

ONLINE BIDDING ENDS TUESDAY, SEPTEMBER 29 AT 12:00 PM (EDT)

The Baker Tract

TIMED ONLINE AUCTION | BAKER COUNTY, FLORIDA

1,155± ACRES

OFFERED AS A WHOLE, DIVIDED IN 10 TRACTS, OR IN COMBINATION

The Baker Tract, Baker County, Florida

1,155± ACRES • OFFERED IN 10 TRACTS

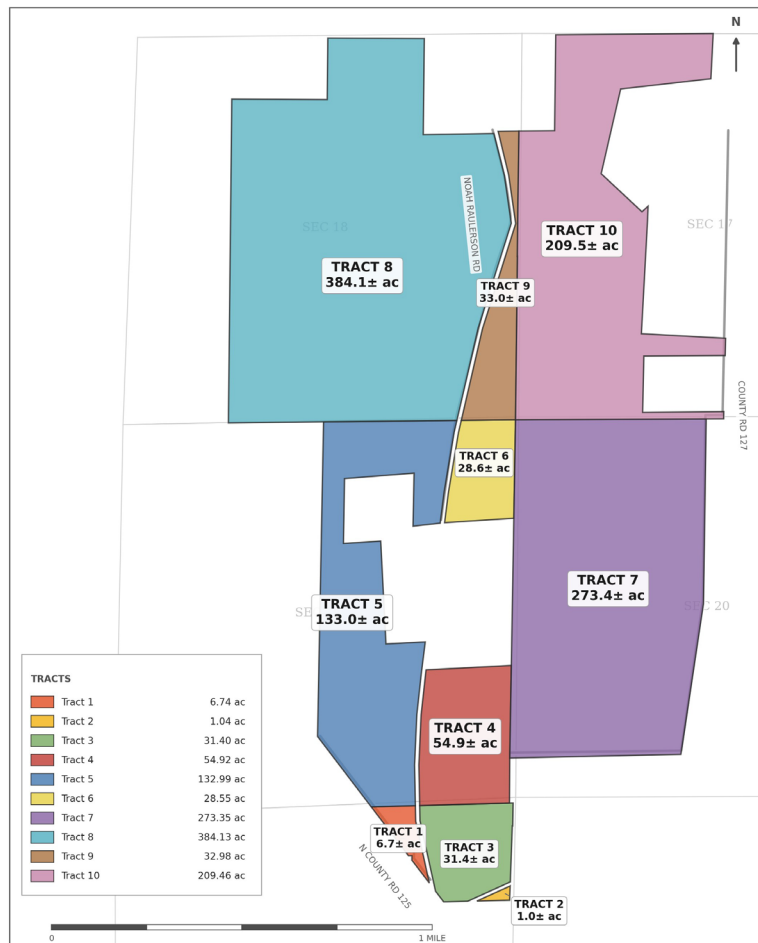


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CONTACT INFORMATION

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Broker: William C. Lee III	FL-CQ1057830, FL: BK3266710
Auction Licenses	FL: AB3765, FL: AU4335,

This Property Information Package contains 52 pages. All information contained herein was obtained from sources deemed reliable; however, Seven Hills Auctions, LLC makes no representation or warranty as to its accuracy. Bidders are responsible for conducting their own due diligence. The property is offered on an as-is, where-is basis.

INTRODUCTION

The Baker Tract

Dear Prospective Bidders,

Seven Hills Auctions is pleased to offer approximately **1,155 acres** in Baker County, Florida — a contiguous block in Sections 17, 18, 19, 20 and 30 of Township 1 South, Range 21 East, lying between Macclenny and Sanderson and just north of the Osceola National Forest. It has been held in a single ownership and is being offered divided into ten tracts, from 1± acre to 384± acres.

Road position is the strength of this offering. **County Road 127** — paved — carries the entire east boundary, roughly 1.14 miles. **County Road 125** — paved — runs along the southwest corner for about a half mile. **Noah Raulerson Road**, a 60-foot public right-of-way, runs north and south straight through the middle of the property, giving direct frontage to seven of the ten tracts and making the smaller tracts genuinely usable. Kenneth Walker Road picks up the south end. Interstate 10 is about six miles south at the Sanderson interchange, and Jacksonville is roughly 35 miles east.

The soils are Baker County flatwoods — Pelham, Sapelo and Mascotte fine sands make up better than two-thirds of the property, with Pantego-Pamlico and Olustee-Pelham in the lower ground. A complete soil map with acreage and productivity ratings for every tract is reproduced in this package.

All five tax parcels carry Baker County land use designations of **Agriculture A (AG A)** and **Agriculture B (AG B)**, with zoning districts of **Agriculture 10 (AG 10)** and **Agriculture 7.5 (AG 7.5)**. Each parcel has a different subdivision history, and some of the ten tracts can be split out without further county process while others require one. A letter from the Baker County Community Development Department dated August 24, 2026 sets out the status of every parcel and is reproduced in full in this package, together with the county's current subdivision and subdivision-exemption application packets.

The entire property lies within **Census Tract 12003040201**, a designated Qualified Opportunity Zone.

The property is offered as a whole, divided in ten tracts, or in combination — buyers bid the way that fits them, and the land sells the way it brings the most. A final survey will be prepared after the auction by Southeastern Surveying, Inc. of Valdosta, Georgia; survey cost is addressed in the Terms & Conditions.

The information contained in this package has been prepared to assist you in your pre-auction due diligence. Please review this information carefully before bidding. We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Sincerely,

Buddy Lee, CAI

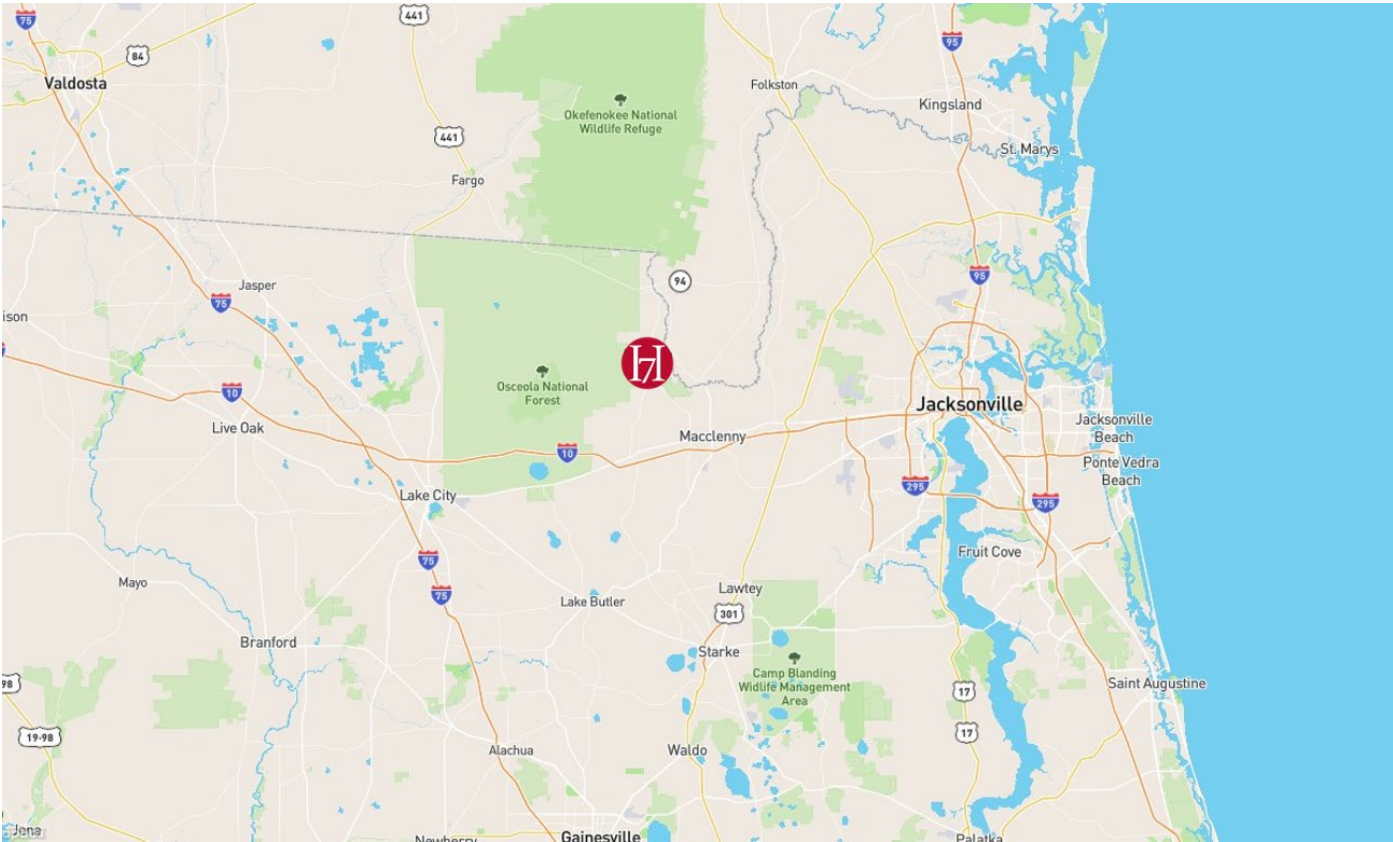
Founder / President

DISCLAIMER

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

LOCATION MAP

Between Macclenny and Sanderson, North of Interstate 10



Property location shown by the marker. Interstate 10 runs east and west approximately six miles south of the property.

DESTINATION	APPROX. DISTANCE	DESTINATION	APPROX. DISTANCE
Sanderson, FL	10 miles	Lake City, FL	28 miles
Glen St. Mary, FL	10 miles	Folkston, GA	33 miles
Macclenny, FL	11 miles	Starke, FL	33 miles
Jacksonville Intl Airport	34 miles	Gainesville, FL	52 miles
Jacksonville, FL	35 miles	Valdosta, GA	68 miles

Distances are straight-line and are provided for general orientation only.

