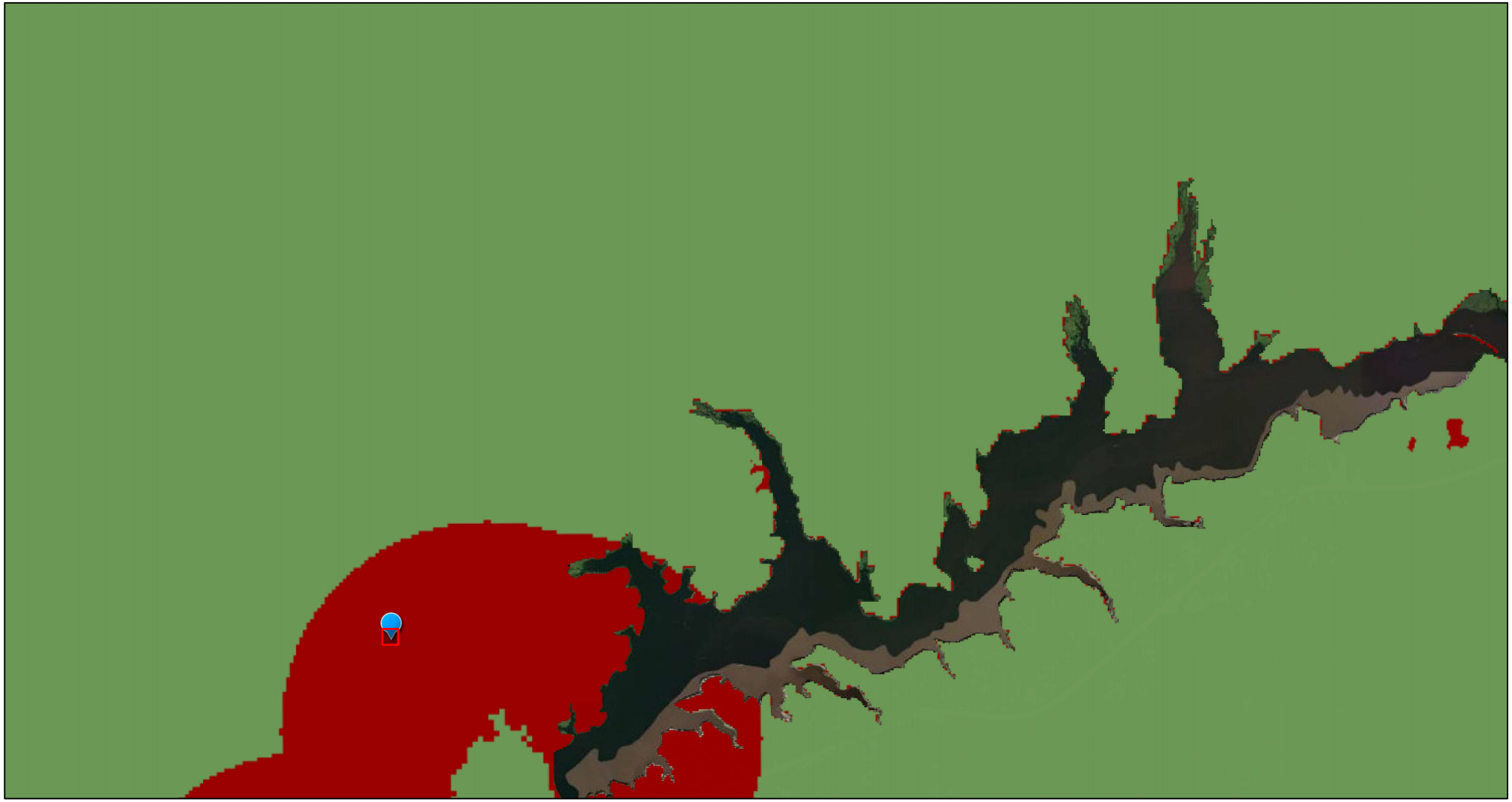
Florida Geological Survey, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, State of Florida, Earthstar Geographics

Attachment 1 - 1

Map created by Map Direct, powered by ESRI.

Florida Department of Environmental Protection makes no warranty,expressed or implied,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any information,apparatus,product,or process disclosed,or represents that its use would not infringe privately owned rights.

Marker shows Mainline Property



July 6, 2023

layer7

- More Vulnerable
- Vulnerable
- Less Vulnerable

1:72,224

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

Florida Geological Survey, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Esri, HERE, State of Florida, Earthstar Geographics

Attachment 1 - 1

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Board of County Commissioners
Agenda Request

Date of Meeting: **May 19, 2026**

Date Submitted: **May 1, 2026**

To: Honorable Chairman and Members of the Board

From: Reginald James, Interim County Administrator
Curtis Young, Public Works Director

Subject: Approval of 2027 Small County Consolidated Waste Grant Application with the Florida Department of Environmental Protection. (DEP)

Statement of Issue:

This agenda seeks Board approval of an application between the Gadsden County Board of County Commissioners and the Florida Department of Environmental Protection (DEP) for the Solid Waste Program. Staff seeks approval for the Chairman to execute the agreement and authorization for the finance director to approve and sign request for reimbursements on a quarterly basis.

Background:

Since 1993, DEP has made available the Small County Consolidated Grant to fiscally constrained counties with a population under 100,000.

Analysis:

The annual grant in the amount of $93,750.00 subsidizes the solid waste maintenance and household hazardous waste program.

Fiscal Impact:

The Florida Department of Environmental Protection has provided funding in the amount of $93,750 for this project. This grant is active beginning October 1, 2026 to September 30, 2027 for approved expenses. There is no match requirement.

Options:

1. Approve the DEP funding application. Authorize the Chairman to sign and authorize the finance director to approve and sign request for reimbursements on a quarterly basis.
2. Do not approve.
3. Board direction.

County Administrator's Recommendation:

Option 1

Attachment(s):

1. 2027 Small County Grant Application with Florida Department of Environmental Protection.
2. Certificate of Insurance Coverage.
3. W-9 Form.
4. Attachment A-Work Plan

Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

DEP Form #: 62-716.900(2) F.A.C.
Form Title: Small County Consolidated Solid Waste Management Grant Application
Effective Date: December 17, 2013
Incorporated In Rule: 62-716.500(2), F.A.C.

Small County Consolidated Solid Waste Management Grant Application

1. Name of County Gadsden County

2. Address of County P.O. Box 1799Quincy, Florida 32353-1799

3. Federal Employer Identification Number 59 - 6000616

4. Name and Title of Contact Person (person handling program on a daily basis)
Name Curtis Young Title Director of Public Works

5. Address of Contact Person P.O. BOX1799 Quincy, Florida 32353-1799

6. Telephone Number of Contact Person (850) 627-4040

7. Population of County 44,790

8. Purpose for which grant money is requested (indicate by checkmarks) per Rule 62-716.510 (1)

_____ a. Purchasing or repairing solid waste scales

_____ e. Maintenance of solid waste facilities

X b. Annual solid waste management program operating costs (may include waste tire and litter control and prevention)

_____ f. Education for employees or public

_____ c. Planning

_____ g. Recycling demonstration projects

_____ d. Construction of solid waste facilities

9. Purpose for which grant money is requested detail. Please complete the two attached forms: (1) DEP - Attachment "A" Grant Work Plan; and (2) DEP Budget-Cost Analysis.

10. Name and Title of Authorized Representative
Name Eric F. Hinson Title CHAIRMAN, BOCC

11. This application is due by July 1, of each year.

12. E-Mail Address of Contact person cyoung@gadsdencountyfl.gov

13. My Florida Market Place Registered Vendor Address (this address should be registered with My Florida Market Place and is the address your County wants the Reimbursement Request amount, e.g. State Warrant, sent to)
13A. Name of County (as it appears in M.F.M.P.) Gadsden
13B. Address of County (as it appears in M.F.M.P.) P.O. BOX 1799 Quincy, Florida 32353-1799

14. Is your County **Self-Insured** for Liability Insurance, appropriate and allowable under Florida Law? YES __ NO__
If your county is self-insured, **we must have a written statement** from your Chief Financial Officer stating this. (Please Attach).

I CERTIFY that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to apply for this grant on behalf of this county.

Signature of Authorized Representative	Date

NOTE: This form may be submitted electronically to waste.grants@dep.state.fl.us or by mail to Financial Management and Procurement, MS 4500, Division of Waste Management, Department of Environmental Protection, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400.

CERTIFICATE OF COVERAGE

Certificate Holder

Gadsden County Board of County Commissioners
9-B East Jefferson Street, PO Box 1799
Quincy, FL 32351

Administrator Issue Date 1/29/26

Florida League of Cities, Inc.
Department of Insurance Services
P.O. Box 538135
Orlando, Florida 32853-8135

COVERAGES
THIS IS TO CERTIFY THAT THE AGREEMENT BELOW HAS BEEN ISSUED TO THE DESIGNATED MEMBER FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE AGREEMENT DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH AGREEMENT

COVERAGE PROVIDED BY: **FLORIDA MUNICIPAL INSURANCE TRUST**

AGREEMENT NUMBER: FMIT 0874	COVERAGE PERIOD: FROM 10/1/25	COVERAGE PERIOD: TO 10/1/26 12:01 AM STANDARD TIME

TYPE OF COVERAGE - LIABILITY

General Liability

- ☐ Comprehensive General Liability, Bodily Injury, Property Damage, Personal Injury and Advertising Injury
- ☐ Errors and Omissions Liability
- ☐ Employment Practices Liability
- ☐ Employee Benefits Program Administration Liability
- ☐ Medical Attendants'/Medical Directors' Malpractice Liability
- ☐ Broad Form Property Damage
- ☐ Law Enforcement Liability
- ☐ Underground, Explosion & Collapse Hazard

Limits of Liability

Automobile Liability

- ☒ All owned Autos (Private Passenger)
- ☒ All owned Autos (Other than Private Passenger)
- ☒ Hired Autos
- ☒ Non-Owned Autos

Limits of Liability

$200,000 Each Person/$300,000 Each Occurrence

Deductible N/A

TYPE OF COVERAGE - PROPERTY

- ☒ **Buildings**
  - ☒ Basic Form
  - ☒ Special Form
- ☒ **Personal Property**
  - ☐ Basic Form
  - ☒ Special Form
- ☒ Agreed Amount
- ☒ Deductible $5,000
- ☒ Coinsurance 90%
- ☒ Blanket
- ☐ Specific
- ☒ Replacement Cost
- ☐ Actual Cash Value
- ☒ **Miscellaneous**
  - ☒ Inland Marine
  - ☒ Electronic Data Processing
  - ☒ Bond

Limits of Liability on File with Administrator

TYPE OF COVERAGE - WORKERS' COMPENSATION

- ☒ Statutory Workers' Compensation
- ☒ Employers Liability — $1,000,000 Each Accident; $1,000,000 By Disease; $1,000,000 Aggregate By Disease
- ☐ Deductible N/A
- ☐ SIR Deductible N/A

Automobile/Equipment - Deductible

☒ Physical Damage — Per Schedule - Comprehensive - Auto — Per Schedule - Collision - Auto — Per Schedule - Miscellaneous Equipment

Other

Description of Operations/Locations/Vehicles/Special Items

RE: Coverage Verification

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE AGREEMENT ABOVE.

Designated Member

Gadsden County Board of County Commissioners
P.O. Box 1799
Quincy FL 32353-1799

Cancellations

SHOULD ANY PART OF THE ABOVE DESCRIBED AGREEMENT BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 45 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED ABOVE, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE PROGRAM, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

FMIT-CERT (10/2011)

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) LOCAL GOVERNMENT

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

10 EAST JEFFERSON STREET

Requester's name and address (optional)

6 City, state, and ZIP code

QUINCY FL 32351

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number: ___ - ___ - ____

or

Employer identification number: 59-6000616

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person Trudie Porter Date 1-16-26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
GRANT WORK PLAN
DEP AGREEMENT NO. CW008

ATTACHMENT 3

PROJECT TITLE: Gadsden County Small County Consolidated Solid Waste Management Grant

PROJECT AUTHORITY: Gadsden County (Grantee) received funding from the Florida Legislature in the amount of $93,750.00, through Specific Appropriation Line Item No. 1611, Solid Waste Management Trust Fund, Fiscal Year (FY) 2025-26 General Appropriations Act. The Grantee meets the threshold for a small county (population under 110,000) and received this funding under the Small County Consolidated Grants program for the purpose of subsidizing its solid waste management program, household hazardous waste program, litter prevention and control costs, and waste tire disposal. Authority for this Project is specified in Section 403.7095, Florida Statutes (F.S.), and Chapter 62-716, Florida Administrative Code (F.A.C). Monitoring and auditing guidelines, as related to the Florida Single Audit Act, are specified in the Florida Catalog of State Financial Assistance (CSFA), No. 37.012.

PROJECT LOCATION: Gadsden County Public Works, 1284 High Bridge Road, Quincy, FL 32351

PROJECT BACKGROUND: The Grantee has maintained a permitted, closed Class II Landfill, known as Chattahoochee Landfill (DEP Permit No. 0077864-116-SF, Facility Identification No. 5651). The Chattahoochee Landfill closed January 31, 1986, and transitioned to its long-term care phase on November 18, 1994. Long-term care on a closed landfill permit requires water quality monitoring and annual monitoring for methane gas to maintain permit compliance. The Grantee has applied for and received authority to abandon all monitoring wells; this process has been completed. An application for final closure of the landfill has been forwarded to FDEP and at this time we are awaiting its review and approval notification.

The Grantee's current operations, administered through the Gadsden County Public Works Department, includes maintaining over 700 miles of roads in unincorporated Gadsden County. This maintenance includes litter prevention and control and the removal and disposal of illegally dumped waste tires. All litter debris and waste tires collected are transported to the Public Works facility where all materials are loaded for transfer to the Quincy Transfer Station for proper disposal.

The Grantee is also a party to a Hazardous Waste Cooperative Collection Center Arrangement with Okaloosa County, under DEP Agreement No. HW605, and through an Interlocal Agreement with Okaloosa County, to have Okaloosa County act as the "host" local government for a hazardous waste collection event on behalf of the Grantee and within Gadsden County.