Property Overview

Property Type	Timberland / Recreational / Investment Land
Seller Type	Private
Total Land Area	1,155.56± Acres (preliminary survey)
Offering	As a whole, divided in 10 tracts, or in combination
Tract Range	1.04± acres (Tract 2) to 384.13± acres (Tract 8)
Location	Township 1 South, Range 21 East, Tallahassee Meridian
Sections	17, 18, 19, 20 and 30
County	Baker County, Florida
Lat / Lon	30.4020, -82.2430
Land Use	Agriculture A (AG A) and Agriculture B (AG B)
Zoning	Agriculture 10 (AG 10) and Agriculture 7.5 (AG 7.5)
Tax Parcels	Five Baker County parcels — see the table below
Opportunity Zone	Census Tract 12003040201 — entire property

Acresage by Tract

TRACT	COUNTY TAX PARCEL	ROAD FRONTAGE	TRACT SIZE ±
Tract 1	30-1S-21-0000-0000-0013	CR 125 · Noah Raulerson Rd	6.74
Tract 2	30-1S-21-0000-0000-0013	Kenneth Walker Rd	1.04
Tract 3	30-1S-21-0000-0000-0013	Noah Raulerson Rd · Kenneth Walker Rd	31.40
Tract 4	19-1S-21-0000-0000-0020	Noah Raulerson Rd	54.92
Tract 5	19-1S-21-0000-0000-0020	CR 125 · Noah Raulerson Rd	132.99
Tract 6	19-1S-21-0000-0000-0020	Noah Raulerson Rd	28.55
Tract 7	20-1S-21-0000-0000-0030	County Rd 127	273.35
Tract 8	18-1S-21-0000-0000-0010	Noah Raulerson Rd	384.13
Tract 9	18-1S-21-0000-0000-0010	Noah Raulerson Rd	32.98
Tract 10	17-1S-21-0000-0000-0070	County Rd 127	209.46
Total			1,155.56

Tract acreages are taken from the preliminary survey prepared by Southeastern Surveying, Inc. of Valdosta, Georgia, and are approximate. A final survey will be prepared after the auction; see the Terms & Conditions. Tract sizes shown are subject to adjustment by that final survey.

Parcel Information

Baker County Tax Parcels

PARCEL IDENTIFICATION NUMBER	TRACTS
17-1S-21-0000-0000-0070	Tract 10
18-1S-21-0000-0000-0010	Tracts 8 and 9
19-1S-21-0000-0000-0020	Tracts 4, 5 and 6
20-1S-21-0000-0000-0030	Tract 7
30-1S-21-0000-0000-0013	Tracts 1, 2 and 3

Road Frontage

ROAD	SURFACE	APPROX. FRONTAGE	TRACTS SERVED
County Road 127 — east boundary	Paved	±1.14 miles	7, 10
County Road 125 — southwest boundary	Paved	±0.49 miles	1, 5
Noah Raulerson Road — through the property	Paved, 60 ft public R/W	±1.67 mi west side · ±1.71 mi east side	1, 3, 4, 5, 6, 8, 9
Kenneth Walker Road — south end	Paved	±1,161 feet	2, 3

Frontage figures are scaled from the recorded legal description and are approximate.

Soils & Division Status

Principal Soils

CODE	SOIL DESCRIPTION	ACRES	%	NCCPI	CAP.
37	Pelham fine sand, 0 to 2 percent slopes	276.38	23.90	29	3w
47	Sapelo fine sand	256.44	22.17	31	4w
29	Mascotte fine sand, 0 to 2 percent slopes	216.07	18.68	38	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	134.24	11.61	17	7w
33	Olustee-Pelham complex	115.15	9.96	33	3w
54	Albany fine sand, 0 to 5 percent slopes	69.17	5.98	26	3e
18	Surrency-Mulat complex, frequently flooded	47.35	4.09	21	5w
32	Ocilla fine sand, 0 to 3 percent slopes	27.32	2.36	35	3w
39	Plummer fine sand	14.47	1.25	23	3w
	Total	1,156.59	100%	29.69	3.77

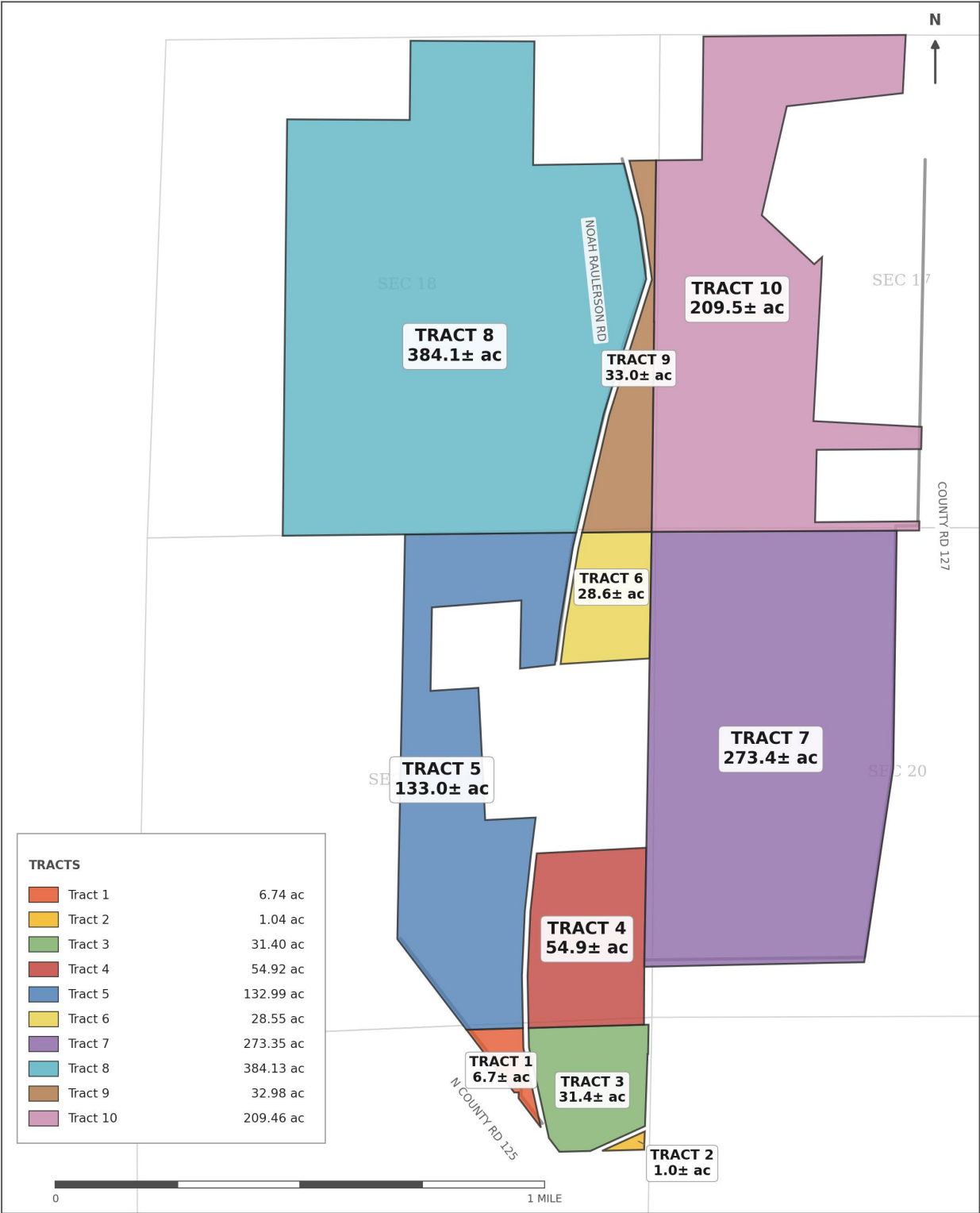
Soil data from the complete Soil Map included in this package, which also breaks the soils out tract by tract. The soil map was run on the mapped tract layout and totals 1,156.59 acres against the survey total of 1,155.56 acres; use the survey acreage for tract size and the soil map for soil proportions.

Division Status — Baker County Community Development Department

PARCEL	TRACTS	STATUS PER COUNTY LETTER OF AUGUST 24, 2026
17-1S-21-...-0070	10	Subdivided multiple times already. Any further division requires a subdivision process, as does making the remaining acreage conforming or buildable.
18-1S-21-...-0010	8, 9	Not previously subdivided. May be divided along Noah Raulerson Road into Tracts 8 and 9 with no additional process.
19-1S-21-...-0020	4, 5, 6	Already subdivided. Any further division requires a subdivision process, including division into Tracts 4, 5 and 6.
20-1S-21-...-0030	7	Not previously subdivided. May be divided into two tracts with no additional process.
30-1S-21-...-0013	1, 2, 3	Not previously subdivided. May be divided into two tracts with no additional process; division into Tracts 1, 2 and 3 requires a subdivision process.