Funds provided through this Agreement will allow the Grantee to pay for solid wate tipping fees, equipment, and waste tire disposal associated with the Grantee's solid waste collection services. Funds will also be used to subsidize costs associated with hazardous waste collection. The Grantee needs this funding to help offset these costs because of its small population and limited funding resources.

PROJECT DESCRIPTION: The Grantee's Public Works Department operates and administers its solid waste management program which includes recycling, hazardous waste, litter control and prevention, and waste tire removal from over 700 miles of roads throughout unincorporated Gadsden County. The

Grantee's Program Specialist and Inmate Supervisor oversee inmate work squads that are utilized to maintain these roads.

The Grantee has an existing Inter-Local Agreement with Okaloosa County to conduct hazardous waste collection events on behalf of the Grantee, under DEP Agreement No. HW605. Under both the Inter-Local Agreement and DEP Agreement No. HW605, the Grantee is responsible for at least 25% of the total collection costs associated with those events. Part of the grant funding awarded under this Agreement will subsidize the Grantee's required 25% of costs associated with the hazardous waste collection event.

Additional Narrative: The Grantee's solid waste collection and management program needs occur on an on-going basis year-round, and as such the Grantee's operations are budgeted on an annual basis. The annual budget prepared by the Grantee exceeds the grant award amount, and it is understood that any project costs exceeding the grant funding awarded for allowable costs under this Agreement remain the sole responsibility of the Grantee.

TASKS and DELIVERABLES:

Solid Waste Collection and Disposal

Task 1: Tipping Fees and Solid Waste Equipment
Task Description: The Grantee's Public Works Department is responsible for operating a recycling program, weekly operation of Household Hazardous Waste program, and the collection and transfer of waste from its Public Works Facility. Using its own equipment and employees, the Grantee manages waste at the facility and transports solid waste to Quincy Transfer Station for proper disposal. The Grantee will use grant funds pay for the required disposal tipping fees. Additionally, the Grantee will purchase a forklift for moving e-waste pallets and waste totes at the Public Works Facility. In accordance Chapter 403, F.S., local Department regulatory staff will report any findings of concern regarding the proper maintenance of the Grantee's Solid Waste Collection Practices to the Department.

Deliverables: The Grantee will submit copies of the paid invoices and checks. The invoices, provided by the landfill, will provide a waste description, and list and summarize the load weights and their cost. Additionally, the Grantee will provide tonnage summaries, using either the **Tonnage Summary Report**, provided by the Department as **Exhibit 1** of this Grant Work Plan or comparable documentation. Purchase order(s); vendor invoice(s) for delivery, installation and start up; proof of payment to vendor; Bills of Lading; and pictures of equipment purchased. Completed **Exhibit B, Property Reporting Form** with invoice copies. All deliverables may be submitted electronically.

Performance Standard: The Department's Grant Manager will review the deliverables to verify that they meet the specifications in the Grant Work Plan and this task description. Upon review and written acceptance by the Department's Grant Manager of all deliverables under this task, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement quarterly. Payment requests shall be submitted within thirty (30) calendar days following completion of the quarter. The outlined documentation for the Deliverable(s) must have been submitted and accepted in writing by the Department's Grant Manager prior to payment request submittal.

Waste Tires

Task 2: Waste Tire Collection and Disposal
Task Description: The Grantee's current operations, administered through the Gadsden County Public Works Department, includes currently maintaining over 700 miles of roads in unincorporated Gadsden County. This maintenance includes litter prevention and control and the removal and disposal of illegally dumped waste tires. All waste tires collected are transported to the Public Works facility where materials are loaded for transfer to the Quincy Transfer Station for proper disposal. The Grantee's Program Specialist and Inmate Supervisor oversee inmate work squads that are utilized to maintain these roads. Waste tires will be loaded and transported for proper disposal by the Grantee's contractor.

Deliverables: Documents that demonstrate the date of transportation, amount of tires, and registration number of the collector. Additionally, the Grantee will provide tonnage summaries, using either the **Tonnage Summary Report**, provided by the Department as **Exhibit 1** of this Grant Work Plan or comparable documentation. All documentation may be submitted electronically, unless paper copies are requested by the Department's Grant Manager.

Performance Standard: The Department's Grant Manager will review the deliverables to verify that they meet the specifications in the Grant Work Plan and this task description. Upon review and written acceptance by the Department's Grant Manager of all deliverables under this task, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement quarterly. Payment requests shall be submitted within thirty (30) calendar days following completion of the quarter. The outlined documentation for the Deliverable(s) must have been submitted and accepted in writing by the Department's Grant Manager prior to payment request submittal.

Household Hazardous Waste Collection and Disposal

Task 3: Hazardous Waste Collection
Task Description: Under DEP Agreement No. HW605 and in accordance with the Interlocal Agreement, Okaloosa County is responsible for planning and conducting the hazardous waste collection event(s). As party to both the Interlocal Agreement and as a "Neighboring" county under DEP Agreement No. HW605, the Grantee is responsible for:

a. Establishing a site for its mobile hazardous waste collection to be held no later than May 31, 2026.

b. Guaranteeing funding for payment of twenty-five percent (25%) of its total collection cost to Okaloosa County unless otherwise agreed upon as evidenced in the Interlocal Agreement.

c. Providing funding for any additional costs, which exceed Okaloosa County's budget of seventy-five percent (75%) of the total collection cost, with such payment due to Okaloosa County within a specified time frame.

d. Establishing a local project manager to work with the Grantee to publicize the collection event(s) and to prepare and distribute public awareness information on proper hazardous waste management. This information may be distributed to the local media, schools,

agricultural agents, local realtor associations, civic service organizations, and to Earth 911 via their website at www.Earth911.org.

e. Attending the collection event(s) and assisting Okaloosa County in overseeing the paperwork at the close of the collection event(s).

The Grantee will also conduct event advertising in local newspapaers to promote participation. As the event(s) will take place on a Saturday, and both the Recycling Coordinator and Administrative Assistant will be on hand to work, overtime has been authorized at a rate of time and a half.

Deliverables: Completion of the task as evidenced by submittal of all the following supporting documentation: 1) an event report that includes the date, time and location, the types and amounts of waste collected, the final destination of such waste, the type and number of participants served, details of the work completed, problems encountered and problem resolution for the event; 2) documentation of the event in the form of newspaper coverage or advertisement of the event with the date and title of the publication or dated, color photographs; 3) time cards, payroll reports to support the hours worked and the fringe rate paid for the various included benefits, and proof of payment; and 4) a copy of the invoice received from Okaloosa County to verify the Grantee's required twenty-five percent (25%) of the event's total collection costs. All deliverables may be submitted electronically, unless paper copies are requested by the Department's Grant Manager.

Performance Standard: The Department's Grant Manager will review the deliverables to verify that they meet the specifications in the Grant Work Plan and this task description. Upon review and written acceptance by the Department's Grant Manager of all deliverables under this task, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement quarterly. Payment requests shall be submitted within thirty (30) calendar days following completion of the quarter. The outlined documentation for the Deliverable(s) must have been submitted and accepted in writing by the Department's Grant Manager prior to payment request submittal.

PROJECT TIMELINE: The tasks must be completed by the corresponding task end date and all deliverables must be received by the designated due date.

Task/ Deliverable No.	Task or Deliverable Title	Task Start Date	Task End Date	Deliverable Due Date/ Frequency
1	Solid Waste Collection and Disposal	10/1/2025	9/30/2026	Quarterly, within thirty (30) calendar days of the end of each quarter and prior to each payment request.
2	Waste Tires	10/1/2025	9/30/2026	Quarterly, within thirty (30) calendar days of the end of each quarter and prior to each payment request.
3	Hazardous Waste Collection and Disposal	10/1/2025	9/30/2026	Quarterly, within thirty (30) calendar days of the end of each quarter and prior to each payment request.

BUDGET DETAIL BY TASK:

Task No.	Budget Category	Budget Amount
1	Miscellaneous/Other Expenses	$22,000.00
	Equipment	$55,000.00
	Total for Task:	**$77,000.00**
2	Contractual Services (Subcontractor)	$5,550.00
	Total for Task:	**$5,550.00**
3	Contractual Services (Subcontractor)	$10,000.00
	Miscellaneous/Other Expenses	$1,200.00
	Total for Task:	**$11,200.00**

PROJECT BUDGET SUMMARY: Cost reimbursable grant funding must not exceed the category totals for the project as indicated below.

Category Totals	Grant Funding, Not to Exceed, $93,750.00
Equipment	$55,000.00
Contractual Services (Subcontractor)	$15,550.00
Miscellaneous/Other Expenses	$23,200.00
Total:	**$93,750.00**

Board of County Commissioners
Agenda Request

Date of Meeting: **May 19, 2026**

Date Submitted: **May 7, 2026**

To: Honorable Chairman and Members of the Board

From: **Reginald James, Interim County Administrator**
Curtis Young, Public Works Director

Subject: **Approval of Change Order #1, Resolution and Supplemental Agreement for Dog Town Road Resurfacing Project**

Statement of Issue:

This agenda item seeks Board approval for Dog Town Road Bridge Supplemental Agreement for $21,800, Resolution and Change Order 1. This provides for the addition of 60 feet of 18-inch side drainpipe and 80 feet of 24-inch side drainpipe, and 2 -18-inch Miter End Section to replace Side Drainpipe found to be in very poor condition by the EOR and Field Personal after desilting operation. The addition of 5 Days for the installation of the additional pipe. Description: addition of 60 feet of 18-inch side drainpipe and 80 feet of 24-inch side drainpipe, and 2 -18-inch Miter End Section to replace Side Drainpipes found to be in very poor condition, and 5 additional days to install the extra pipe. The Dog Town Road Resurfacing Project total amount of $1,714,580.

Background:

This project is for the Construction and CEI services of the widening and resurfacing of CR 161A from CR 161 Point Milligan Road to CR 159 Salem Road through FDOT funded Small County Road Assistance Program (SCRAP). This project will include widening and resurfacing to two 11' travel lanes. Drainage improvements will include driveway side drainpipes and mitered end sections. Replacement of signage and RPM's will take place as necessary. New thermoplastic striping will be included. All work will be completed within the existing right-of-way. PROJECT LENGTH AND MILE POST LIMITS: 2.090 Miles

Analysis:

The Contract is modified as follows upon execution of this Change Order: 01 Provides for the addition of 60 feet of 18-inch side drainpipe and 80 feet of 24-inch side drainpipe, and 2 -18-inch

Miter End Section to replace Side Drainpipe found to be in very poor condition by the EOR and Field Personal after desilting operation. The addition of 5 Days for the installation of the additional pipe Description: addition of 60 feet of 18-inch side drainpipe and 80 feet of 24-inch side drainpipe, and 2 -18-inch Miter End Section to replace Side Drainpipes found to be in very poor condition, and 5 additional days to install the extra pipe.

This Supplemental Agreement is to add additional funds to cover concrete calculation error. The amount being added is $21,800 this will cover the additional drainage work located within the project limits. The current pipes have been found to be in very poor condition after the desilting operation and will be preplaced. The total amount of the new agreement is $1,714,590.

Fiscal Impact:

The project will be funded by FDOT SCRAP agreement. This project will have no fiscal impact on the County.

Options:

1. Approve Change Order Number 1, Resolution and Supplemental Agreement and authorize the Chairman to sign.
2. Do not approve.
3. Board direction.

Interim County Administrator's Recommendation:

Option 1

Attachment(s):

1. Change Order with Supporting documents
2. Supplemental Agreement
3. Resolution No. 2026-

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 1

Date of Issuance:		Effective Date:
Owner:	Gadsden County	Owner's Contract No.: ITB 26-02 / FDOT G3F61
Contractor:	Peavy & Son Construction Co. INC. 39 Schwall Rd. Havana, Fl.,32333	Contractor's Project No.7708-06
Engineer:	Alday-Howell Engineering, Inc.	ITB No.: 26-02
Project:	451773-1-54-01, CR 161A Dog Town Rd from CR 161 (Point Milligan Rd) to CR 159 Salem Rd.	Contract Name: Dog Town Rd.

The Contract is modified as follows upon execution of this Change Order: 01 Provides for the addition of 60 feet of 18-inch side drainpipe and 80 feet of 24-inch side drainpipe, and 2 -18-inch Miter End Section to replace Side Drainpipe found to be in very poor condition by the EOR and Field Personal after desilting operation. The addition of 5 Days for the installation of the additional pipe

Description: addition of 60 feet of 18-inch side drainpipe and 80 feet of 24-inch side drainpipe, and 2 -18-inch Miter End Section to replace Side Drainpipes found to be in very poor condition, and 5 additional days to install the extra pipe.

Attachments: *[List documents supporting change]* EOR Comments, additional Field found Condition, Estimate Quantity Sheet, Total Field measure Quantity and 5 Photos.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 1,053,246.65	Original Contract Times: 150 Calendar Days Substantial Completion: 120 Calendar Ready for Final Payment: 150 Calendar Days Days or dates
[Increase] [Decrease] from previously approved Change Orders No. __ to No. __: N/A	[Increase] [Decrease] from previously approved Change Orders No. __ to No. __: Substantial Completion: No previous Changes Ready for Final Payment: No Previous Changes days
Contract Price prior to this Change Order: $ 1,053,246.65	Contract Times prior to this Change Order: Substantial Completion: 120 Calendar days Ready for Final Payment: 150 Calendar days Days or dates
[Increase] [Decrease] of this Change Order: $21,800.00	[Increase] [Decrease] of this Change Order: Substantial Completion: 5 Calendar Days Ready for Final Payment: 5 Calendar Days Days or dates
Contract Price incorporating this Change Order: $ 1,075,046.65	Contract Times with all approved Change Orders: Substantial Completion: 125 Calendar Dyas Ready for Final Payment: 155 Calendar Days Days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Regan Carpenter	By:	By:
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Title:	CEI Project Administrator	Title		Title	
Date:	April 2-2026	Date		Date	

Approved by Funding Agency (if applicable)

By: _____ Date:

Title: _____

From: Tommy Johns
To: Agnes Denson; Curtis Young; Julian Mckinley; Lakysha Perkins; ensworth@peavyandson.com; delacy4@msn.com; Kevin Finch; john@peavyandson.com; Regan Carpenter; Garrett Johnson
Cc: Travis Howell; Bowden Howell; Seth Gay
Subject: 451773-1 (CR161A Dogtown Rd) / Drainage Design Modifications
Date: Wednesday, January 14, 2026 6:29:10 PM
Attachments: image001.png

EXTERNAL EMAIL

FPID 451773-1: CR 161A DOGTOWN ROAD FROM CR 161 POINT MILLIGAN RD TO CR 159 SALEM RD

All – Per our discussion yesterday, please find the amended work and quantities below based on our revisit of the drainage work on the subject project. At a minimum, the adjustment of the MES item and quantity is necessary based on the existing pipe sizes. I recommend that the CEI and Contractor review the sidedrain locations recommended for replacement to affirm that replacement is appropriate before pursuing additional funding for the project.