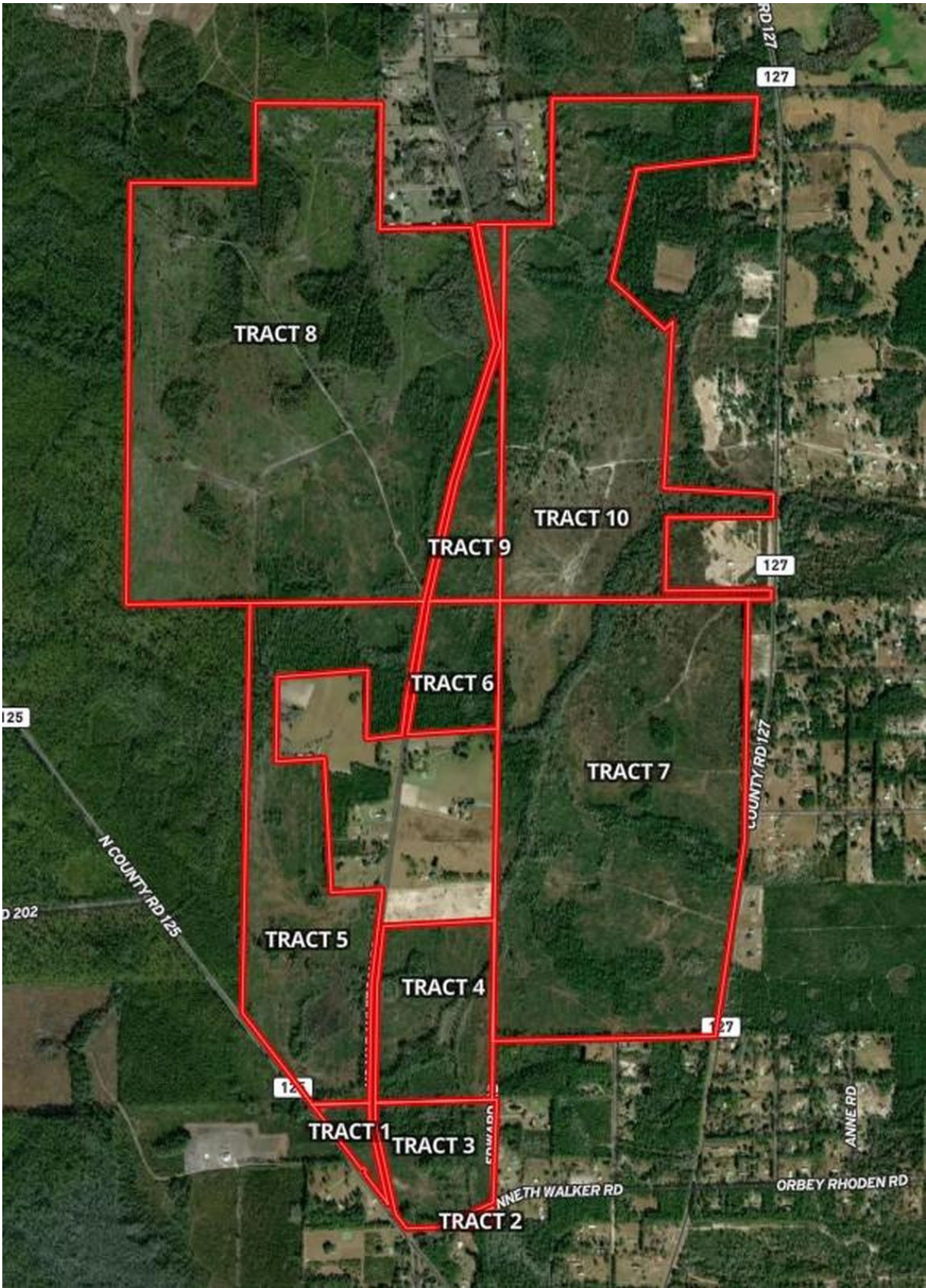
Summarised from the letter of LaDonna Combs, Planning Director, Baker County Community Development Department, dated August 24, 2026, which is reproduced in full in this package together with the county’s subdivision application packets. This summary is not a substitute for the letter itself.

The Baker Tract, Baker County, Florida
1,155± ACRES • OFFERED IN 10 TRACTS



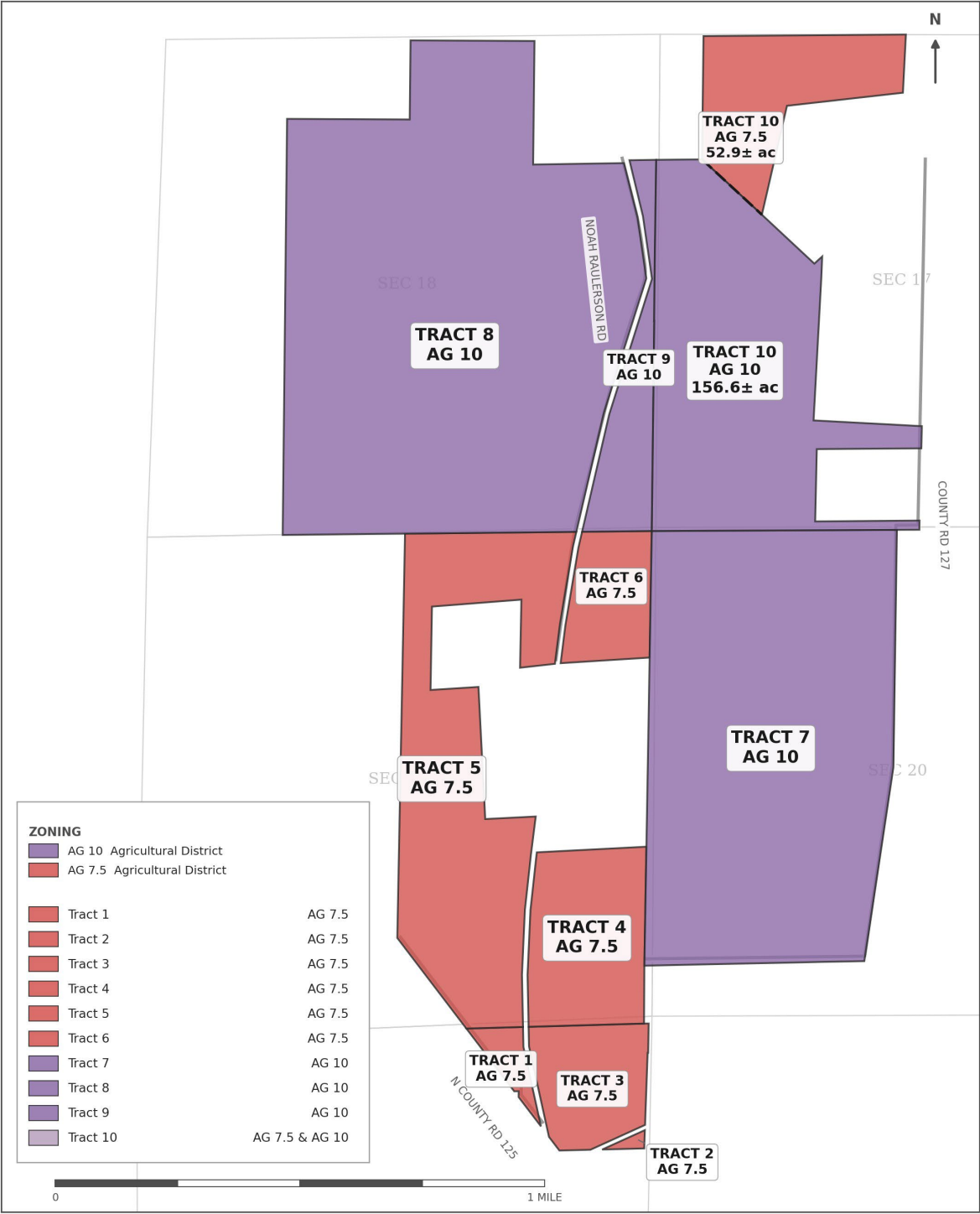
Tract boundaries and acreages as offered. Acreages are from the preliminary survey by Southeastern Surveying, Inc. and are approximate; tract lines shown are scaled and will be superseded by the final survey. Section lines are from the BLM Public Land Survey System and are for orientation only.

AERIAL TRACT MAP



Tract divisions shown on current aerial imagery. Boundaries are approximate and will be superseded by the post-auction survey.

Zoning Map — The Baker Tract, Baker County, Florida
BAKER COUNTY ZONING DISTRICTS AG 10 AND AG 7.5



Baker County zoning districts by tract. Tracts 1 through 6 are zoned AG 7.5; Tracts 7, 8 and 9 are zoned AG 10. Tract 10 carries both districts — approximately 52.9± acres at the north end are AG 7.5 and the remaining 156.6± acres are AG 10, divided on the line shown. Zoning shown is scaled from the Baker County zoning map and is approximate; bidders should confirm zoning with the Baker County Community Development Department.

Baker County Zoning Ordinance

The two zoning districts that apply to this property are reproduced below from the Baker County Code of Ordinances, Chapter 24, Article III. The comparison table summarises the dimensional standards of each district; the full text of both sections follows.

STANDARD	AG 10 AGRICULTURAL	AG 7.5 AGRICULTURAL
Minimum lot width	200 feet	200 feet
Minimum lot depth	None	Not specified
Minimum lot area	Ten acres	7.5 acres
Maximum lot coverage	Not applicable	Not applicable
Front yard	50 feet	50 feet
Side yard	30 feet	30 feet
Rear yard	50 feet	25 feet
Maximum height	50 feet	35 feet
Dwelling density	One unit per ten acres	One unit per 7.5 acres
Land use category	Agriculture A	Agriculture B

Sec. 24-190. — AG 10 Agricultural District

(a) Generally. This section applies to the AG 10 Agricultural District. This district is similar to the AG 20 district; however, the minimum lot size is ten acres. Development must meet building codes and have a county department of health approved well and septic tank installation. It applies to parcels under one ownership which are less than 320 acres at the time of adoption of the comprehensive plan and which are used for cultivation of silviculture crops, row crops and/or livestock within the Agricultural A land use category of the comprehensive plan. Accessory uses and special uses are also permitted.

(b) Permitted uses and structures.

(1) Within any AG 10 district, permitted uses and structures allowed by right are as follows:

- | | |
|---|--|
| a. Church. | k. Roadside produce stand. |
| b. Farming. | l. Sawmill. |
| c. Feed lot (site plan review). | m. Silviculture. |
| d. Feed store (site plan review). | n. Single-family (one unit per ten acres). |
| e. Fish ponds (two acres or less). | o. Slaughterhouse (site plan review). |
| f. Golf course/club. | p. Special use (see section 24-234). |
| g. Guest house (site plan review). | q. Sports club. |
| h. Labor camp (site plan review). | r. Temporary use (see section 24-234). |
| i. Mobile home (one unit per ten acres). | s. Veterinary clinic (site plan review). |
| j. Public or private riding stable (see section 24-148(c) and (d)). | t. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161. |

(2) Additionally, within any AG 10 district the following accessory uses and structures are allowed:

- | | |
|---|--------------------|
| a. Storage buildings, sheds, tool houses and private garages. | d. Household pets. |
| b. Noncommercial greenhouses and plant nurseries. | e. Swimming pools. |
| c. Play equipment. | |

(c) Permissible uses by special exception.