Let me know if anything additional information is needed.

Pay Item Number	Description	Unit	Plan Quantity	Updated Quantity	Total Change
0430 94 1	DESILTING PIPE, 0-24"	LF	396	376	(-) 20
0430 174 118	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 18" SD	LF	0	40	(+) 40
0430 174 124	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 24" SD	LF	0	24	(+) 24
0430 984 121	MITERED END SECTION, OPTIONAL ROUND, 12"SD	EA	4	2	(-) 2
0430 984 125	MITERED END SECTION, OPTIONAL ROUND, 18"SD	EA	30	32	(+) 2

STA

22+20 RT Side Drain Pipe - Poor condition and incorrectly shown as 12"
- delete two (2) 12" MES
- delete 20' desilting
- add two (2) 18" MES
- add 20' of 18" Pipe

70+80 LT Side Drain Pipe - Poor Condition
- delete 20' desilting
- add 20' of 18" Pipe

81+60 RT Side Drain Pipe - Incorrect material shown and in need of desilting
- add 20' desilting
- existing pipe is RCP

104+20 RT Side Drain Pipe - Poor Condition
- add 24' of 24" Pipe

Tommy Johns, PE

Alday-Howell Engineering, Inc.
3017 HIGHWAY 71 NORTH

MARIANNA, FLORIDA 32446
OFFICE: 850.526.2040 | **MOBILE**: 850.596.1510
www.aldayhowell.com

By law, only signed & sealed documents may be used for the construction of any improvements. As such, original signed and sealed documents are required before construction from these documents may commence, and such originals take precedence over documents transmitted or stored via magnetic or electronic medium. Alday-Howell Engineering, Inc. is not responsible for actions taken utilizing these documents and makes no warranties, express or implied, concerning the accuracy of the information contained in any documents transmitted or reviewed by computer or other electronic means. Furthermore, information and data contained in the attached documents are subject to change without notice. Responsibility for the accuracy of current conditions and/or the content of digital transfers is solely that of the user. These conditions of use apply to all users of this data. The information contained in this E-mail message is confidential information intended only for the use of the individual(s) named above. No third party may rely on or utilize the information contained herein or the attachments hereto, which remains the proprietary information of Alday-Howell Engineering, Inc.

Alday-Howell
ENGINEERING, INC.

Side Drainpipes found in poor condition after desilting by Field Personal.

Station	Type	Condition	Feet	Size
79+13 Lt	Side Drainpipe	poor condition	needs 20 Ft	18 inch
102+20 Lt	Side Drainpipe	poor condition	needs 20 Ft	24 inch
103+30 Lt	Side Drainpipe	poor condition	needs 20 Ft	24 inch
108+72 Lt	Side Drainpipe	poor condition	needs 20 Ft	24 inch

GADSDEN COUNTY // DOGTOWN ROAD // FIN: 451773-1-54-01 // PAY ITEM FOR CHANGE ORDER

ITEM NUMBER	WORK ITEM DESCRIPTION	UNIT	PLAN QUANTITY	UNIT PRICE	SCHEDULED VALUES	ADDITIONAL COMMENTS
GENERAL COSTS						
0430-174-118	PIPE CULVERT OPTIONAL MATERIAL, ROUND, 18" SD	LF	60.00	$110.00	$6,600.00	
0430-174-124	PIPE CULVERT OPTIONAL MATERIAL, ROUND, 24" SD	LF	80.00	$145.00	$11,600.00	
0430-984-125	MITERED END SECTION, OPTIONAL ROUND, 18' SD	EA	2.00	$1,800.00	$3,600.00	
					$21,800.00	

Side Drainpipes found in poor condition after desilting by Field Personal.

Station	Type	Condition	Pipe Length 18"	Pipe Length 24"	Pipe Size	MES
22+20 RT	incorrect Pie Size	poor contition	20 Ft		18 inch	add 2
70+80 Lt	Side Drainpipe	poor condition	20 Ft		18 inch	per plan
79+13 Lt	Side Drainpipe	poor condition	20 Ft		18 inch	per plan
102+20 Lt	Side Drainpipe	poor condition		20 Ft	24 inch	per plan
103+30 Lt	Side Drainpipe	poor condition		20 Ft	24 inch	per plan
194+20 Rt	Side Drainpipe	poor condition		20 Ft	24 inch	per plan
108+72 Lt	Side Drainpipe	poor condition		20 Ft	24 inch	per plan
			Total 60 Feet	Total 80 Ft		2 ea


103+30 RT 24”


108+72 RT 24”


79+33 RT 18”


22+20 RT 24”



STATE-FUNDED GRANT SUPPLEMENTAL AGREEMENT

SUPPLEMENTAL NO.
001

CONTRACT NO.
G3F61

FPN
451773-1-54-01

Recipient: Gadsden County Board of County Commissioners

This Supplemental Agreement ("Supplemental"), dated _____ arises from the desire to supplement the State-Funded Grant Agreement ("Agreement") entered into and executed on July 24, 2025 as identified above. All provisions in the Agreement and supplements, if any, remain in effect except as expressly modified by this Supplemental.

The parties agree that the Agreement is to be amended and supplemented as follows:

Exhibit B - Schedule of Financial Assistance

Exhibit D - Recipient Resolution

Exhibit J - State Financial Assistance (Florida Single Audit Act)

Reason for this Supplemental and supporting engineering and/or cost analysis:

This Supplemental Agreement is to add $21,800 for additional drainage work located within the project limits. The current pipes have been found to be in very poor condition after the desilting operation and will be replaced. Total amount of the new agreement is $1,714,580.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

RECIPIENT:
Gadsden County Board of County Commissioners

By:_____
Name:
Title:

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By:_____
Name: Rodney Chamberlain, P.E.
Title: Director of Transportation Development

Legal Review:

_____

EXHIBIT B
SCHEDULE OF FINANCIAL ASSISTANCE

RECIPIENT NAME & BILLING ADDRESS:	FINANCIAL PROJECT NUMBER:
Gadsden County Board of County Commissioners 9-B East Jefferson Street PO Box 1799 Quincy, Florida 32353	451773-1-54-01

PHASE OF WORK by Fiscal Year:		MAXIMUM PARTICIPATION (1) TOTAL PROJECT FUNDS	(2) LOCAL FUNDS	(3) STATE FUNDS	Indicate source of Local funds
Design- Phase 34 FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Design Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
Right-of-Way- Phase 44 FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Right-of-Way Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
Construction- Phase 54 FY: **2026**	Maximum Department Participation (Small County Road Assistance Pgm)	$1,692,780.00	$	$1,692,780.00	☐ In-Kind ☐ Cash
FY: **2026**	Maximum Department Participation (Small County Road Assistance Pgm))	$21,800.00	$	$21,800.00	☐ In-Kind ☐ Cash
	Total Construction Cost	$1,714,580.00 100.00%	$ 0.00 %	$1,714,580.00 100.00%	
Construction Engineering and Inspection - Phase 64 FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Construction Engineering and Inspection Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
(Phase :) FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
FY:	Maximum Department Participation (Insert Program Name)	$	$	$	☐ In-Kind ☐ Cash
	Total Cost	$ 0.00 %	$ 0.00 %	$ 0.00 %	
	TOTAL COST OF THE PROJECT	$1,714,580.00	$ 0.00	$1,714,580.00	

COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:
I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, F.S. Documentation is on file evidencing the methodology used and the conclusions reached.

Maria Showalter, Local Programs Administrator
District Grant Manager Name

Signature Date

EXHIBIT D

RECIPIENT RESOLUTION

The Recipient's Resolution authorizing entry into this Agreement is attached and incorporated into this Agreement.

EXHIBIT J

STATE FINANCIAL ASSISTANCE (FLORIDA SINGLE AUDIT ACT)

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Awarding Agency: Florida Department of Transportation

State Project Title and ALN Number:

- ☐ County Incentive Grant Program (CIGP), (ALN 55.008)
- ☐ Small County Outreach Program (SCOP), (ALN 55.009)
- ☒ Small County Road Assistance Program (SCRAP), (ALN 55.016)
- ☐ Transportation Regional Incentive Program (TRIP), (ALN 55.026)
- ☐ Insert Program Name, Insert ALN Number

***Award Amount:** $1,714,580.00

*The state award amount may change with supplemental agreements

Specific project information for ALN Number is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for ALN Number are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

RESOLUTION No: 2026-026

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY FLORIDA, AUTHORIZING THE CHAIRMAN OR VICE CHAIR OF THE BOARD OF COUNTY COMMISIONERS TO EXECUTE AND ENTER INTO AN AGREEMENT AND ALL GRANT DOCUMENTS FOR THE CONSTRUCTION AND CEI SERVICES FOR THE "SMALL COUNTY ROAD ASSISTANCE PROGRAM AGREEMENT" (FPN: 451773-1-54-01) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HEREBY AUTHORIZE GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY WITH CHAIRMAN OR VICE-CHAIRMAN TO SIGN ON ITS BEHALF.

WHEREAS, Gadsden County, Florida (County), has requested the State of Florida Department of Transportation, (FDOT) for financial assistance through their "Small County Outreach Program Agreement" for the purpose of repairing **Dogtown Road; and**

WHEREAS, The State of Florida, Department of Transportation has requested that Gadsden County enter a **"Small County Road Assistance Program"**, attached hereto; **and**

WHEREAS, FDOT requires that a resolution be passed by the Board of County Commissioners of Gadsden County, Florida in support of the **FPN: 451773-1-54-01**, authorizing the Chairman, or other approved Commissioner, to execute and enter the **"Small County Road Assistance Program"**, as attached hereto.

NOW, THEREFORE, BE RESOLVED, BY THE GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS OF FLORIDA THAT:

The County authorize its Chairman or Vice-Chairman of the Board of County Commissioners of Gadsden County, Florida to enter and execute the **"Small County Road Assistance Program"** attached hereto. The Public Works Director is authorized to execute all grant documents for the construction CEI services.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Gadsden County, Florida, on this__day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
GADSDEN COUNTY, FLORIDA

By: _____
Eric F. Hinson, CHAIRMAN

ATTEST:

_____
Nicholas Thomas, Clerk of Circuit Court

Board of County Commissioners
Agenda Request

Date of Meeting: **May 19, 2026**

Date Submitted: **May 7, 2026**

To: Honorable Chairman and Members of the Board

From: **Reginald James, Interim County Administrator**
Curtis Young, Public Works Director

Subject: **Approval of Change Order #2, Resolution and Supplemental Agreement for Cane Creek Road Bridge Culvert Repair**

Statement of Issue:

This agenda item seeks Board approval for Cane Creek Road Bridge Supplemental Agreement for $9,310, Resolution and Change Order 2 to make the necessary modifications of the quantity for Pay Item: 401-70-4 from 15 CF to 34 CF. The Cane Creek Bridge Repair Project total amount of $1,454,244.

Background:

The proposed project is for the repair to CANE CREEK ROAD OVER CANE CREEK BRIDGE NO. 504020. Scope of services will include construction and CEI for repair and rehabilitation that consist of constructing and inserting steel liners in the existing culverts, adding steel reinforcement, filling the voids with grout, and repairing concrete spalls on the culvert end walls. All work will be completed within the existing right of way.

Analysis:

The original pay items were modified. Change order No. 2 modifies the quantity for Pay Item: 401-70-4 from 15 CF to 34 CF. This material was used to repair the damaged areas on the concrete headwall, and had a bid price of $490 per CF. This Supplemental Agreement is to add additional funds to cover concrete calculation error. The amount being added is $9,310 this will cover the added construction costs. The total amount of the new agreement is $1,454,244.

Fiscal Impact:

The project will be funded by FDOT BSCOP agreement. This project will have no fiscal impact on the County.

Options:

1. Approve Change Order Number 2, Resolution and Supplemental Agreement and authorize the Chairman to sign.
2. Do not approve.
3. Board direction.

Interim County Administrator's Recommendation:

Option 1

Attachment(s):

1. Change Order with Supporting documents
2. Supplemental Agreement
3. Resolution No. 2026-

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Change Order No. 2

Date of Issuance: 3/26/2026
Effective Date: 4/21/2026

Owner: Gadsden County
Owner's Contract No.: N/A

Contractor: Titan Civil Construction LLC
Contractor's Project No.: N/A

Engineer: Alday-Howell Engineering, Inc. (CEI)
FPID No.: 453007-2-54-01

Project: CR 274 (Cane Creek Road) – Over Cane Creek – Bridge Culvert Repair
Contract Name: CR 274 (Cane Creek Road) – Over Cane Creek – Bridge Culvert Repair

The Contract is modified as follows upon execution of this Change Order:

Description: This Change Order modifies the quantity for Pay Item: 401-70-4 from 15 CF to 34 CF. This material was used to repair the damaged areas on the concrete headwall, and had a bid price of $490 per CF.

Attachments: *[List documents supporting change]*

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES *[note changes in Milestones if applicable]*
Original Contract Price: $ 1,345,253.95	Original Contract Times: Substantial Completion: 95 Ready for Final Payment: 110 days or dates
[Increase] [Decrease] from previously approved Change Orders No. __ to No. __: $ N/A	[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1: Substantial Completion: 140 Ready for Final Payment: 140 days
Contract Price prior to this Change Order: $ 1,345,253.95	Contract Times prior to this Change Order: Substantial Completion: 235 Ready for Final Payment: 250 days or dates
[Increase] [Decrease] of this Change Order: $ 9,310.00	[Increase] [Decrease] of this Change Order: Substantial Completion: 0 Ready for Final Payment: 0 days or dates
Contract Price incorporating this Change Order: $ 1,354,563.95	Contract Times with all approved Change Orders: Substantial Completion: 235 Ready for Final Payment: 250 days or dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: SPE	Title	Title Christopher Stamas, Pres.
Date: 3-27-26	Date	Date 3/30/26

Approved by Funding Agency (if applicable)

By: _____ Date:

Title: _____

STATE-FUNDED GRANT SUPPLEMENTAL AGREEMENT

SUPPLEMENTAL NO.
SA002

CONTRACT NO.
G3A01

FPN
453007-2-54-01

Recipient: Gadsden County BOCC

This Supplemental Agreement ("Supplemental"), dated _____ arises from the desire to supplement the State-Funded Grant Agreement ("Agreement") entered into and executed on February 24, 2025 as identified above. All provisions in the Agreement and supplements, if any, remain in effect except as expressly modified by this Supplemental.

The parties agree that the Agreement is to be amended and supplemented as follows:

Exhibit B - Schedule of Financial Assistance
Exhibit D - Recipient Resolution
Exhibit J - State Financial Assistance (Florida Single Audit Act)

Reason for this Supplemental and supporting engineering and/or cost analysis:

This Supplemental Agreement is to add additional funds of $9,310 to cover concrete calculation error. Total amount of the new agreement is $1,454,244

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

RECIPIENT:
Gadsden County BOCC

By:

Name:
Title:

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____

Name: Rodney Chamberlain, P.E.
Title: Director of Transportation Development

Legal Review:

EXHIBIT B
SCHEDULE OF FINANCIAL ASSISTANCE

RECIPIENT NAME & BILLING ADDRESS:	FINANCIAL PROJECT NUMBER:
Gadsden County BOCC 9-B East Jefferson Street PO Box 1799 Quincy, Florida 32353	453007-2-54-01

PHASE OF WORK by Fiscal Year:	MAXIMUM PARTICIPATION (1) TOTAL PROJECT FUNDS	(2) LOCAL FUNDS	(3) STATE FUNDS	(4) FEDERAL FUNDS
Design- Phase 38 FY:				
Total Design Cost	$0.00	$0.00	$0.00	$0.00
Right-of-Way- Phase 48 FY:				
Total Right-of-Way Cost	$0.00	$0.00	$0.00	$0.00
Construction- Phase 58 FY:				
Total Construction Cost	$0.00	$0.00	$0.00	$0.00
Construction Engineering and Inspection - Phase 68 FY:				
Total Construction Engineering and Inspection Cost	$0.00	$0.00	$0.00	$0.00
(Phase) : 54 FY: 2025 (SCOP) 2026 (SCOP) 2026 (SCOP)	 $938,897.00 $506,037.00 $9,310.00	 $0.00 $0.00 $0.00	 $938,897.00 $506,037.00 $9,310.00	 $0.00 $0.00 $0.00
Total (54,54,54) Cost	$1,454,244.00	$0.00	$1,454,244.00	$0.00
TOTAL COST OF THE PROJECT	$1,454,244.00	$0.00	$1,454,244.00	$0.00

COST ANALYSIS CERTIFICATION AS REQUIRED BY SECTION 216.3475, FLORIDA STATUTES:
I certify that the cost for each line item budget category has been evaluated and determined to be allowable, reasonable, and necessary as required by Section 216.3475, F.S. Documentation is on file evidencing the methodology used and the conclusions reached.

Maria Showalter, Local Programs Administrator
District Grant Manager Name

Signature Date

STATE FUNDED GRANT SUPPLEMENTAL AGREEMENT

EXHIBIT D

RECIPIENT RESOLUTION

The Recipient's Resolution authorizing entry into this Agreement is attached and incorporated into this Agreement.

STATE FUNDED GRANT SUPPLEMENTAL AGREEMENT

EXHIBIT J

STATE FINANCIAL ASSISTANCE (FLORIDA SINGLE AUDIT ACT)

THE STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Awarding Agency: Florida Department of Transportation

State Project Title and ALN Number:

- ☐ County Incentive Grant Program (CIGP), (ALN 55.008)
- ☒ Small County Outreach Program (SCOP), (ALN 55.009)
- ☐ Small County Road Assistance Program (SCRAP), (ALN 55.016)
- ☐ Transportation Regional Incentive Program (TRIP), (ALN 55.026)
- ☐ , ()

***Award Amount:** $1,454,244.00

*The state award amount may change with supplemental agreements

Specific project information for ALN Number is provided at: https://apps.fldfs.com/fsaa/searchCatalog.aspx

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT:

State Project Compliance Requirements for ALN Number are provided at: https://apps.fldfs.com/fsaa/searchCompliance.aspx

The State Projects Compliance Supplement is provided at: https://apps.fldfs.com/fsaa/compliance.aspx

RESOLUTION No: 2026-027

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY FLORIDA, AUTHORIZING THE CHAIRMAN OR VICE CHAIR OF THE BOARD OF COUNTY COMMISIONERS TO EXECUTE AND ENTER INTO AN AGREEMENT AND ALL GRANT DOCUMENTS FOR THE CONSTRUCTION AND CEI SERVICES FOR THE "SMALL COUNTY OUTREACH PROGRAM AGREEMENT" (FPN: 453007-2-54-01) WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION AND HEREBY AUTHORIZE GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS OF GADSDEN COUNTY WITH CHAIRMAN OR VICE-CHAIRMAN TO SIGN ON ITS BEHALF.

WHEREAS, Gadsden County, Florida (County), has requested the State of Florida Department of Transportation, (FDOT) for financial assistance through their "Small County Outreach Program Agreement" for the purpose of repairing **Cane Creek Road; and**

WHEREAS, The State of Florida, Department of Transportation has requested that Gadsden County enter a **"Small County Outreach Program"**, attached hereto; **and**

WHEREAS, FDOT requires that a resolution be passed by the Board of County Commissioners of Gadsden County, Florida in support of the **FPN: 453007-2-54-01**, authorizing the Chairman, or other approved Commissioner, to execute and enter the **"Small County Outreach Program Agreement"**, as attached hereto.

NOW, THEREFORE, BE RESOLVED, BY THE GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS OF FLORIDA THAT:

The County authorize its Chairman or Vice-Chairman of the Board of County Commissioners of Gadsden County, Florida to enter and execute the **"Small County Outreach Program"** attached hereto. The Public Works Director is authorized to execute all grant documents for the construction CEI services.

DULY PASSED AND ADOPTED by the Board of County Commissioners of Gadsden County, Florida, on this__day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
GADSDEN COUNTY, FLORIDA

By: _____
Eric F. Hinson, CHAIRMAN

ATTEST:

_____
Nicholas Thomas, Clerk of Circuit Court

Board of County Commissioners
Agenda Request

Date of Meeting: May 19, 2026

Date Submitted: May 13, 2026

To: Honorable Chairman Eric Hinson and Members of the Board

From: Reginald James, Interim County Administrator
Morris A. Young, Sheriff
Tashonda Whaley, Emergency Management Director
Rachel Harrison, E911 Coordinator

Subject: Request for Board Approval to Accept the Florida E911 Rural County Grant 26-04-09 from the Florida Department of Management Services to Continue Year Two Services of the Motorola VESTA 911 Call Handling System

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Statement of Issue:
This agenda item seeks Board approval to accept the Florida E911 Rural County Grant 26-04-09 in the amount of **$166,897.47**. The requested funding will support **Year Two (2) services** for the Motorola VESTA 911 Call Handling System, including continued maintenance, software support, and system sustainability following the County's full system replacement.

Background:
On March 19, 2024, the Board of County Commissioners approved submission of an application for the Florida E911 Rural County Grant to replace the County's aging 911 dispatch system.

On April 18, 2024, the Florida E911 Board awarded Gadsden County the Spring Rural County Grant, funding **Year One** of the Motorola VESTA 911 Call Handling System Agreement in the amount of **$639,137.65**.

This funding enabled the County to replace the former 911 call handling system with the **Motorola VESTA 911 Call Handling System**, significantly modernizing the County's public safety communications infrastructure.

The VESTA system brought Gadsden County into compliance with National Emergency Number Association (NENA) standards and adheres to the recommended five-year lifecycle management for public safety communications equipment. The upgrade enhanced system reliability, operational efficiency, cybersecurity posture, and service delivery to the public.

Analysis:
The Gadsden County 911 Division is requesting authorization to accept the **2026 Rural County Grant** 26-04-09 to ensure continued support and operational sustainability of the Motorola VESTA system.

Year Two services include:

- Software support and updates
- On-site technical maintenance
- Cloud-based support services
- Cybersecurity monitoring and protection services

Approval of this application will allow the County to continue protecting its critical 911 infrastructure without placing additional burden on local revenue sources.

Fiscal Impact:
The Florida E911 Rural County Grant application requests **$166,897.47** in State funding. This is a reimbursement-based grant. **No County match is required.**

Options:

1. Approve acceptance of the Florida E911 Rural County Grant Application to the Florida Department of Management Services.
2. Do not approve acceptance of the Florida E911 Rural County Grant Application.
3. Provide Board direction.

Recommendation:
Option #1 – Approve acceptance of the Florida E911 Rural County Grant from the Florida Department of Management Services.

Attachments:

1. Florida E911 Rural County Grant 26-04-09
2. Motorola Year 2 Renewal Proposal

Department of
MANAGEMENT
SERVICES
We serve those who serve Florida

4050 Esplanade Way
Tallahassee, FL 32399-0950
850-488-2786

Ron DeSantis, Governor
Tom Berger, Interim Secretary

STATE-FUNDED AGREEMENT

FOR

RURAL COUNTY GRANT PROGRAM

26-04-09

BETWEEN

THE STATE OF FLORIDA

DEPARTMENT OF MANAGEMENT SERVICES

AND

GADSDEN COUNTY

This Grant Agreement is entered into by and between the Florida Department of Management Services (the "Department" or "DMS") and Gadsden County ("Grantee"), collectively referred to as the "Parties." The terms of this Agreement encompass and supplement the terms and conditions contained in W Form 3A, 911 Grant Programs (the "Application"), incorporated by reference in Rule 60FF1-5.003, Florida Administrative Code (F.A.C.), and the Grantee's award letter.

1. AUTHORITY

The Department has been appropriated funds from the Emergency Communications Trust Fund to provide grants to counties for the purpose of upgrading 911 systems. The Department has the authority, pursuant to section 282.702, Florida Statutes (F.S.), to enter into this Agreement and to disburse the appropriated funds to the Grantee under the terms and conditions set forth herein.

2. GENERAL TERMS AND CONDITIONS

2.1. The Application, the Grantee's award letter, and this Grant Agreement, including its attachments and exhibits (collectively referred to as the "Agreement"), contain all of the terms and conditions agreed upon by the Parties. If there are any conflicting provisions between the documents that make up the Agreement, the following order of precedence applies:

2.1.1. Grant Agreement;

2.1.2. Attachment 1, Audit Requirements for Awards of Assistance (including Exhibit 1);

2.1.3. Attachment 2, the Grantee's award letter; and

2.1.4. Attachment 3, the Grantee's submitted Application.

2.2. The Grantee shall perform the tasks specified herein in accordance with sections 365.172 and 365.173, F.S., and the terms and conditions of this Agreement.

2.3. The term of this Agreement begins on April 17, 2026, and ends on April 16, 2028, two (2) years thereafter. No renewals of this Agreement are permitted.

2.4. The Parties shall be governed by all applicable state and federal laws, rules, executive orders, and regulations, including, but not limited to, those identified in the "Applicable Statutes and Regulations" table, below. Any express reference in this Agreement to a statute, rule, or regulation in no way implies that no other statute, rule, or regulation applies. Failure to comply may affect the current grant award and future grant awards.

3. FUNDING

3.1. Funding for this Agreement consists of the awarded state resources set forth in Exhibit 1, Audit Requirements.

3.2. The method of payment for this Agreement is cost-reimbursement, or rural payment pursuant to section 215.971(1)(h), F.S., and all payment is subject to the availability of funds. This Agreement shall not exceed the amount specified on the Grantee's award letter, and payment shall only be issued by the Department after acceptance of the Grantee's performance as set forth by the terms and conditions of this Agreement.

3.3. Advance payments may be permitted under this Agreement pursuant to section 215.422(15), F.S., or section 216.181(16), F.S., and the Department of Financial Services' (DFS) Reference Guide for State Expenditures, available at: myfloridacfo.com/docs-sf/accounting-and-auditing-libraries/manuals/agencies/reference-guide-for-state-expenditures.pdf?sfvrsn=b4cc3337_7. Advance payment is subject to approval from DFS. Grantee shall provide DMS with all necessary information in

furtherance of facilitating an advanced payment which conforms with the Agreement terms and all applicable legal requirements.

3.4. The State's obligation to pay under this Agreement is contingent upon annual appropriation by the Legislature and is subject to any modification in accordance with either Chapter 216, F.S., or the Florida Constitution.

3.5. The Department will reimburse or provide rural payment to the Grantee only for allowable costs incurred during the Agreement period by the Grantee for the successful completion of each deliverable. Funds provided shall not exceed the amount specified in Section 6., Scope of Work, and Exhibit 1, Audit Requirements, of this Agreement.

3.6. The Grantee agrees to use the funds awarded under this Agreement only for costs directly incurred for the grant project activities specified in the Application. Costs must be reasonable, necessary, allocable, and allowable for the approved project and only incurred during the term of this Agreement.

3.6.1 The Grantee shall refund to the Department any balance of unobligated funds that was advanced or paid to the Grantee.

3.6.2 The Grantee shall refund to the Department any monies used for ineligible purposes under the laws, rules, and regulations governing the use of these funds.

3.6.3 The Grantee shall refund to the Department any funds paid in excess of the amount to which the Grantee is entitled under the terms and conditions of this Agreement.

3.7. For the purposes of this Agreement, the Department shall consider payments made by the Grantee to be improper under the following circumstances:

3.7.1 Any payment that should not have been made or that was made in an incorrect amount (including overpayments and underpayments) under statutory, contractual, administrative, or other legally applicable requirements.