- | | |
|--|--|
| (1) Kennel. | (5) Reserved. |
| (2) Homestead division. | (6) Wireless telecommunication facilities (see section 24-235). |
| (3) Family lot division. | (7) Semi-public uses: a. Club. b. Lodge. c. Recreational association. d. Neighborhood association. e. Cultural activities. |
| (4) Fish ponds (greater than two acres). | (8) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161. |

(d) Permissible use by mine permit. (1) Excavation, mining and mineral extraction (see section 24-159; on ten acres or more).

(e) Permissible uses by limited notice. (1) Day care center. (2) Home occupation.

(f) Setback and other standards. (1) Minimum lot requirements: a. Width: 200 feet. b. Depth: none. c. Area: ten acres. (2) Maximum lot coverage by all buildings and structures: a. Not applicable. (3) Minimum yard requirements: a. Front: 50 feet. b. Side: 30 feet. c. Rear: 50 feet. (4) Maximum height of structures shall be 50 feet.

(LDR 2014, §§ 3.04.09.00—3.04.09.04; Ord. No. 2013-04, § 1, 7-15-2014; Ord. No. 2017-05, § 3, 7-18-2017)

Sec. 24-191. — AG 7.5 Agricultural District

(a) Generally. This section applies to the AG 7.5 Agricultural District. The purpose of classifying land and water areas within this district is to preserve the rural and open character of lands within the Agricultural B land use category of the comprehensive plan and to provide for permanent residential housing in conjunction with agricultural uses. Furthermore, this district is to be used to protect agricultural lands from premature development. One unit per 7.5 acres to one unit per 19 acres will be permitted. Development must meet building codes and have a county department of health approved well and septic tank installation. Accessory uses and special uses are also permitted.

(b) Permitted uses and structures.

(1) Within any AG 7.5 district, permitted uses and structures allowed by right are as follows:

- | | |
|---|--|
| a. Church. | j. Public riding stable (site plan review; see section 24-148(d)). |
| b. Farming. | k. Roadside produce stand. |
| c. Feed store (site plan review). | l. Silviculture. |
| d. Fish ponds (two acres or less). | m. Single-family (one unit per 7.5 acres). |
| e. Golf course/club. | n. Special use (see section 24-234). |
| f. Guest house (site plan review). | o. Sports club. |
| g. Labor camp (site plan review). | p. Temporary use (see section 24-234). |
| h. Mobile home (one unit per 7.5 acres). | q. Veterinary clinic (site plan review). |
| i. Private riding stable (site plan review; see section 24-148(c)). | r. Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161. |

(2) Additionally, within any AG 7.5 district the following accessory uses and structures are allowed:

- | | |
|---|--------------------|
| a. Storage buildings, sheds, tool houses and private garages. | d. Household pets. |
| b. Noncommercial greenhouses and plant nurseries. | e. Swimming pools. |
| c. Play equipment. | |

(c) Permissible uses by special exception.

- | | |
|--|---|
| (1) Feed lot (site plan review). | (6) Homestead division (site plan review). |
| (2) Family lot division. | (7) Wireless telecommunication facilities (see section 24-235). |
| (3) Kennel. | (8) Semi-public uses: a. Club. b. Lodge. c. Recreational association. d. Neighborhood association. |
| (4) Sawmill. | (9) Borrow pits with a surface area totaling less than ten acres in size which meet the requirements of section 24-161. |
| (5) Slaughterhouse (site plan review). | |

(d) Permissible use by mine permit. (1) Excavation, mining and mineral extraction (see section 24-159; on ten acres or more).

(e) Permissible uses by limited notice. (1) Day care center. (2) Home occupation.

(f) Setback and other standards. (1) Minimum lot requirements: a. Width: 200 feet. b. Area: 7.5 acres. (2) Maximum lot coverage by all buildings and structures: a. Not applicable. (3) Minimum yard requirements: a. Front: 50 feet. b. Side: 30 feet. c. Rear: 25 feet. (4) Maximum height of structures shall be 35 feet.

(LDR 2014, §§ 3.04.10.00—3.04.10.04; Ord. No. 2013-04, § 1, 7-15-2014; Ord. No. 2017-05, § 3, 7-18-2017)

Reproduced from the Baker County Code of Ordinances. Provided for convenience only; the county code as adopted controls.



Sara Little
County Manager

Baker County
Community Development Department
Building – Planning – Zoning – Code Enforcement – S.H.I.P.
360 East Shuey Avenue
Macclenny, Florida 32063
Phone (904) 259-2403
Fax: (904) 259-5057



LaDonna Combs
Community Development Director

August 24, 2026

Olin Wooten
340 McEachin Landing Rd.
Hazelhurst, GA 31539

RE: Current Information & Background Of Property Owned By Olin Wooten
Parcel Numbers 17-1S-21-0000-0000-0070, 18-1S-21-0000-0000-0010,
19-1S-21-0000-0000-0020, 20-1S-21-0000-0000-0030, and 30-1S-21-0000-0000-0013

To Whom It May Concern:

The purpose of this letter is to address the posture of properties owned by Olin Wooten; the subject properties are located off of County Road 127 North and Noah Raulerson Road in Baker County. These properties are identified as parcel numbers 17-1S-21-0000-0000-0070, 18-1S-21-0000-0000-0010, 19-1S-21-0000-0000-0020, 20-1S-21-0000-0000-0030, and 30-1S-21-0000-0000-0013. The subject parcels have land use designations of Agriculture A (AG A) and Agriculture B (AG B) and zoning districts of Agriculture 10 (AG 10) and Agriculture 7.5 (AG 7.5).

In Baker County the term "subdivision" is defined as the division of a parcel of land, whether improved or unimproved, into three or more lots or parcels of land, for the purpose of transferring fee simple ownership, whether by deed, or other recorded instrument or, if the establishment of a new street is involved, any division of such parcel into three or more lots or parcels. In addition, the term "subdivision" does include, by preliminary exemption, the division of any lands which are greater than ten acres in size. The term "subdivision" also includes a re-subdivision of previously subdivided parcels.

Each of the four parcels owned by Olin Wooten has a different history, thus, each parcel may have different requirements or require different paths based on the number of times each parcel has been previously subdivided. In the attached "Exhibit A" you will find a breakdown of each parcel containing the historical information needed to determine the path forward for each parcel. In order for some of the subject properties to be considered conforming or buildable, a formal subdivision process may be required. I would be more than happy to discuss the subdivision process, fees, and timeframe with the current property owner or any potential future owners.

Please note that the information provided strictly applies to the current zoning requirements and does not contain any information pertaining to any deed restrictions, plat restrictions, recorded covenants and restrictions or HOA restrictions or requirements. If you should have any other questions regarding this property and what is allowed or need any further information, please contact our office at 904-259-2403 or ladonna.combs@bakercountyfl.org.

Respectfully,

A handwritten signature in blue ink that reads "LaDonna Combs".

LaDonna Combs, Planning Director
Baker County Community Development Department

“Exhibit A”

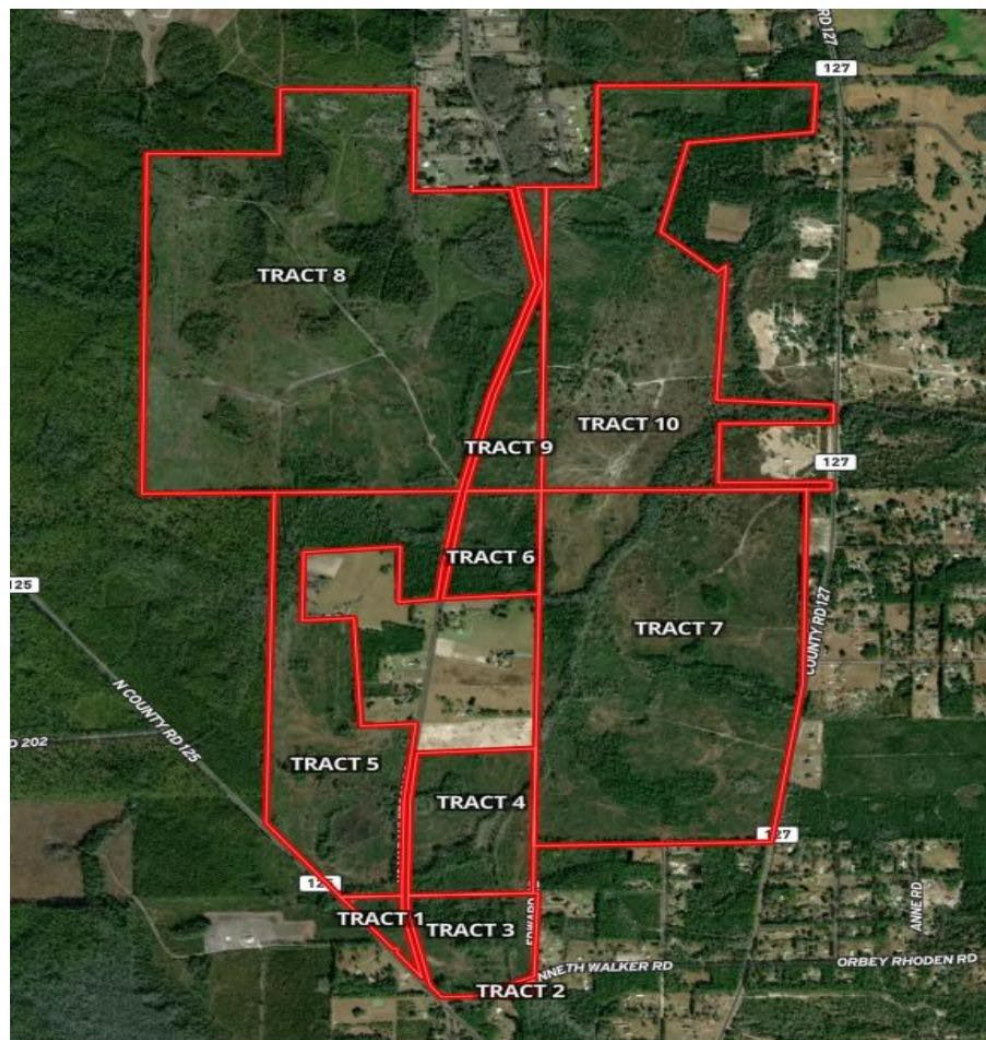
17-1S-21-0000-0000-0070 (Shown as Tract 10) – This parcel has been subdivided multiple times already. Any further division of this parcel would require a subdivision process. Additionally, for the remaining acreage of the parcel to be considered conforming or buildable, a subdivision process would be necessary.