3.7.2 Any payment to an ineligible party, any payment for an ineligible good or service, any duplicate payment, any payment for a good or service not received (except for such payments where authorized by law), any payment that does not account for credit for applicable discounts, and any payment where insufficient or lack of documentation prevents a reviewer from discerning whether a payment was proper.

3.8. The following expenses are not eligible for reimbursement under this Agreement:

3.8.1 Salaries and associated expenses for 911 coordinators, call takers, or other 911 personnel.

3.8.2 Vehicle expenses.

3.8.3 Wireline database costs.

3.8.4 Outside plant fiber or copper cabling systems and building entrance cost.

3.8.5 Consoles, workstation.

3.8.6 Aerial photography expenses.

3.8.7 Wireline 911 analog trunks; administrative lines and circuits; GIS database synchronization; and recurring network and circuit cost beyond the first year.

4. REQUEST FOR REIMBURSEMENT

4.1. The Grantee shall submit all requests for reimbursement, progress payments, and rural payments as described in this Agreement and Section 8., Financial and Administrative Requirements, of the Application. Such requests shall be submitted using the Financial Reimbursement of Expenditures Form in accordance with Rule 60FF1-5.0035(4), F.A.C., by email to the Department at

ECBSubmissions@dms.fl.gov, not to exceed once per month. No reimbursement shall duplicate any previous reimbursement.

4.2. All bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof and shall be accompanied by all supporting documentation required for reimbursement including, but not limited to, copies of purchase orders and paid vouchers, invoices, copies of check processing, and journal transfers. Reimbursement claims shall include only expenditures claimed against the awarded funding amount.

4.3. The Department shall not process requests for reimbursement for payments made by Grantee that are deemed as improper payments as set forth in Section 3., Funding, of this Agreement.

4.4. Submission of final documents and submission for closeout of the funding does not affect the Department's right to disallow costs and recover funds based on an audit or financial review. The Grantee shall submit the final request for reimbursement or payment and supporting documentation for incurred obligations to the Department no later than 120 days after expiration of this Agreement.

4.5. The Department is not liable for approval of reimbursement by the Department of Financial Services (DFS), and Grantee is responsible for ensuring purchases and invoices are in conformance with DFS requirements. Grantee agrees to comply with the State of Florida Reference Guide for State Expenditures.

4.6. The Department agrees to pay the Grantee in accordance with section 215.422, F.S. The applicable interest rate can be obtained at: https://myfloridacfo.com/division/aa/audits-reports/judgment-interest-rates.

4.7. The allowable grant funding for travel expenses is limited to the authorized amounts established in section 112.061, F.S., and the Department of Financial Services Guidelines for State Expenditures.

5. RURAL COMMUNITY OR RURAL AREA OF OPPORTUNITY

5.1. Pursuant to section 215.971(1)(h), F.S., if the Grantee is a Rural Community or Rural Area of Opportunity as those terms are defined in section 288.0656(2), F.S., ("Rural Grantee"), a Rural Grantee may request that the Department provide for the payment of invoices for verifiable and eligible performance that has been completed in accordance with the terms and conditions set forth in this Agreement ("rural payment"). Prior to, or in conjunction with, such a rural payment request, a Rural Grantee shall submit documentation to the Department sufficiently demonstrating the financial hardship of the Rural Grantee.

5.2. A Rural Grantee shall submit its request to elect to receive rural payment, including any financial hardship documentation, by email to the Department at ECBSubmissions@dms.fl.gov. Following demonstration of financial hardship and the initial request to elect to receive rural payment, the Rural Grantee shall submit subsequent requests for payment and all necessary documentation using the Financial Reimbursement of Expenditures Form in accordance with Rule 60FF1-5.0035(4), F.A.C., for incurred and appropriate costs. Requests for rural payment shall be submitted by email to the Department at ECBSubmissions@dms.fl.gov, not to exceed once per month.

5.3. The Rural Grantee is responsible for ensuring all documentation related to Rural Grantee's grant award is readily available to the Department upon request and is in conformance with the DFS requirements. All bills for fees or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof and shall be accompanied by all supporting documentation required for payment including, but not limited to, copies of purchase orders, invoices, and any other expenditure justifications.

5.4. The Department shall not process requests for rural payments made by Rural Grantee that are deemed as improper payments as set forth in Section 3., Funding, of this Agreement.

5.5. Funds provided to a Rural Grantee via rural payment shall only be used for allowable costs incurred by a Rural Grantee pursuant to section 216.301, F.S., in the successful completion of each deliverable outlined in this Agreement.

5.6. Submission of final documents and submission for closeout of the funding does not affect the Department's right to disallow costs and recover funds based on an audit or financial review. The final request for rural payment and supporting documentation for incurred obligations pursuant to section 216.301, F.S., shall be submitted to the Department no later than 120 days after expiration of this Agreement.

6. SCOPE OF WORK

6.1. The Scope of Work in the Application is hereby modified to specify the following deliverable(s):

Deliverable No. 1 – Tasks to complete 911 System Maintenance		
Performance Standard	**Documentation**	**Financial Consequences**
Complete all work to complete 911 System Maintenance in accordance with the Grantee's contract with its vendor.	1) The Grantee shall submit reimbursement or payment claims in accordance with Section 4. and Section 5. of the Agreement. 2) The Grantee shall submit copies of: a. Any contracts or purchase orders with vendors; b. Vendor invoices; c. Proof of payment to vendors; and d. Proof of receipt of deliverables.	If Grantee fails to comply with any term of the award, DMS shall take one or more of the following actions: 1. Temporarily withhold cash payments pending correction of the deficiency by Grantee; 2. Disallow all or part of the cost of the activity or action not in compliance; 3. Wholly or partly suspend or terminate the current award for the Grantee; 4. Suspend or deny future grant awards; or 5. Take other remedies that may be legally available. DMS will provide no reimbursement or payment for any improvement that does not meet the standards established in this Agreement.
TOTAL REIMBURSABLE OR PAYMENT AMOUNT NOT TO EXCEED $166,897.47		

7. CONTACTS AND NOTICE

7.1. In accordance with section 215.971(2), F.S., the Department's Grant Manager is responsible for enforcing the performance of this Agreement's terms and conditions and will serve as the Department's liaison with the Grantee. As part of their duties, the Department's Grant Manager will:

7.1.1. Monitor and document the Grantee's performance of the terms of this Agreement, which may include but shall not be limited to, onsite visits by DMS staff, limited scope audits, or desktop monitoring;

7.1.2. Review all documentation for which the Grantee requests payment; and

7.1.3. Reconcile and verify all funds received against all funds expended during the period of this Agreement and produce a final reconciliation report which identifies any funds paid in excess of the expenditures incurred by the Grantee.

7.1.4. The name and address of the Department's Grant Manager responsible for the administration of this Agreement is:

The Department's Grant Manager responsible for the administration of this Agreement is:

Tracy L. Brim, Grant Manager
4030 Esplanade Way
Tallahassee, FL 32399
850-922-7532
Tracy.Brim@dms.fl.gov

7.2. The Grantee's Grant Manager is responsible for monitoring the performance of this Agreement's terms and conditions and will serve as the Grantee's liaison with the Department. As part of their duties, the Grantee's Grant Manager shall provide the Department with all required reports under this Agreement, to the Emergency Communications Board in accordance with Section 9., Grant Reporting Procedures, of the Application.

7.3. The name and address of the Grantee's Grant Manager responsible for the administration of this Agreement is:

The Grantee's Grant Manager responsible for the administration of this Agreement is:

The Gadsden County 911 Coordinator

7.4. In the event that different managers or addresses are designated by either party after execution of this Agreement, a notice of the name, title, and address of the new Grant Manager will be provided to the other party in writing. Such changes do not require a formal written amendment to the Agreement.

7.5. All notices from both Parties, other than the notice of award and notices related to the business of the Emergency Communications Board, shall be effective when placed in the United States, first-class mail, postage prepaid, by registered or certified mail, return receipt requested, to the addresses above.

8. MODIFICATION

8.1. Either party may request a modification of provisions of this Agreement via a formal amendment, which shall be valid only when in writing, signed by each of the parties, and attached to the original version of this Agreement.

8.2. Any reduction of grant expenditures approved by the Emergency Communications Board does not require a grant amendment to this Agreement.

8.3. Change requests must be submitted to the Department prior to the deviation from the grant award. No changes or deviations from the original award are authorized unless approved in writing by the Board. Such requests shall be submitted using the Change Request Form in accordance with Rule 60FF1-5.0035(3),F.A.C.

8.3.1. Prior to a Grantee signing a contract with a different vendor from the original vendor stated in the grant application, the county, group of counties, or region must request a grant change on the Change Request Form in Rule 60FF1-5.0035(3), F.A.C, and include an itemized quote and a copy of the new contract.

8.3.2. Time extension requests will not be granted unless the Grantee has executed a contract for the grant equipment and services or demonstrates good cause for failure to execute a contract within one year of the award. Good cause documentation shall include a new project timeline schedule. Time extensions shall be limited to a maximum of one additional year if approved by the Board.

8.3.3. Conversion from a two-year grant up to a five-year grant will add up to three additional years from the grant's original expiration date.

8.3.4. Change requests must be submitted 10 business days prior to a Board meeting to be reviewed. Late submissions will be reviewed at the next Board meeting. The Change Request Form and associated information should be e-mailed to ECBSubmissions@dms.fl.gov.

9. AUDIT REQUIREMENTS

9.1. In the event the Grantee expends $750,000.00 or more in-state financial assistance during its fiscal year, the Grantee must have a State single or project specific audit conducted in accordance with section 215.97(2)(a), F.S.; applicable DFS rules; and Chapter 10.550, Rules of the Auditor General.

9.2. In connection with the audit requirements, the Grantee shall ensure that the audit complies with the requirements of section 215.97, F.S. This includes submission of a financial reporting package as defined by section 215.97, F.S., and Chapter 10.550, Rules of the Auditor General.

The Grantee shall send copies of reporting packages required under this paragraph directly to each of the following:

The Department of Management Services
Office of the Inspector General
4050 Esplanade Way
Tallahassee, Florida 32399-0950

The Auditor General
Room 401, Claude Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450

9.3. If Grantee expends less than $750,000.00 in state financial assistance in its fiscal year (for fiscal years ending September 30, 2004, or thereafter), an audit conducted in accordance with the provisions of

section 215.97(2)(a), F.S., is not required. In the event that Grantee expends less than $750,000.00 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of section 215.97(2)(a), F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the Grantee's resources obtained from other than State entities).

9.4. This section does not limit the authority of the state awarding agency to conduct or arrange for the conduct of additional audits or evaluations of state financial assistance or limit the authority of any State awarding agency inspector general, the Auditor General, or any other state official.

9.5. If an audit shows that all or any portion of the funds disbursed were not spent in accordance with the conditions of this Agreement, the Grantee shall be held liable for reimbursement to the Department of all funds not spent in accordance with these applicable regulations and Agreement provisions within thirty (30) days after the Department has notified the Grantee of such non-compliance.

9.6. Upon completion of the audit, a copy of the audit report and financial reporting package must be received by the Department and the Auditor General no later than nine (9) months from the end of the Grantee's fiscal year.

9.7. The Grantee shall retain all its records, financial records, supporting documents, statistical records, and any other documents, including electronic storage media, pertinent to this Agreement in accordance with the record retention requirements of Part V of Attachment 1, Audit Requirements for Awards of State Financial Assistance. The Grantee shall cooperate with the Department to facilitate the duplication and transfer of such records or documents upon the Department's request.

9.8. The Grantee shall maintain books, records, and documents in accordance with the generally accepted accounting principles to sufficiently and properly reflect all expenditures of funds provided by the Department under this Agreement.

9.9. The Grantee shall comply with all applicable requirements of section 215.97, F.S., and Attachment 1, Audit Requirements for Awards of State Financial Assistance. If the Grantee is required to undergo an audit, the Grantee shall disclose all related party transactions to the auditor.

10. REPORTS

10.1. The Grantee shall submit Quarterly Status Reports to the Department in accordance with Rule 60FF1-5.0035(2), F.A.C.

10.1.1. Reporting will begin at the conclusion of the first full quarter after the award. The report periods will end on March 31, June 30, September 30, and December 31 of each year. Reports are due within 30 days of the ending report period.

10.1.2. The Quarterly Status Report shall inform the Board of significant impacts on grant-supported activities. Significant impacts include project status developments affecting time schedules and objectives, anticipated lower costs, or producing beneficial results in addition to those originally planned. Additionally, problems, delays, or adverse conditions that will materially impair the ability to meet the timely completion of the award must be reported. The disclosure must include a statement of the action taken or contemplated and any assistance needed to resolve the situation.

10.1.3. Upon receipt of final reimbursement from DFS, a final Quarterly Status Report, shall be submitted based on the same reporting requirements described in this section.

10.1.3.1. Final reporting shall be submitted within 90 days of project completion. The "Final Report" box on the Quarterly Status Report, shall be marked and include your

project completion date. Grants that were for equipment installation should include date of final acceptance and start of warranty period. Service grants should include the date service was started.

10.1.3.2. Final document submission and closeout of a grant does not affect the Board's right to disallow costs and recover funds based on an audit or financial review. The Grantee shall remain obligated to return any funds expended that do not comply with the terms and conditions of the grant award.

10.2. The Grantee must provide DMS a copy of the Annual Comprehensive Financial Report (ACFR), consistent with section 218.32, F.S., no later than June 30 of each year.

10.3. All reports, associated information, and final reporting documents should be e-mailed to: ECBSubmissions@dms.fl.gov

11. RECORDS

11.1. Pursuant to section 20.055(5), F.S., the Grantee and its contractors and subcontractors (if any) understand and shall comply with their duty to cooperate with the Department's Inspector General in any investigation, audit, inspection, review, or hearing.

11.2. As required by section 215.97, F.S., and Rule 69I-5.006, F.A.C, the Department, the Department of Financial Services, and the Florida Auditor General, or any of their authorized representatives, shall enjoy the right of access to any documents, financial statements, papers, or other records of the Grantee which are pertinent to this Agreement, in order to make audits, examinations, excerpts, and transcripts. The right of access also includes timely and reasonable access to the Grantee's personnel for the purpose of interview and discussion related to such documents.