18-1S-21-0000-0000-0010 (Shown as Tract 8 and Tract 9) – This parcel has NOT been subdivided previously. This parcel could be subdivided along Noah Raulerson Road to create Tract 8 and Tract 9 without any additional process. An additional process would only be necessary if the parcel was divided into more than those two tracts.

19-1S-21-0000-0000-0020 (Shown as Tract 4, Tract 5, and Tract 6) – This parcel has been subdivided already. Any further division of this parcel would require a subdivision process. If this parcel is subdivided to reflect Tracts 4, 5, and 6, a subdivision process would be necessary.

20-1S-21-0000-0000-0030 (Shown as Tract 7) – This parcel has NOT been subdivided previously. This parcel could be subdivided into two tracts without any additional process. An additional process would only be necessary if the parcel was divided into more than two tracts.

30-1S-21-0000-0000-0013 (Shown as Tract 1, Tract 2, and Tract 3) – This parcel has NOT been subdivided previously. This parcel could be subdivided into two tracts without any additional process. If this parcel is subdivided to reflect Tracts 1, 2, and 3, a subdivision process would be necessary.



SUBDIVISION EXEMPTION APPLICATION



Baker County
Community Development Department
360 East Shuey Avenue
Macclenny, Florida 32063
904-259-2403

APPLICATION FOR EXEMPTION TO SUBDIVISION REQUIREMENTS
FOR PRELIMINARY AND FINAL REVIEW [Section 24-394(4)(a)(b)]

Application # _____ Date of Application _____

PROPERTY OWNER(S)	Name(s):			
	Mailing Address:			
	City:	State:	Zip:	
	Telephone Number:		Fax #:	
	E-mail Address:			

APPLICANT/AGENT	Name(s):			
	Mailing Address:			
	City:	State:	Zip:	
	Telephone Number:		Fax #:	
	E-mail Address:			

PROPERTY DESCRIPTION	Name of Project:			
	Property Location (briefly describe, do not use "see attached legal description"):			
	Acreage:			
	Parcel # (tax ID #) (list for all parcels):			
	BCC District #:			
	Current Land Use District(s):			
	Current Zoning Classification(s):			

~~~~~  
**OFFICIAL USE ONLY**

**PLANNING DIRECTOR:**

APPROVED: \_\_\_\_\_ WITH CONDITIONS: \_\_\_\_\_

DENIED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**APPLICANT IS APPLYING FOR: (CHECK ONE)**

\_\_\_\_\_ Minimum 20 Acre Parcel Size & AG 20 Zoning on Existing County Paved Roads

\_\_\_\_\_ Minimum 10 Acre Parcel Size on Existing County or Private Paved Roads

\_\_\_\_\_ Minimum 5 Acre Parcel Size on Existing County Paved Road

**APPLICATION CERTIFICATION**

I, hereby, certify that I am the owner (or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Owner(s) (or Applicant/Agent  
if Agent Authorization form attached)

\_\_\_\_\_  
(Date)

**Baker County Planning and Zoning Department  
360 E Shuey Avenue  
Macclenny, Florida 32063  
(904) 259-3354  
(904) 259-5057 Fax**

**Subdivision Exemption Application Fees Section 24-394(4)(a)(b)**

Preliminary Review Fee

Preliminary Development Plan Review \$250.00

Advertising Fee \$385.00

Acreage Fee (\$20.00 per acre) \_\_\_\_\_ x \$20.00 \$ \_\_\_\_\_

County Attorney (1 hour minimum @ \$150 per hour) \$150.00

County Engineer (3 hour minimum @ \$110 per hour) \$330.00

Total \$ \_\_\_\_\_

Paid By: Check# \_\_\_\_\_ Date: \_\_\_\_\_ Receipt# \_\_\_\_\_

Exempt Subdivision Name: \_\_\_\_\_

Submitted By: \_\_\_\_\_

PL#: \_\_\_\_\_

**NOTES:**

- Application will not be processed until all application fees are paid.
- Application fees and other required fees will not be refunded if an application is denied by the Planning and Zoning Department.

**PERMITS WILL NOT BE ISSUED UNTIL ALL FEES ARE PAID**

Technical fees such as the following, but not limited to, may be charged to the Applicant:

- Attorney Option
- Building Official Opinion
- Health Department Opinion
- Engineer Opinion

**A. Please submit the following with this application, if applicable**

1. A deed, approved by the county attorney, dedicating to the county additional right-of-ways to meet minimum standards where the proposed development abuts existing or dedicated or platted streets and right-of-way are deemed inadequate.
2. A deed or drainage easement, approved by the county attorney and county engineer, dedicating to the county additional right-of-ways to meet minimum standards for current and projected growth where the proposed development abuts an existing public drainage system or will impact on existing public drainage system and right-of-way are deemed inadequate.
3. Copy of property owner's recorded Warranty Deed.
4. Property Ownership Affidavit: Notarized letter(s) of the property owner's consent to develop the subject property.
5. Agent Authorization (if applicable): Notarized letter(s) designating an agent to act on behalf of the property owner(s).
6. Legal Description: An accurate legal description of the specific property being reviewed for development. The legal description may be either lot or block or metes and bounds.
7. An acceptable layout of existing and proposed storm water management systems in site if required.
8. Proof of permits or exemptions from the applicable state water management district.
9. Performance Bond or irrevocable letter of credit or developer/lender/county escrow agreement which will provide financial assurance that all improvements are constructed in accordance with all plans and specs.
10. Final survey: Digital files should be submitted in DXF, DWG, or GIS shapefile/coverage format. Projection should be in the Florida North State Plane Coordinate System, NAD 83.

**In addition to the above, each request for an exception to the subdivision requirements must be accompanied by a survey (5 copies) of the project showing the area of the property shown in square feet and acres, individual lot size, and a location map showing the location of the project in relations to the surrounding area and county.**

The following statements and/or questions need to be responded to per Section 24-394(4)(a)(b) referred to as the Preliminary Development Plan Requirements, or otherwise known as the "CHECKLIST". Each Preliminary Plan shall show:

**(4) Preliminary development plan requirements. Each preliminary development plan shall show:**

**a. Existing conditions.**

1. The location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, underground and overhead utilities and any public or private easement.
2. Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations (restricted development zone).
3. All watercourses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types and vegetative cover.
4. The approximate location of environmentally sensitive zones, restricted development zones, and historic sites.
5. Existing land use category of the comprehensive plan and zoning district of the parcel.
6. A depiction of the abutting property within 400 feet of the proposal, not including right-of-way in the measurement, showing land uses and locations of principal structures and major landscape features.
7. Location of proposed development in relation to any established urban services.

**b. Proposed development activities and design.**

1. The approximate location, type, intensity and/or density of the uses within the proposed development.
2. A general parking and circulation plan.
3. Points of ingress to and egress from the site vis-a-vis existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.
4. Existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management system.
5. Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities, or if septic tanks are to be used, preliminary results of soil percolation tests.
6. Proposed open space areas on the development site and types of activities proposed to be permitted on them.
7. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
8. A description of how the plan mitigates or avoids potential conflicts between land uses.

## **I. Final Development Plan**

It is the responsibility of the Developer to submit the information in a form that allows ready determination of whether the requirements of the Baker County Land Development Regulations and Florida Statutes have been met.

All Final Development Plans submitted for final review shall display the following required information:

### **General Requirements**

\_\_\_\_\_ All plans are drawn to a scale of one inch equals 100 feet (unless different scale approved by Planning Director).

\_\_\_\_\_ Maximum sheet size shall not exceed 24 inches in height by 36 inches in width.

\_\_\_\_\_ The front cover sheet of each final development plan shall include:

\_\_\_\_\_ Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).

\_\_\_\_\_ Each sheet shall contain a title block with the name of the development, a graphic scale both stated and graphically illustrated, a north arrow, and date.

\_\_\_\_\_ The plan shall show the boundaries of the property with a metes and bounds description reference to section, township and range, tied to a section or quarter-section or subdivision name and lot number(s).

\_\_\_\_\_ The area of the property shown in square feet and acres.

\_\_\_\_\_ Ten (10) copies of the submittal shall be required.

### **Existing Conditions**

\_\_\_\_\_ The location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, underground and overhead utilities and any public or private easement.

\_\_\_\_\_ Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations.

\_\_\_\_\_ All water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types and vegetative cover.

\_\_\_\_\_ The locations of Environmentally Sensitive Zones and Restricted Development Zones and Historic Sites.

\_\_\_\_\_ Existing Future Land Use Map (FLUM) district of the Comprehensive Plan and zoning classification of the parcel.

\_\_\_\_\_ A depiction of the abutting property within 400 feet of the proposal, not including right-of-way in the measurement, showing land uses and locations of principal structures and major landscape features.

\_\_\_\_\_ Location of proposed development in relation to any established urban services.

\_\_\_\_\_ A soils map of the site.

\_\_\_\_\_ A topographic map of the site clearly showing the location, identification, and elevation of benchmarks, including at least one benchmark for each major water control structure.

\_\_\_\_\_ A detailed overall project area map showing existing hydrography and runoff patterns, and the size, location, topography, and land use of any off-site areas that drain onto, through, or from the project area; and

\_\_\_\_\_ Seasonal high water table elevations and attendant drainage areas for each.

\_\_\_\_\_ A map showing the locations of any soil boring or percolation tests as may be required by this code. Percolation tests representative of design conditions shall be performed if the stormwater management system will use swales, percolation (retention), or detention with filtration designs.

\_\_\_\_\_ The 100-year flood elevation, minimum required floor elevation and boundaries of the 100-year floodplain for all parts of the proposed development.

### **Development Activities and Design**

\_\_\_\_\_ The approximate location, type, intensity and/or density of the uses within the proposed development.

\_\_\_\_\_ A general parking and circulation plan.

\_\_\_\_\_ Points of ingress to and egress from the site vis-a-vis existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.

\_\_\_\_\_ Existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management system.

\_\_\_\_\_ Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities, or if septic tanks are to be used, preliminary results of soil percolation tests.

\_\_\_\_\_ Proposed open space areas on the development site and types of activities proposed to be permitted on them.

\_\_\_\_\_ Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.

\_\_\_\_\_ A description of how the plan mitigates or avoids potential conflicts between land uses.

\_\_\_\_\_ Area and percentage of total site to be covered by an impervious surface.

\_\_\_\_\_ Construction phase lines.

### **Buildings and Other Structures**

\_\_\_\_\_ Building plan showing the location, dimensions, gross floor area, and proposed use of buildings.

\_\_\_\_\_ Front, rear and side architectural elevations of all non-residential buildings.

\_\_\_\_\_ Building setback distances from property lines, abutting right-of-way center lines, and all adjacent buildings and structures.

\_\_\_\_\_ Minimum floor elevations of any proposed buildings within any 100-year floodplain.

\_\_\_\_\_ The location, dimensions, type, composition, and intended use of all other structures.

### **Potable Water and Wastewater Systems**

\_\_\_\_\_ Proposed location and sizing of potable or on-site water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities.

\_\_\_\_\_ The boundaries of proposed utility easements.

\_\_\_\_\_ Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used, including location of septic tank drain fields, individual wells, etc.

### **Streets, Parking and Loading**

\_\_\_\_\_ The layout of all streets and driveways with paving and drainage plans and profiles showing existing and proposed elevations and grades of all public and private paved areas.

\_\_\_\_\_ A parking and loading plan showing the total number and dimensions of proposed parking spaces, spaces reserved for handicapped parking, loading areas, proposed ingress and egress (including proposed public street modifications), and projected on site traffic flow.

\_\_\_\_\_ The location of all exterior lighting.

\_\_\_\_\_ The location and specifications of any proposed garbage dumpsters.

\_\_\_\_\_ Cross sections and specifications of all proposed pavement.

\_\_\_\_\_ Typical and special roadway and drainage sections and summary of quantities.

- \_\_\_\_\_ Grading plans specifically including perimeter grading.
- \_\_\_\_\_ Rights-of-way dedicated to the public to meet minimum standards.

### **Landscaping**

- \_\_\_\_\_ Location and dimensions of proposed buffer zones and landscaped areas.
- \_\_\_\_\_ Description of plant materials existing and to be planted in buffer zones and landscaped areas.

### **Stormwater Management**

- \_\_\_\_\_ An erosion and sedimentation control plan that describes the type and location of control measures, the stage of development at which they will be put into place or used, and maintenance provisions.
- \_\_\_\_\_ A description of the proposed stormwater management system, including:
  - \_\_\_\_\_ Channel, direction, flow rate, and volume of stormwater that will be conveyed from the site, with a comparison to natural or existing conditions.
  - \_\_\_\_\_ Detention and retention areas, including plans for the discharge of contained waters, maintenance plans, and predictions of surface water quality changes.
  - \_\_\_\_\_ Areas of the site to be used or reserved for percolation including an assessment of the impact on groundwater quality.
  - \_\_\_\_\_ Location of all water bodies to be included in the surface water management system (natural and artificial) with details of hydrography, side slopes, depths, and water-surface elevations or hydrographs.
  - \_\_\_\_\_ Linkages with existing or planned stormwater managements systems.
- \_\_\_\_\_ On and off site rights-of-way and easements for the stormwater system including locations and a statement of the nature of the reservation of all areas to be reserved as part of the Stormwater Management System.
- \_\_\_\_\_ The entity or agency responsible for the operation and maintenance of the Stormwater Management System.
- \_\_\_\_\_ Runoff calculations shall be submitted if requested by the County Engineer.

### **Environmentally Sensitive Lands**

- \_\_\_\_\_ The exact sites and specifications for all proposed drainage, filling, grading, dredging, and vegetation removal activities including estimated quantities of excavation or fill materials computed from cross sections, proposed within an Environmentally Sensitive Zone or Restricted Development Zone.
- \_\_\_\_\_ Detailed statement or other materials showing the following:
  - \_\_\_\_\_ The percentage of the land surface of the site that is covered with natural vegetation and the percentage of natural vegetation that will be removed by development.
  - \_\_\_\_\_ The distances between development activities and the boundaries of the Environmentally Sensitive Zones.
  - \_\_\_\_\_ The manner in which habitats of endangered and threatened species are protected.

### **Subdivision**

- \_\_\_\_\_ Proposed number, minimum area, and location of lots.
- \_\_\_\_\_ All lots shall be numbered either by progressive numbers or, if in block, progressively numbered or lettered, except that block in numbered additions bearing the same name may be numbered consecutively throughout several additions.
- \_\_\_\_\_ All interior excluded parcels shall be clearly indicated and labeled "Not part of this plat/development."
- \_\_\_\_\_ All man-made lakes, ponds, and other man-made bodies of water excluding retention-detention areas shown on the final development plan shall be made a part of adjacent

private lot(s) as shown on the final plat. The ownership of these bodies of water shall not be dedicated to the public unless approved by the County.

\_\_\_\_\_ Where the development includes private streets, ownership and maintenance association documents shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the County or any other public agency.

### **Wellfield Protection**

\_\_\_\_\_ Location of onsite wells, and wells within 1000 feet of any property line, exceeding 100,000 gallons per day.

### **Historic and Archaeological Sites**

\_\_\_\_\_ The manner in which historic and archaeological sites on the site, or within one thousand (1000) feet of any boundary of the site, will be protected.

### **Permits**

Prior to approval of a Final Development Order, the Developer must obtain and submit to the Planning Department copies of the following permits or show exemption there from:

\_\_\_\_\_ Water Management Permit  
\_\_\_\_\_ Dredge and Fill Permit, if applicable  
\_\_\_\_\_ FWCC Permit for Wildlife

## **II. Final Plat**

After receiving the Final Development Order, the Developer shall submit a Final Plat to the Board of Commissioners for approval.

All Final Development Plans submitted for final review shall display the following required information and attachments:

### **Final Plat**

\_\_\_\_\_ Six (6) blue-line copies of the Final Plat, conforming to the development plans.  
\_\_\_\_\_ The Final Plat conforms to the requirements of Chapter 177, Florida Statutes.

### **Digital Copies**

\_\_\_\_\_ One (1) copy of the Final Plat shall be submitted in DXF, DWG, or GIS shapefile/coverage format.  
\_\_\_\_\_ Projection is in the Florida North State Plane Coordinate System, NAD 83.

### **Certifications**

The following certifications shall appear on Sheet #1 of the Final Plat, prior to approval by the Board of Commissioners.

\_\_\_\_\_ A certificate and seal of a registered surveyor  
\_\_\_\_\_ Certificate of approval of reviewing County-registered professional surveyor/mapper  
\_\_\_\_\_ Certificate of approval and seal of the County Engineer  
\_\_\_\_\_ Certificate of approval and seal of the County Health Department  
\_\_\_\_\_ Certificate of approval of Planning & Zoning Director

\_\_\_\_\_ County Attorney's Signature

**Title Opinion**

\_\_\_\_\_ A title opinion of an attorney-at-law licensed in Florida or a certification of an abstractor or a title company showing that apparent record title to the land as described and shown on the plat is in the name of the person, persons or corporation executing the dedication, is any, as it is shown on the Final Plat. The title opinion shall also show all mortgages not satisfied or released on record.

\_\_\_\_\_ The Developer shall include on the first sheet of the plat a joinder and consent by all such mortgage holders. No Final Plat shall be recorded unless all mortgages have been released or a joinder and consent executed.

**Homeowner's Association Provisions, if applicable**

\_\_\_\_\_ The Developer has established a homeowners' association to be responsible for the ownership and maintenance of facilities and/or improvements which are not proposed for dedication to the County.

\_\_\_\_\_ Homeowners' association documents have been reviewed and approved by the County Attorney.

**Original Final Plat for Recording**

\_\_\_\_\_ The Developer shall submit **two (2)** Final Plats on Mylar material for recording with the Clerk of Court.

\_\_\_\_\_ The Final Plat offered for recording conforms to the requirements of Chapter 177, Florida Statutes.

**III. COMPLETION OF IMPROVEMENTS**

The Developer shall not commence construction of required improvements until a Final Development Order is issued by the Planning & Zoning Director (LDR § 8.04.03 (7)). **The Developer must complete construction of required improvements before a Certificate of Occupancy will be issued (LDR § 8.08.01).** The following shall be submitted before building permits will be issued:

\_\_\_\_\_ A signed and sealed professional engineer's certification that the required improvements have been completed in accordance with the approved development plans and the total construction costs (including landfill costs).

\_\_\_\_\_ A Developer's Agreement for maintenance shall be provided to warrant the materials and workmanship of required improvements and to assure the County that all required improvements shall be maintained by the Developer.

\_\_\_\_\_ The Developer will provide a Security Instrument, in a form approved by the County Attorney, in the amount of 15% of the construction costs of the improvements.

\_\_\_\_\_ One (1) copy of the as-built construction plans completed by a professional engineer which encompasses all required improvements.

\_\_\_\_\_ One (1) copy of adequate test reports signed and sealed by a professional engineer, as required by the County Engineer, to assure that all improvements substantially meet Baker County standards and specifications.

**IV. APPLICATION CERTIFICATION**

I, hereby, certify that I am the owner (or the authorized agent of the owner(s)) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Owner(s) (or Applicant/Agent  
if Agent Authorization form attached)

\_\_\_\_\_  
(Date)

**NOTES:**

- Applications cannot be processed until all fees are paid.
- Application fees and other required fees will not be refunded if an application is denied by the Planning and Zoning Department, Local Planning Agency and/or Board of Commissioners.
- Owner/applicant is responsible for all legal advertisement fees for required advertising, in addition to application fees and other applicable fees.
- Pursuant to § 286.0105 of Florida Statutes, if a person decides to appeal any decision made by the Local Planning Agency or County Commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. According to the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in a public hearing should contact the Administration Department at (904) 259-3613, at least 48 hours prior to the time of the hearing.

**Final Development Plan & Plat**

|                                                                                             |               |
|---------------------------------------------------------------------------------------------|---------------|
| Final Review                                                                                | \$450.00      |
| Acreage Fee (\$20 per acre) <span style="background-color: yellow;">    </span> x \$20.00 = | \$ _____      |
| County Attorney                                                                             | \$250.00 Plat |
| County Engineer<br>(3 hour minimum @ \$110 per hour)                                        | \$330.00      |
| State Certified Surveyor                                                                    | \$250.00      |
| <b>Total Due</b>                                                                            | <b>\$</b>     |

Paid By Cash: \_\_\_\_\_ Check#: \_\_\_\_\_ Date: \_\_\_\_\_ Receipt# \_\_\_\_\_

**PERMITS WILL NOT BE ISSUED UNTIL ALL FEES ARE PAID**

**TECHNICAL FEES FOR THE FOLLOWING BUT NOT LIMITED TO THEM MAY HAVE EXTRA CHARGES.**

- **Attorney Option**
- **Health Department Opinion**
- **Engineer Opinion**
- **Building Official Opinion**
- **Assistance from Northeast Regional Council**
- **Mapping Assistance**

**PROPERTY OWNERSHIP AFFIDAVIT**

Date: \_\_\_\_\_

Baker County  
Planning and Zoning Department  
360 E Shuey Avenue  
Macclenny, FL 32063

**PROPERTY DESCRIPTION:**

Parcel ID: \_\_\_\_\_ Lot #: \_\_\_\_\_

Street Address: \_\_\_\_\_

I, \_\_\_\_\_  
Property Owner (Please Print) Property Owner (Please Print)

hereby certify that I am the owner of the above referenced property also described in the attached legal description in connection with filing application(s) for \_\_\_\_\_ submitted to the Baker County Planning and Zoning Department.

\_\_\_\_\_  
(Owner Signature) (Owner Signature)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing affidavit was sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)

**AGENT AUTHORIZATION**

Date: \_\_\_\_\_

Baker County  
Planning and Zoning Department  
360 E Shuey Avenue  
Macclenny, Florida 32063

**PROPERTY DESCRIPTION:**

Parcel ID: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Street Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_  
(Please Print)

Property Owner: \_\_\_\_\_  
(Please Print)

The undersigned, registered property owner(s) of the above noted property, do hereby authorize

\_\_\_\_\_, of \_\_\_\_\_  
(Agent) (Name of firm)

to act as agent to file application(s) for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

\_\_\_\_\_  
(Owner Signature) (Owner Signature)

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing affidavit was sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Signature)



Baker County  
Community Development Department  
360 East Shuey Avenue  
Macclenny, Florida 32063  
904-259-2403

**APPLICATION FOR SUBDIVISION DEVELOPMENT REVIEW – PRELIMINARY & FINAL  
DEVELOPMENT PLAN**

Application # \_\_\_\_\_ Date of Application \_\_\_\_\_

|                              |                   |        |        |  |
|------------------------------|-------------------|--------|--------|--|
| <b>PROPERTY<br/>OWNER(S)</b> | Name(s):          |        |        |  |
|                              |                   |        |        |  |
|                              | Mailing Address:  |        |        |  |
|                              | City:             | State: | Zip:   |  |
|                              | Telephone Number: |        | Fax #: |  |
| E-mail Address:              |                   |        |        |  |

|                             |                   |        |        |  |
|-----------------------------|-------------------|--------|--------|--|
| <b>APPLICANT/<br/>AGENT</b> | Name(s):          |        |        |  |
|                             |                   |        |        |  |
|                             | Mailing Address:  |        |        |  |
|                             | City:             | State: | Zip:   |  |
|                             | Telephone Number: |        | Fax #: |  |
| E-mail Address:             |                   |        |        |  |

|                                 |                                                                                    |  |
|---------------------------------|------------------------------------------------------------------------------------|--|
| <b>PROPERTY<br/>DESCRIPTION</b> | Property Address:                                                                  |  |
|                                 | Property Location (briefly describe, do not use "see attached legal description"): |  |
|                                 | Acreage:                                                                           |  |
|                                 | Parcel # (tax ID #) (list for all parcels):                                        |  |
|                                 | BCC District #:                                                                    |  |
|                                 | Current Land Use District(s):                                                      |  |
|                                 | Current Zoning Classification(s):                                                  |  |