11.3. The Grantee shall maintain any books, records, or documents, including those pertaining to all contractors, subcontractors, and consultants to be paid from funds provided under this Agreement. The maintenance of these records shall be made in accordance with generally accepted accounting procedures and practices which sufficiently and properly reflect all expenditures of funds provided by the Department under this Agreement, in a form sufficient to determine compliance with the requirements and objectives of this Agreement, and all other applicable laws and regulations.

11.4. The Grantee shall retain all records made or received in conjunction with this Agreement for the longer of five (5) years after the end of this Agreement period and all pending matters, or the period required by the General Records Schedules maintained by the Florida Department of State, available at: https://dos.fl.gov/library-archives/records-management/general-records-schedules/.

11.5. If the Grantee's record retention requirements terminate prior to the requirements stated herein, the Grantee may meet the Department's record retention requirements for this Agreement by transferring its records to the Department at that time, and by destroying duplicate records in accordance with section 501.171, F.S., and, if applicable, section 119.0701, F.S. The Grantee shall adhere to established information destruction standards such as those established by the National Institute of Standards and Technology Special Publication 800-88r2, "Guidelines for Media Sanitization" (2025), available at: https://nvlpubs.nist.gov/nistpubs/SpecialPublications/NIST.SP.800-88r2.pdf.

11.6. In accordance with section 216.1366, F.S., Department is authorized to inspect the Grantee's financial records, papers, and documents that are directly related to the performance of the Agreement or the expenditure of state funds; and the programmatic records, papers, and documents of the Grantee that the Department determines are necessary to monitor the performance of the

Agreement or to ensure that the terms of the Agreement are being met. The Grantee shall provide such records, papers, and documents requested by the Department within ten (10) business days after the request is made.

12. PUBLIC RECORDS

12.1. The Grantee is required to comply with the State of Florida's Public Records Law, which provides a right of access to the records of the state and local governments. The Grantee shall:

12.1.1. Keep and maintain public records required to perform the services contemplated in this Agreement;

12.1.2. Upon request from the Department's custodian of public records, provide the Department with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, F.S., or as otherwise provided by law;

12.1.3. Ensure that public records that are exempt or confidential and exempt from public records disclosure are not disclosed except as authorized by law for the duration of the contract term and following the completion of the Contract if the Grantee does not transfer the records to the public agency;

12.1.4. Upon completion of the Contract, transfer, at no cost, to the Department all public records in possession of the Grantee or keep and maintain public records required by the Department to perform the service. If the Grantee transfers all public records to the public agency upon completion of the Agreement, the Grantee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Grantee keeps and maintains public records upon completion of the Agreement, the Grantee shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Department, upon request from the Department's custodian of public records, in a format that is compatible with the information technology systems of the Department; and

12.1.5. **IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT THE TELEPHONE NUMBER, EMAIL ADDRESS AND MAILING ADDRESS PROVIDED IN SECTION 3., CONTACT, OF THE AGREEMENT.**

12.2. The Department reserves the right to unilaterally cancel this Agreement if the Grantee refuses to allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, F.S., which the Grantee created or received under this Agreement.

13. LIABILITY

13.1. The Grantee is solely responsible to parties it deals with in carrying out the terms of this Agreement and, subject to the limitation of section 768.28, F.S., the Grantee shall hold the Department harmless against all claims of whatever nature by third parties arising from performance under this Agreement.

13.2. The Grantee, a subdivision as defined in section 768.28, F.S., agrees to be fully responsible for its negligent or tortious acts or omissions which result in claims or suits against the Department and

agrees to be liable for any damages proximately caused by the acts or omissions to the extent set forth in section 768.28, F.S. Nothing in this Agreement is intended to serve as a waiver of sovereign immunity by the Grantee. Nothing in this Agreement may be construed as consent by a state agency or subdivision of the state to be sued by third parties in any matter arising out of any contract.

14. EVENTS OF DEFAULT

If any of the following events occur ("Events of Default"), the Department shall have the right to terminate further payment of funds under this Agreement, and the Department may exercise any of its remedies set forth in Section 15., Remedies, of this Agreement. However, the Department may make payments or partial payments after any Events of Default without waiving the right to exercise such remedies and without becoming liable to make any further payment. The Events of Default are:

14.1. If any warranty or representation made by the Grantee in this Agreement or any previous agreement with the Department is or becomes false or misleading in any respect;

14.2. If the Grantee fails to keep or timely perform any of the obligations, terms, or covenants in this Agreement or any previous agreement with the Department and has not cured them in a timely fashion;

14.3. If material adverse changes occur in the financial condition of the Grantee at any time during the term of this Agreement; or

14.4. If any reports required by this Agreement have not been submitted to the Department or have been submitted with incorrect, incomplete, or insufficient information.

15. REMEDIES

If an Event of Default occurs, then the Department shall provide a written notice to the Grantee, and, upon the Grantee's failure to cure the default within the thirty (30) calendar days, the Department may exercise any one (1) or more of the following remedies, either concurrently or consecutively:

15.1. Terminate this Agreement in accordance with Section 16., Termination, below;

15.2. Withhold or suspend the payment of all or any part of a request for payment;

15.3. Exercise any corrective or remedial actions, including but not limited to:

15.3.1. Request additional information from the Grantee to determine the reasons for or the extent of non-compliance or lack of performance;

15.3.2. Issue a written warning to advise that more serious measures may be taken if the situation is not corrected; or

15.3.3. Advise the Grantee to suspend, discontinue, or refrain from incurring costs for any activities in question.

Pursuing any of the above remedies will not preclude the Department from pursuing any other remedies available under this Agreement or at law or in equity. If the Department waives any right or remedy in this Agreement or fails to insist on strict performance by the Grantee, it does not affect, extend, or waive any other right or remedy of the Department, or affect the later exercise of the same right or remedy by the Department for any other default by the Grantee.

16. TERMINATION

16.1. Termination Due to the Lack of Funds. If funds become unavailable for the Agreement's purpose, such an event will not constitute a default by the Department or the State. The Department agrees to notify the Grantee in writing at the earliest possible time if funds are no longer available. In the

event that any funding identified by the Grantee as funds to be provided for completion of the project as described herein becomes unavailable, including if any State funds upon which this Agreement depends are withdrawn or redirected, the Department may terminate this Agreement by providing written notice to the Grantee. The Department will be the final authority as to the availability of funds.

16.2. Termination for Cause. The Department may terminate this Agreement for cause after ten (10) days of a written notice, which will be issued after the 30-day cure period ends. Cause includes, but is not limited to, misuse of funds, fraud, lack of compliance with applicable rules, laws, and regulations, failure to perform on time, or refusal to permit public access to any document, paper, letter, or other material subject to disclosure under Chapter 119, F.S., unless exempt from Section 24(a) of Article I of the State Constitution and section 119.07(1), F.S., or applicable state or federal law, which the Grantee created or received under this Agreement.

16.3. Termination for Convenience. The Department may terminate this Agreement for convenience or when it determines, in its sole discretion, that continuing the Agreement would not produce beneficial results in line with the further expenditure of funds by providing the Grantee with thirty (30) calendar days' prior written notice.

16.4. Mutual Termination. The Parties may agree to terminate this Agreement for their mutual convenience through a written amendment of this Agreement. The amendment will state the effective date of the termination and the procedures for proper closeout of the Agreement.

16.5. Grantee Responsibilities upon Termination. Upon notice of termination, the Grantee shall:

16.5.1. Not incur new obligations for the terminated portion of the Agreement; and

16.5.2. Cancel as many outstanding obligations as possible. Costs incurred after the receipt of the termination notice are disallowed. The Grantee shall not be relieved of liability to the Department because of any breach of this Agreement by the Grantee. The Department may, to the extent authorized by law, withhold payments to the Grantee for the purpose of set-off until the exact amount of damages due to the Department from the Grantee is determined.

17. RESULTING THIRD PARTY CONTRACTS AND SUBCONTRACTS

17.1. The Grantee may contract with third parties to perform work in accordance with its Application. The Grantee will be fully responsible for the satisfactory completion of all work performed under any third-party contract(s).

17.2. If the Grantee contracts all or part of the work contemplated under this Agreement, including entering into contracts with vendors for services, it is understood by the Grantee that all such contract arrangements shall be evidenced by a written document containing all provisions necessary to ensure the contractor's compliance with applicable state and federal laws. The Grantee further agrees that the Department shall not be liable to the contractor for any expenses or liabilities incurred under the contract and that the Grantee shall be solely liable to the contractor for all expenses and liabilities incurred under the contract. The Grantee's contractor(s) or subcontractor(s) shall indemnify and hold the Department harmless against all claims to the extent allowed by the law; and, at its expense, will defend the Department against such claims; and

17.3. All Grantee contracts or subcontracts for which the State Legislature is in any part a funding source shall contain language to provide for termination with reasonable costs to be paid for eligible contract work completed prior to the date the notice of suspension or termination was received by the Grantee. Any cost incurred after a notice of suspension or termination is received by the Grantee may not be funded with funds provided under this Agreement unless previously approved in writing by the Department. All Grantee contracts and subcontracts shall contain provisions for termination for cause or convenience and shall provide for the method of payment in such event; and

17.4. With the Grantee's approval, the Grantee's contractor may subcontract work performed, and the Grantee's contractor will be fully responsible for satisfactory completion of all subcontracted work; and

17.5. For each contractor or subcontractor, the Grantee shall provide a written statement to the Department certifying the following:

17.5.1. Whether the contractor or subcontractor is a minority business enterprise, as defined in section 288.703, F.S.

17.5.2. Neither the contractor or subcontractor nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by the State of Florida.

17.5.3. Neither the contractor or subcontractor are presently on the Convicted Vendor List identified in section 287.133(2), F.S, or the Discriminatory Vendor List identified in section 287.134(2), F.S.

17.5.4. The contractor or subcontractor it is not participating in a boycott of Israel and is not on the State Board of Administration's "Quarterly List of Scrutinized Companies that Boycott Israel", in accordance with s. 287.135(5), F.S. At the Department's option, the Contract may be terminated if the Contractor is placed on the Quarterly List of Scrutinized Companies that Boycott Israel (referred to in statute as the "Scrutinized Companies that Boycott Israel List") or becomes engaged in a boycott of Israel.

17.5.5. If the goods or services to be provided are $1 million or more, in accordance with the requirements of section 287.135, F.S., the contractor or subcontractor certifies it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Terrorism Sectors List (collectively, "Scrutinized List of Prohibited Companies"); does not have business operations in Cuba or Syria; and is not on the State Board of Administration's "Scrutinized List of Prohibited Companies"

17.5.6. The contractor or subcontractor certifies it has completed and provided an affidavit signed by an officer or a representative of the contractor or subcontractor under penalty of perjury attesting that the contractor or subcontractor does not use coercion for labor or services as defined in section 787.06, F.S.

17.6. Pursuant to sections 287.135(5) and 287.135(3), F.S., Grantee agrees the Department may immediately terminate the Agreement for cause if the subcontractor is found to have submitted a false certification as provided under section 287.135(5), F.S., or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel.

18. MANDATED CONDITIONS

18.1. The Grantee and its contractors and subcontractors have an obligation to utilize the U.S. Department of Homeland Security's (DHS) E-Verify system for all newly hired employees in accordance with section 448.095, F.S. By executing this Agreement, the Grantee certifies that it is registered with, and uses, the E-Verify system for all newly hired employees in accordance with section 448.095, F.S. The Grantee must obtain an affidavit from its contractors and subcontractors in accordance with paragraph (2)(b) of section 448.095, F.S., and maintain a copy of such affidavit for the duration of the Agreement.

18.2. This section serves as notice to the Grantee regarding the requirements of section 448.095, F.S., specifically sub-paragraph (5)(c)1, and the Department's obligation to terminate the Agreement if it

has a good faith belief that the Grantee has knowingly violated section 448.09(1), F.S. The Department will promptly notify the Grantee and order the immediate termination of the contract between the Grantee and a contractor and a subcontractor performing work on its behalf for this Agreement should the Department have a good faith belief that the contractor or subcontractor has knowingly violated section 448.09(1), F.S.

19. LOBBYING PROHIBITION

19.1. In accordance with sections 11.062 and 216.345, F.S., funds received under this Agreement are not to be used for the purpose of lobbying or used to directly or indirectly influence legislation or any other official action by the Florida Legislature, the judicial brand, or any state agency.

19.2. The Grantee certifies, by its signature to this Agreement, the terms shall include this provision.

19.3. The Grantee shall ensure in any agreements with subcontractors where a contractor or subcontractor receives payment under this Agreement, the terms shall include this lobbying prohibition and shall require such subcontractors to certify their compliance with this provision.

20. MISCELLANEOUS

20.1. Intellectual Property. Where activities supported by this Agreement result in the creation of intellectual property rights, the Grantee shall notify the Department, and the Department will determine whether the Grantee will be required to grant the Department a perpetual, irrevocable, royalty-free, nonexclusive license to use, and to authorize others to use for State government purposes, any resulting patented, copyrighted, or trademarked work products developed under this Agreement. The Department will also determine whether the Grantee will be required to pay all or a portion of any royalties resulting from such patents, copyrights, or trademarks.

20.2. Conflict of Interest. This Agreement is subject to Chapter 112, F.S. The Grantee shall disclose the name of any officer, director, employee, or other agent who is also an employee of the State. The Grantee shall also disclose the name of any State employee who owns, directly or indirectly, more than a five percent (5%) interest in the Grantee or its affiliates.

20.3. Non-Discrimination. The Grantee shall not unlawfully discriminate against any individual employed in the performance of this Agreement due to race, religion, color, sex, physical handicap unrelated to such person's ability to engage in this work, national origin, ancestry, or age. The Grantee shall provide a harassment-free workplace, and any allegation of harassment shall be given priority attention and action.

20.4. Electronic Funds Transfer Enrollment. The Grantee agrees to enroll in Electronic Funds Transfer (EFT), offered by the State's Chief Financial Officer, within thirty (30) days of the date the last Party signed this Agreement. Copies of the authorization form and a sample blank enrollment letter can be found at: http://www.myfloridacfo.com/Division/AA/Vendors/. Questions should be directed to the EFT Section at (850) 413-5517. Once enrolled, invoice payments will be made by EFT.