~~~~~  
OFFICIAL USE ONLY

PLANNING DIRECTOR:

APPROVED: _____ WITH CONDITIONS: _____

DENIED: _____

SIGNATURE: _____ DATE: _____

I. SUBDIVISION INFORMATION

A. Development Type

The proposed subdivision is a (check all that apply):

_____ **Minor Development:** A residential subdivision of less than ten lots, with direct access onto a county-maintained road and where no improvements are to be constructed.

The developer of a proposed Minor Development may choose to submit the preliminary development plan and final plat simultaneously.

Minor Developments are also exempt from the submission of a Master Plan.

_____ **Major Development**

_____ **Phased Development:** A Master Plan for the entire development site must be approved for a Major Development that is to be developed in phases. The Master Plan shall be submitted simultaneously with an application for review of the Preliminary Development Plan for the first phase of the development and must be approved as a condition of approval of the Preliminary Development Plan for the first phase. A Preliminary and Final Development Plan must be approved for each phase of the development under the procedures for development review prescribed above.

B.

Proposed development name:

Describe the nature of the proposed subdivision:

II. REQUIRED ATTACHMENTS:

A. All applications:

_____ **Legal Description:** An accurate legal description of the specific property being reviewed for development. The legal description may be either lot and block or metes and bounds. A copy of the legal description must be provided in both digital (MS Word) and print format.

_____ **Property Ownership Affidavit:** Notarized letter(s) of the property owner's consent to develop the subject property(ies).

_____ Copy of property owner's recorded Warranty Deed

_____ Agent Authorization (if applicable): Notarized letter(s) designating an agent to act on behalf of the property owner(s).

_____ Boundary survey of the site.

_____ Application fee(s) and other fees, as required.

_____ Other supporting data required by staff: _____

_____ B. Preliminary Development Plan

Unless a format is specifically called for, the information required may be presented textually, graphically, or on a map, plan aerial photograph, or by other means, whichever most clearly conveys the required information. It is the responsibility of the Developer to submit the information in a form that allows ready determination of whether the requirements of this code have been met.

General Requirements

_____ All plans are drawn to a scale of one inch equals 100 feet (unless different scale approved by Planning Director).

_____ Maximum sheet size shall not exceed 24 inches in height by 36 inches in width.

_____ The front cover sheet of each preliminary development plan shall include:

_____ Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).

_____ Each sheet shall contain a title block with the name of the development stated a graphic scale, a north arrow, and date.

_____ The plan shall show the boundaries of the property with a metes and bounds description reference to section, township and range, tied to a section or quarter-section or subdivision name and lot number(s).

_____ The area of the property shown in square feet and acres.

_____ Ten (10) copies of the submittal shall be required.

Existing Conditions

_____ The location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, underground and overhead utilities and any public or private easement.

_____ Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations.

_____ All water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types and vegetative cover.

- _____ The approximate location of Environmentally Sensitive Zones and Restricted Development Zones and Historic Sites.
- _____ Existing Future Land Use Map (FLUM) district of the Comprehensive Plan and zoning classification of the parcel.
- _____ A depiction of the abutting property within 400 feet of the proposal, not including right-of-way in the measurement, showing land uses and locations of principal structures and major landscape features.
- _____ Location of proposed development in relation to any established urban services.

Proposed Development Activities and Design

- _____ The approximate location, type, intensity and/or density of the uses within the proposed development.
- _____ A general parking and circulation plan.
- _____ Points of ingress to and egress from the site vis-a-vis existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.
- _____ Existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management system.
- _____ Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities, or if septic tanks are to be used, preliminary results of soil percolation tests.
- _____ Proposed open space areas on the development site and types of activities proposed to be permitted on them.
- _____ Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
- _____ A description of how the plan mitigates or avoids potential conflicts between land uses.

C. Master Plan (if required)

A Master Plan covering the entire parcel proposed to be subdivided shall be required in conjunction with a Preliminary Development Plan which covers only a portion of the entire parcel proposed to be subdivided provided.

The format and informational requirements for the Master Plan shall be the same as those required for a Preliminary Subdivision Plan for the request and parcel in question, as described in Section B above.

III. APPLICATION CERTIFICATION

I, hereby, certify that I am the owner (or the authorized agent of the owner(s)) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief.

Signature of Owner(s) (or Applicant/Agent
if Agent Authorization form attached)

(Date)

NOTES:

- Applications cannot be processed until all fees are paid.
- Application fees and other required fees will not be refunded if an application is denied by the Planning & Zoning Department.
- The Preliminary Development Order will expire if a Final Plat is not submitted to the Planning & Zoning Department within six months

I. Final Development Plan

It is the responsibility of the Developer to submit the information in a form that allows ready determination of whether the requirements of the Baker County Land Development Regulations and Florida Statutes have been met.

All Final Development Plans submitted for final review shall display the following required information:

General Requirements

_____ All plans are drawn to a scale of one inch equals 100 feet (unless different scale approved by Planning Director).

_____ Maximum sheet size shall not exceed 24 inches in height by 36 inches in width.

_____ The front cover sheet of each final development plan shall include:

_____ Name, business address, and telephone number of those individuals responsible for the preparation of the drawing(s).