20.5. Survival. Any right or obligation of the parties in this Agreement which, by its express terms or nature and context, is intended to survive termination or expiration of this Agreement, will survive any such termination or expiration.

20.6. Severability. If any provision of this Agreement is in conflict with any applicable statute or rule or is unenforceable, then the provision shall be null and void to the extent of the conflict and shall be severable but shall not invalidate any other provision of this Agreement.

20.7. Governing Law and Venue. This Agreement shall be construed under the laws of the State of Florida, and the venue for any legal or equitable action that arises out of or relates to this Agreement shall be in the Circuit Court of Leon County; in any such action, the Parties waive any right to jury trial.

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I hereby affirm my authority to bind the Grantee and affirm the Grantee's authority and responsibility for the use of the funds requested.

Grantee

_____ Date: _____

Signature of County Representative authorized to bind the Grantee

_____

Printed Name

Grantor

_____

Department of Management Services Date: _____

_____

Printed Name

APPLICABLE STATUTES AND REGULATIONS

This is a non-exhaustive list of statutes and regulations. The Grantee shall be aware of and comply with all State and Federal laws, rules, policies, and regulations relating to its performance under this Agreement.

General Requirements

Florida Statutes (F.S.)
§ 11.062, F.S. - Use of state funds for lobbying prohibited; penalty
§ 20.055, F.S. - Agency inspectors general
Chapter 112, F.S. - Public Officers and Employees: General Provisions
Chapter 119, F.S. - Public Records
§ 215.34, F.S. - State funds; non-collectible items; procedure
§ 215.422, F.S. - Payments, warrants, and invoices; processing time limits; dispute resolution; agency or judicial branch compliance
§ 215.97, F.S. - Florida Single Audit Act
§ 215.971, F.S. - Agreements funded with federal or state assistance
§215.971(1)(h), F.S. - Federal or state financial assistance to a county or municipality that is a rural community or rural area of opportunity
§ 216.301, F.S. - Appropriations; undisbursed balances
§ 216.347, F.S. - Disbursement of grants and aids appropriations for lobbying prohibited
§ 216.3475, F.S. - Maximum rate of payment for services funded under General Appropriations Act or awarded on a noncompetitive basis
§ 216.181(16), F.S.- Approved budgets for operations and fixed capital outlay
§ 273.02, F.S. - Record and inventory of certain property
§ 287.133, F.S. - Public entity crime; denial or revocation of the right to transact business with public entities
§ 287.134, F.S. - Discrimination; denial or revocation of the right to transact business with public entities
§ 287.135, F.S. - Prohibition against contracting with scrutinized companies
Chapter 443, F.S. - Reemployment Assistance
§ 501.171, F.S. - Security of confidential personal information
Florida Administrative Code (F.A.C.)
Rule Chapter 69I-5 - State Financial Assistance
Memoranda
CFO Memorandum No. 01 - Contract and Grant Reviews and Related Payment Processing Requirements
CFO Memorandum No. 20 - Compliance Requirements for Agreements

State 911 Plan and Emergency Communications Board Statutes and Rules

Florida Statutes
Chapter 365, F.S. - Use of Telephones and Facsimile Machines
Florida Administrative Code
Rule Chapter 60FF-6 - State E911 Plan
Rule Chapter 60FF1-5 - Emergency Communications Board

Attachment 1

AUDIT REQUIREMENTS FOR AWARDS OF STATE AND FEDERAL FINANCIAL ASSISTANCE

The administration of resources awarded by the Department of Management Services (Department) to the recipient may be subject to audits and/or monitoring by the Department, as described in this section.

MONITORING

In addition to reviews of audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and section 215.97, Florida Statutes (F.S.), as revised (see AUDITS below), monitoring procedures may include, but not be limited to, on-site visits by Department staff, limited scope audits as defined by 2 CFR §200.425, or other procedures. By entering into this agreement, the recipient agrees to comply and cooperate with any monitoring procedures or processes deemed appropriate by the Department. In the event the Department determines that a limited scope audit of the recipient is appropriate, the recipient agrees to comply with any additional instructions provided by Department staff to the recipient regarding such audit. The recipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Chief Financial Officer (CFO) or Auditor General.

AUDITS

Part I: Federally Funded

This part is applicable if the recipient is a state or local government or a nonprofit organization as defined in 2 CFR §200.90, §200.64, and §200.70.

1. A recipient that expends $1,000,000 or more in federal awards in its fiscal year must have a single or program-specific audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. EXHIBIT 1 to this form lists the federal resources awarded through the Department by this agreement. In determining the federal awards expended in its fiscal year, the recipient shall consider all sources of federal awards, including federal resources received from the Department. The determination of amounts of federal awards expended should be in accordance with the guidelines established in 2 CFR §§200.502-503. An audit of the recipient conducted by the Auditor General in accordance with the provisions of 2 CFR §200.514 will meet the requirements of this Part.

2. For the audit requirements addressed in Part I, paragraph 1, the recipient shall fulfill the requirements relative to auditee responsibilities as provided in 2 CFR §§200.508-512.

3. A recipient that expends less than $1,000,000 in federal awards in its fiscal year is not required to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements. If the recipient expends less than $1,000,000 in federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of 2 CFR 200, Subpart F - Audit Requirements, the cost of the audit must be paid from non-federal resources (i.e., the cost of such an audit must be paid from recipient resources obtained from other than federal entities).

Part II: State Funded

1. In the event that the recipient expends a total amount of state financial assistance equal to or in excess of $750,000 in any fiscal year of such recipient (for fiscal years ending June 30, 2017, and thereafter), the recipient must have a state single or project-specific audit for such fiscal year in accordance with section 215.97, F.S.; Rule Chapter 69I-5, F.A.C., State Financial Assistance; and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this form lists the state financial assistance awarded through the Department by this agreement. In determining the state financial assistance expended in its fiscal year, the recipient shall consider all sources of state financial assistance, including state financial assistance received from the

Department, other state agencies, and other nonstate entities. State financial assistance does not include federal direct or pass-through awards and resources received by a nonstate entity for federal program matching requirements.

2. For the audit requirements addressed in Part II, paragraph 1, the recipient shall ensure that the audit complies with the requirements of section 215.97(8), F.S. This includes submission of a financial reporting package as defined by section 215.97(2), F.S., and Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

3. If the recipient expends less than $750,000 in state financial assistance in its fiscal year (for fiscal years ending June 30, 2017, and thereafter), an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. If the recipient expends less than $750,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the nonstate entity's resources (i.e., the cost of such an audit must be paid from the recipient's resources obtained from other than state entities).

Part II: Other Audit Requirements

N/A

Part IV: Report Submission

1. Copies of reporting packages for audits conducted in accordance with 2 CFR 200, Subpart F - Audit Requirements, and required by Part I of this form shall be submitted, when required by 2 CFR §200.512, by or on behalf of the recipient directly to the Federal Audit Clearinghouse (FAC) as provided in 2 CFR §200.36 and §200.512.

The FAC's website provides a data entry system and required forms for submitting the single audit reporting package. Updates to the location of the FAC and data entry system may be found at the OMB website.

2. Copies of financial reporting packages required by Part II of this form shall be submitted by or on behalf of the recipient directly to each of the following:

a. The Department at each of the following addresses:

Electronic copies (preferred): ECBSubmissions@dms.fl.gov; Audit@dms.fl.gov

Or

Paper copies:
The Department of Management Services
Emergency Communications Board
4030 Esplanade Way
Suite 135
Tallahassee FL, 32399

b. The Auditor General's Office at the following address:

Auditor General
Local Government Audits/342
Claude Pepper Building, Room 401
111 West Madison Street
Tallahassee, Florida 32399-1450

The Auditor General's website (https://flauditor.gov/) provides instructions for filing an electronic copy of a financial reporting package.

3. Any reports, management letters, or other information required to be submitted to the Department pursuant to this agreement shall be submitted timely in accordance with 2 CFR §200.512, section 215.97, F.S., and

Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

4. Recipients, when submitting financial reporting packages to the Department for audits done in accordance with 2 CFR 200, Subpart F - Audit Requirements, or Chapters 10.550 (local governmental entities) and 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the recipient in correspondence accompanying the reporting package.

Part V: Record Retention

The recipient shall retain sufficient records demonstrating its compliance with the terms of the award(s) and this agreement for a period of five (5) years from the date the audit report is issued, and shall allow the Department, or its designee, the CFO, or Auditor General access to such records upon request. The Grantee shall ensure that audit working papers are made available to the Department, or its designee, the CFO, or Auditor General upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the Department.

EXHIBIT 1

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:

N/A

Compliance Requirements Applicable to the Federal Resources Awarded Pursuant to this Agreement are as Follows:

N/A

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:

Matching Resources for Federal Programs:

N/A

Subject to Section 215.97, F.S.:

1. State Project: 911 Rural County Program

   State Awarding Agency: State of Florida, Department of Management Services
   Catalog of State Financial Assistance Title: Wireless 911 Emergency Telephone System Rural County
   Catalog of State Financial Assistance Number: 72.001
   Amount: $166,897.47

Compliance Requirements Applicable to State Resources Awarded Pursuant to this Agreement Are as Follows:

The compliance requirements are as stated in Grant Agreement No. (26-04-09) between the Grantee and the Department, entered in State Fiscal Year 2025-2026.

Docusign Envelope ID: 2D3E71ED-269E-80BA-802F-BA1E3B15A204

EMERGENCY COMMUNICATIONS BOARD
FLORIDA 911

Emergency Communications Board
4030 Esplanade Way
Tallahassee, FL 32399-0950

April 16, 2026

Mr. Nicholas Thomas
Clerk, Gadsden County BOCC
P.O. Box 1649
Quincy, FL 32353-1649

FEID #: 59-6000616

Subject: Spring 2026 Rural County - Reimbursement Grant Program

Dear Mr. Thomas:

The Florida Emergency Communications Board would like to congratulate you on your grant award to improve the 911 system serving your county. Funds awarded from the Spring 2026 cycle of the Rural Grant Program will normally be provided on a cost reimbursement basis. Please note, receipt of this letter initiates the start of the grant term.

Within the next two weeks, you should receive a grant award agreement for each grant awarded to your county. The grant agreement has the details regarding funding rules for the state grant program that apply to your grant award. You must return a signed copy of the grant agreement prior to the authorization to transfer funds from the Florida Department of Management Services to your county. Please try to have the agreement signed and returned within 45 days of receipt.

The following provides details concerning the Spring 2026 grant(s) to Gadsden County:

Grant Number	CSFA #	Amount Requested	Amount Approved	Purpose	Date Board Awarded
26-04-09	72.001	$166,897.47	$166,897.47		
			$166,897.47	911 System Maintenance	4/16/2026
Total Grant Awards:			**$166,897.47**		

Recipients of awards of state and/or federal financial assistance are required to comply with the provisions of the Florida Single Audit Act. To assist you, please reference sections 5, 6 and 7 of section 215.97 Florida Statute at the following web site address:

http://www.leg.state.fl.us/STATUTES/index.cfm?App_mode=Display_StatuteSearch_String=URL=0200-0299/0215/Sections/0215.97.html

Board Members: Denise Adkins • Christian Chavez • Richard Collins • Christine Cooper
Jamie Cruse • Keith Godwin • Gregory Holcomb • Rob LaVielle • Billy Woods

Docusign Envelope ID: 2D3E71ED-269E-80BA-802F-BA1E3B15A204

The Board thanks you for your interest in 911 and improving public safety in Florida and your commendable efforts towards enhancing your 911 system. It is our hope that your county continues to ensure further public safety advancements in Florida.

Sincerely,

Signed by:
Denise Adkins
C2D1CD6A48B4446...
Denise Adkins, Chairwoman
Florida Emergency Communications Board

DA/KR

cc: Gadsden County 911 Coordinator

PUBLIC SAFETY

14973096330	CNTY20-GADSDEN 911

RURAL GRANT APPLICATION

Basic Information

Application Submitted Date : 03-26-2026 18:34:46

PDF Generated Date: 03-27-2026 09:14:54

County : GADSDEN

Project Title: 911 CPE System Maintenance

Amount Requested: 166897.47

Procurement Method : NONE

1. Chair, Board of County Commissioners.

PO Box 1799

Quincy , FL 32351

Gadsden County

2. County 911 Coordinator:

339 E Jefferson St

Quincy , FL 32351

Gadsden County

3. County fact information

Number of PSAPs : 1 Primary 1 Backup

Number of Call-taking Positions per PSAP : 4 Primary, 2 Backup 2 Portable

What equipment is requested in this grant application : None

4. Financial Information

A) Current annual costs for 911 systems : 54091.27

B) Current annual costs for maintenance: 80676.50

C) Total amount of 911 fee revenue received : 238452.10

D) Carry-forward funding retained: 24294.21

E) Current carry-forward funding : 95829.84

F) Applied carry-forward funding : 143071.26

G) Minimum calculated amount for applied carry-forward funding :-47241.41

5. Describe the existing system

Type 4 Phase II Motorola VESTA System installed November 2024; with two Public Safety Answering Points (PSAP). One Primary (4 positions) and one backup location (2 positions)

6. Describe the scope of work

The proposed project will provide continued support and maintenance for the Motorola Vesta 911 Call Handling System serving the Gadsden County Primary and Backup PSAPs. The goal is to ensure reliable system operations and maintain compliance with NG911 standards.

Services include vendor maintenance and technical support, installation of software updates and patches, CommandCentral cloud services, cybersecurity protections, and emergency repair services when necessary. The Sope of Work includes, (1) Ongoing

maintenance and technical support to ensure the Vesta system remains operational. (2) Installation of vendor software updates, patches, and system fixes. (3) Continued CommandCentral cloud and cybersecurity services. (3) Vendor support and repair services to resolve system malfunctions.
Minimum Service Level: Vendor support and maintenance sufficient to maintain operational readiness of the 911 call handling system.
Evaluation: Successful completion will be measured by continued system functionality, vendor documentation of services performed, and the PSAP's ability to reliably receive and process emergency calls.

7. Justification of the need for the proposed project
The Gadsden County PSAP relies on the Motorola Vesta 911 Call Handling System to receive and process all emergency calls for the County's Primary and Backup PSAPs. Continued vendor maintenance, software support, security updates, and technical assistance are required to ensure reliable system operation and compliance with NG911 standards.
Because the Vesta system is proprietary, maintenance and software support must be provided by Motorola Solutions. Without an active support agreement, the County would not receive critical software updates, security patches, or technical support necessary to resolve system issues.
Grant funding will ensure continued operational readiness of the 911 call handling system and maintain the County's ability to reliably receive and process emergency calls for residents and visitors.

8. Justification of grant funding
Gadsden County is a rural county with a small subscriber base and limited E911 revenue. Due to declining E911 surcharge revenue from wireline and wireless services, rural counties such as Gadsden rely on state grant funding to maintain critical public safety communications infrastructure. This funding will ensure continued operational capability of the County's Primary and Backup PSAPs and the uninterrupted ability to receive and process emergency 911 calls.

9. Project timeline
Upon grant award and execution of the agreement, Gadsden County will continue services under the existing Motorola Solutions service agreement for the Vesta 911 Call Handling System serving the Primary and Backup PSAPs.Because the system and vendor are already in place, no additional procurement process is required. Services will include ongoing system maintenance, software updates, cloud services, cybersecurity protections, and technical support.
Milestones:
*** Grant award and agreement execution Project initiation**
*** Vendor service agreement implementation Maintenance and support services begin**
*** Ongoing vendor support and system maintenance throughout the grant period**
*** Vendor invoicing and County payment upon receipt and verification of services**
Project Completion:
The project will be considered complete at the end of the grant period once all services have been delivered and final payment has been processed.

10. Single or sole source justification, if applicable
Motorola Solutions is the original manufacturer and authorized service provider for the Vesta 911 Call Handling System currently used by the Gadsden County PSAP. Maintenance, software updates, cybersecurity services, and system support must be performed by Motorola Solutions or its authorized representatives to ensure system compatibility, warranty compliance, and operational reliability. This system is proprietary to Motorola, no other vendor can provide the required maintenance, software support, or system updates. Procuring services from another vendor would create compatibility issues and could compromise system performance and emergency call handling operations.

12. Budget Reports

Year 1

System: Hardware, Software, Equipment, & Labor

Item	Total Amount , Unit Price , Quantity
N/A	$0.00 ($0.00 X 1)

System Subtotal : $0.00

Services: Training, Maintenance, and Warranty Items

Item	Total Amount , Unit Price , Quantity

Software Support	$45,215.17	($45,215.17 X 1)
On-Site Maintenance	$75,001.50	($75,001.50 X 1)
Command Central Cloud Services	$7,180.80	($7,180.80 X 1)
Cyber Security Services	$39,500.00	($39,500.00 X 1)

Services Subtotal : $166,897.47

Year 1 Budget Total : $166,897.47

Service Subtotal : 166897.47

Overall Project Total : $166,897.47

Carry-Forward Funds Applied : $0.00

Grant Request Total Less Carry-Forward Applied : $166,897.47

13. Assurances

ACCEPTANCE OF TERMS AND CONDITIONS: The grantee accepts all grant terms and conditions.
Grantee understands that grants are contingent upon the availability of funds.

DISCLAIMER: The grantee certifies that the facts and information contained in this application and any attached documents are true and correct.
A violation of this requirement may result in revocation of the grant and return of all grant funds and interest accrued (if any), pursuant to the Emergency Communications Board authority and any other remedy provided by law.

NOTIFICATION OF AWARDS: The grantee understands and accepts that the notice of award will be advertised on the Florida 911 website.

MAINTENANCE OF IMPROVEMENT AND EXPANSION: The grantee agrees that any improvement, expansion or other effect brought about in whole or part by grant funds will be maintained.
No substantial changes or departures from the original proposal shall be permitted unless the Emergency Communications Board gives prior written authorization. Any unauthorized change will necessitate the return of grant funds,
and accrued interest (if any) to the Board.

The county certifies that all applicable county procurement rules/procedures has been met.

Failure to utilize grant funds as represented may jeopardize eligibility to be considered for future funding.

14. Authority

I hereby affirm my authority and responsibility for the use of funds requested.

_____ _____

SIGNATURE CHAIR, BOARD OF COUNTY COMMISSIONERS OR COUNTY MANAGER Date

_____

Printed Name

_____

Position

Regional Signatures if Applicable (add additional lines if needed)

Failure to utilize grant funds as represented may jeopardize eligibility to be considered for future funding.

11. Authority

I hereby affirm my authority and responsibility for the use of funds requested.

Eric Hinson 3/17/2026

SIGNATURE – CHAIR, BOARD OF COUNTY COMMISSIONERS or COUNTY MANAGER/Administrator

DATE

Eric Hinson

Printed Name

Attest:

Nicholas Thomas, Clerk

MOTOROLA SOLUTIONS

GADSDEN COUNTY, FL VESTA 911 SUPPORT RENEWAL PROPOSAL

APRIL 2, 2026

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PRICING

Quantity	Part Number	Product Description	Offer Total
1		SOFTWARE SUPPORT - 4/21/2026 - 4/20/2027	$45,215.17
1		2 ONSITE MAINTENANCE - 4/21/2026 - 4/20/2027	$75,001.50
1		3 COMMAND CENTRAL CLOUD SERVICES - 4/21/2026 - 4/20/2027	$7,180.80
1		4 CYBERSECURITY SERVICES - 4/21/2026 - 4/20/2027	$39,500.00

$166,897.47

Quote is valid for 60 days from the date on this proposal. Customer is to provide payment within 45 days of this signed agreement.

TERMS & CONDITIONS

The Customer's signature below or issuing a purchase order constitutes its agreement to purchase the renewal according to the terms quoted by Motorola Solutions within this document. This document shall serve as an addendum to the Purchase Agreement previously entered into between the Customer and Motorola Solution Contract number USC001094365 and all terms and conditions of the Purchase Agreement apply to the services offered with this quote and the provision of such services if this quote is accepted and ordered by Customer.

If issuing a PO, please reference on it the following:

- Sales Quote Number: MSI3882749
- Original Contract Number: USC001094365

In witness whereof, the parties hereto have executed this Agreement as of the Effective Date.

Gadsden County, FL	**MOTOROLA SOLUTIONS, INC.**
BY:_____	**BY:** _____
NAME:_____	**NAME:** _____
TITLE:_____	**TITLE:** _____
DATE:_____	**DATE:** _____
Phone:_____	
Email:_____	

BILL TO ADDRESS (Name, Address, Phone)	SHIP TO ADDRESS (Name, Address, Phone)

FINAL DESTINATION ADDRESS (Name, Address, Phone)

MOTOROLA SOLUTIONS

Need help or have question?
Scan the QR code or visit
support.motorolasolutions.com/invoicing

Motorola Solutions, Inc.
500 West Monroe
Chicago IL 60661
United States
Federal Tax ID: 36-1115800

Invoice 1187168181

Issue Date	P.O. No.	P.O. Date
Mar 05, 2026	CONTRACT	
Sales Order	**Delivery No.**	**Customer No.**
USFL24D199SW		1011368140

Billing Address
GADSDEN COUNTY SHERIFF DEPT
ATTN: Accounts Payable
P O BOX 1709
QUINCY FL 32353
United States

Important Information
Project No: USFL24D199SW
Project Name: GADSDEN CO USFL24D199SW VESTA

For all invoice payment inquiries contact
SLT4EA@motorolasolutions.com
Telephone: 800-247-2346

Payment Details

Payment Method / Terms
Net Due in 45 Days

Payment Address
Motorola Solutions, Inc.
13104 Collections Center Drive
Chicago, IL 60693
United States

Bank
CHICAGO

Bank Account No.
3756319819

ABA Routing No. for ACH
111000012

ABA Routing No. for Wire Transfer
026009593

SWIFT
BOFAUS3N

Invoice Total
USD 166,897.47
Payment Due Date **Apr 19, 2026**

Pay Online

motorolasolutions.com/billing

Payment Coupon

Invoice 1187168181

Issue Date	Customer No.
Mar 05, 2026	1011368140

Please put your Transaction Number and your Customer Account Number on your payment for prompt processing.

Billing Address
GADSDEN COUNTY SHERIFF DEPT
ATTN: Accounts Payable
P O BOX 1709
QUINCY FL 32353
United States

Payment Address
Motorola Solutions, Inc.
13104 Collections Center Drive
Chicago, IL 60693
United States

Invoice Total
USD 166,897.47
Tax Included 0.00
Payment Due Date **Apr 19, 2026**

Provide your remittance details to:
US.remittance@motorolasolutions.com

Diversion contrary to export control law is prohibited

MOTOROLA SOLUTIONS

#	Description	Ship Date	Service Period	Unit Price	Qty	Amount
1	SOFTWARE SUPPORT - 4/21/2026 - 4/20/2027			45,215.17	1	45,215.17
2	ONSITE MAINTENANCE - 4/21/2026 - 4/20/2027			75,001.50	1	75,001.50
3	COMMAND CENTRAL CLOUD SERVICES - 4/21/2026 - 4/20/2027			7,180.80	1	7,180.80
4	CYBERSECURITY SERVICES - 4/21/2026 - 4/20/2027			39,500.00	1	39,500.00

USD Subtotal	166,897.47
USD Total Tax	0.00
USD Invoice Total	**166,897.47**
USD Amount Due	166,897.47

Diversion contrary to export control law is prohibited

County E911 Fiscal Information				
Item No.	**E911 Fee Revenue**			
1	County	Gadsden	Fiscal Year	2025
2	Wireless Fee Revenue	$130,247.28		
3	Non-Wireless Fee Revenue	$39,213.41	(LEC, Wireline,& VoIP)	
4	Pre-Paid Fee Revenue	$41,738.66		
5	Total Fee Revenue	$211,199.35	Carry Forward Fee Revenue Calculation (Item #2 + Item #3 + Item #4)	
Item No.	**E911 Allowable Expenditures**			
6	Fee Revenue Expenditures	258,448.45		
Item No.	**E911 Carry Forward & Excess Carry Forward**			
9	Allowable Carry Forward	$63,359.81	Maximum Allowable (30% of Item #5)	
10	Actual Carry Forward	$95,829.84	Limited by Para 365.173(2)(d). Florida Statutes. Assure amount is equal (=) to or less than (<) Item #9	
11	Excess Carry Forward Recovery	$32,470.04		
Item No.	**Contact Information**			
12	Preparer's Name		Debbie Meeks	
13	Preparer's Title / Position		Sr. Accountant	
14	Telephone Number		850-875-7060	
15	Preparer's Email		dmeeks@gadsdenclek.com	
16	Date		12/06/2025	

In accordance with Paragraph 365.173(2)(d) and 365.172(6)(a)3., Florida Statutes

County E911 Fiscal Information

Incorporated by reference in Fla Admin. Code Rule 60FF1-5.006 Requirements for County Carry Forward Funds & Excess Funding 04/2020

Board of County Commissioners
Agenda Request

Date of Meeting: May 19, 2026

Date Submitted: May 15, 2026

To: Honorable Chairman and Members of the Board

From: Reginald James, Interim County Administrator
Kassandra McGlonn, Director of Grants Administration

Subject: Approval of Resolution for USDA Rural Business Development Grant Application Submission

Statement of Issue:

This agenda item seeks Board approval of a resolution authorizing submission of a grant application under the U.S. Department of Agriculture Rural Business Development Grant (RBDG) Program.

Background:

The USDA RDBG application cycle is currently open. A resolution is required authorizing the County to apply for and administer the grant program in the event an award is received.

Analysis:

The resolution has been developed and approved by the County Attorney for execution.

Fiscal Impact:

Failure to execute the resolution will result in the County's inability to apply.

Options:

1. Approve the resolution
2. Do not approve
3. Board direction

County Administrator's Recommendation:

Option 1

Attachments:

1. County USDA RDBG Resolution

GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS
RESOLUTION NO. 2026-028

A RESOLUTION OF THE GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZING THE APPLICATION FOR AND ADMINISTRATION OF UNITED STATES DEPARTMENT OF AGRICULTURE RURAL BUSINESS DEVELOPMENT GRANT (RBDG) FUNDS; DESIGNATING AN AUTHORIZED SIGNATORY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Gadsden County Board of County Commissioners (the "Board") is committed to advancing economic development, supporting rural business growth, and enhancing opportunities for residents and businesses within Gadsden County; and

WHEREAS, the United States Department of Agriculture (USDA), through its Rural Development program, provides funding under the Rural Business Development Grant (RBDG) program to support technical assistance, infrastructure, and other activities that promote business development in rural communities; and

WHEREAS, Gadsden County seeks to apply for RBDG funding to support eligible economic development initiatives that align with County priorities, including but not limited to job creation, small business support, and rural economic resilience; and

WHEREAS, participation in the RBDG program requires the governing body of the applicant to authorize submission of the application and designate an individual to execute all necessary documents and administer the grant on behalf of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE GADSDEN COUNTY BOARD OF COUNTY COMMISSIONERS:

1. **Authorization to Apply**
   The Board hereby authorizes Gadsden County to submit an application to the United States Department of Agriculture for funding under the Rural Business Development Grant (RBDG) program.

2. **Authorization to Administer Grant**
   Upon award, the County is authorized to accept, administer, and implement the RBDG in accordance with all applicable federal, state, and local laws, rules, and regulations.

3. **Designation of Authorized Signatory**
   The Board hereby designates **Reginald James, Interim County Administrator**, as the Authorized Representative of Gadsden County, with full authority to execute grant applications, agreements, assurances, certifications, reimbursement

requests, and any other documents required to apply for and administer the RBDG program.

4. **Authority to Act**
   The Authorized Representative is further empowered to take all necessary actions to carry out the intent of this Resolution, including coordination with USDA Rural Development and other relevant entities.

5. **Effective Date**
   This Resolution shall take effect immediately upon adoption.

DULY ADOPTED in regular session this ___ day of _____, 2026.

Eric Hinson, Chairman

Reginald James, Interim County Administrator

ATTEST:

Clerk of Court