_____ Each sheet shall contain a title block with the name of the development, a graphic scale both stated and graphically illustrated, a north arrow, and date.

_____ The plan shall show the boundaries of the property with a metes and bounds description reference to section, township and range, tied to a section or quarter-section or subdivision name and lot number(s).

_____ The area of the property shown in square feet and acres.

_____ Ten (10) copies of the submittal shall be required.

Existing Conditions

- _____ The location of existing property or right-of-way lines both for private and public property, streets, railroads, buildings, transmission lines, sewers, bridges, culverts, drain pipes, water mains, fire hydrants, underground and overhead utilities and any public or private easement.
- _____ Any land rendered unusable for development purposes by deed restrictions or other legally enforceable limitations.
- _____ All water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types and vegetative cover.
- _____ The locations of Environmentally Sensitive Zones and Restricted Development Zones and Historic Sites.
- _____ Existing Future Land Use Map (FLUM) district of the Comprehensive Plan and zoning classification of the parcel.
- _____ A depiction of the abutting property within 400 feet of the proposal, not including right-of-way in the measurement, showing land uses and locations of principal structures and major landscape features.
- _____ Location of proposed development in relation to any established urban services.
- _____ A soils map of the site.
- _____ A topographic map of the site clearly showing the location, identification, and elevation of benchmarks, including at least one benchmark for each major water control structure.
- _____ A detailed overall project area map showing existing hydrography and runoff patterns, and the size, location, topography, and land use of any off-site areas that drain onto, through, or from the project area; and
- _____ Seasonal high water table elevations and attendant drainage areas for each.
- _____ A map showing the locations of any soil boring or percolation tests as may be required by this code. Percolation tests representative of design conditions shall be performed if the stormwater management system will use swales, percolation (retention), or detention with filtration designs.
- _____ The 100-year flood elevation, minimum required floor elevation and boundaries of the 100-year floodplain for all parts of the proposed development.

Development Activities and Design

- _____ The approximate location, type, intensity and/or density of the uses within the proposed development.
- _____ A general parking and circulation plan.
- _____ Points of ingress to and egress from the site vis-a-vis existing or planned public or private road rights-of-way, pedestrian ways, or bicycle paths, and proposed access points to existing or planned public transportation facilities.
- _____ Existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public water management system.
- _____ Proposed location and sizing of potable water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities, or if septic tanks are to be used, preliminary results of soil percolation tests.
- _____ Proposed open space areas on the development site and types of activities proposed to be permitted on them.
- _____ Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
- _____ A description of how the plan mitigates or avoids potential conflicts between land uses.
- _____ Area and percentage of total site to be covered by an impervious surface.
- _____ Construction phase lines.

Buildings and Other Structures

- _____ Building plan showing the location, dimensions, gross floor area, and proposed use of buildings.
- _____ Front, rear and side architectural elevations of all non-residential buildings.
- _____ Building setback distances from property lines, abutting right-of-way center lines, and all adjacent buildings and structures.
- _____ Minimum floor elevations of any proposed buildings within any 100-year floodplain.
- _____ The location, dimensions, type, composition, and intended use of all other structures.

Potable Water and Wastewater Systems

- _____ Proposed location and sizing of potable or on-site water and wastewater facilities to serve the proposed development, including required improvements or extensions of existing off-site facilities.
- _____ The boundaries of proposed utility easements.
- _____ Location of the nearest available public water supply and wastewater disposal system and the proposed tie-in points, or an explanation of alternative systems to be used, including location of septic tank drain fields, individual wells, etc.

Streets, Parking and Loading

- _____ The layout of all streets and driveways with paving and drainage plans and profiles showing existing and proposed elevations and grades of all public and private paved areas.
- _____ A parking and loading plan showing the total number and dimensions of proposed parking spaces, spaces reserved for handicapped parking, loading areas, proposed ingress and egress (including proposed public street modifications), and projected on site traffic flow.
- _____ The location of all exterior lighting.
- _____ The location and specifications of any proposed garbage dumpsters.
- _____ Cross sections and specifications of all proposed pavement.
- _____ Typical and special roadway and drainage sections and summary of quantities.
- _____ Grading plans specifically including perimeter grading.
- _____ Rights-of-way dedicated to the public to meet minimum standards.

Landscaping

- _____ Location and dimensions of proposed buffer zones and landscaped areas.
- _____ Description of plant materials existing and to be planted in buffer zones and landscaped areas.

Stormwater Management

- _____ An erosion and sedimentation control plan that describes the type and location of control measures, the stage of development at which they will be put into place or used, and maintenance provisions.
- _____ A description of the proposed stormwater management system, including:
 - _____ Channel, direction, flow rate, and volume of stormwater that will be conveyed from the site, with a comparison to natural or existing conditions.
 - _____ Detention and retention areas, including plans for the discharge of contained waters, maintenance plans, and predictions of surface water quality changes.
 - _____ Areas of the site to be used or reserved for percolation including an assessment of the impact on groundwater quality.
 - _____ Location of all water bodies to be included in the surface water management system (natural and artificial) with details of hydrography, side slopes, depths, and water-surface elevations or hydrographs.
 - _____ Linkages with existing or planned stormwater managements systems.
 - _____ On and off site rights-of-way and easements for the stormwater system including locations and a statement of the nature of the reservation of all areas to be reserved as part of the Stormwater Management System.
 - _____ The entity or agency responsible for the operation and maintenance of the Stormwater Management System.
 - _____ Runoff calculations shall be submitted if requested by the County Engineer.

Environmentally Sensitive Lands

- _____ The exact sites and specifications for all proposed drainage, filling, grading, dredging, and vegetation removal activities including estimated quantities of excavation or fill materials computed from cross sections, proposed within an Environmentally Sensitive Zone or Restricted Development Zone.
- _____ Detailed statement or other materials showing the following:
 - _____ The percentage of the land surface of the site that is covered with natural vegetation and the percentage of natural vegetation that will be removed by development.
 - _____ The distances between development activities and the boundaries of the Environmentally Sensitive Zones.
 - _____ The manner in which habitats of endangered and threatened species are protected.

Subdivision

- _____ Proposed number, minimum area, and location of lots.
- _____ All lots shall be numbered either by progressive numbers or, if in block, progressively numbered or lettered, except that block in numbered additions bearing the same name may be numbered consecutively throughout several additions.
- _____ All interior excluded parcels shall be clearly indicated and labeled "Not part of this plat/development."
- _____ All man-made lakes, ponds, and other man-made bodies of water excluding retention-detention areas shown on the final development plan shall be made a part of adjacent private lot(s) as shown on the final plat. The ownership of these bodies of water shall not be dedicated to the public unless approved by the County.
- _____ Where the development includes private streets, ownership and maintenance association documents shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the County or any other public agency.

Wellfield Protection

- _____ Location of onsite wells, and wells within 1000 feet of any property line, exceeding 100,000 gallons per day.

Historic and Archaeological Sites

- _____ The manner in which historic and archaeological sites on the site, or within one thousand (1000) feet of any boundary of the site, will be protected.

Permits

Prior to approval of a Final Development Order, the Developer must obtain and submit to the Planning Department copies of the following permits or show exemption there from:

- _____ Water Management Permit
- _____ Dredge and Fill Permit, if applicable
- _____ FWCC Permit for Wildlife

II. Final Plat

After receiving the Final Development Order, the Developer shall submit a Final Plat to the Board of Commissioners for approval.

All Final Development Plans submitted for final review shall display the following required information and attachments:

Final Plat

_____ Six (6) blueline copies of the Final Plat, conforming to the development plans.

_____ The Final Plat conforms to the requirements of Chapter 177, Florida Statutes.

Digital Copies

_____ One (1) copy of the Final Plat shall be submitted in DXF, DWG, or GIS shapefile/coverage format.

_____ Projection is in the Florida North State Plane Coordinate System, NAD 83.

Certifications

The following certifications shall appear on Sheet #1 of the Final Plat, prior to approval by the Board of Commissioners.

_____ A certificate and seal of a registered surveyor

_____ Certificate of approval of reviewing County-registered professional surveyor/mapper

_____ Certificate of approval and seal of the County Engineer

_____ Certificate of approval and seal of the County Health Department

_____ Certificate of approval of Planning & Zoning Director

_____ County Attorney's Signature

Title Opinion

_____ A title opinion of an attorney-at-law licensed in Florida or a certification of an abstractor or a title company showing that apparent record title to the land as described and shown on the plat is in the name of the person, persons or corporation executing the dedication, is any, as it is shown on the Final Plat. The title opinion shall also show all mortgages not satisfied or released on record.

_____ The Developer shall include on the first sheet of the plat a joinder and consent by all such mortgage holders. No Final Plat shall be recorded unless all mortgages have been released or a joinder and consent executed.

Homeowner's Association Provisions, if applicable

_____ The Developer has established a homeowners' association to be responsible for the ownership and maintenance of facilities and/or improvements which are not proposed for dedication to the County.

_____ Homeowners' association documents have been reviewed and approved by the County Attorney.

Original Final Plat for Recording

_____ The Developer shall submit **two (2)** Final Plats on Mylar material for recording with the Clerk of Court.

_____ The Final Plat offered for recording conforms to the requirements of Chapter 177, Florida Statutes.

III. COMPLETION OF IMPROVEMENTS

The Developer shall not commence construction of required improvements until a Final Development Order is issued by the Planning & Zoning Director (LDR § 8.04.03 (7)). **The Developer must complete construction of required improvements before a Certificate of Occupancy will be issued (LDR § 8.08.01).** The following shall be submitted before building permits will be issued:

_____ A signed and sealed professional engineer's certification that the required improvements have been completed in accordance with the approved development plans and the total construction costs (including landfill costs).

_____ A Developer's Agreement for maintenance shall be provided to warrant the materials and workmanship of required improvements and to assure the County that all required improvements shall be maintained by the Developer.

_____ The Developer will provide a Security Instrument, in a form approved by the County Attorney, in the amount of 15% of the construction costs of the improvements.

_____ One (1) copy of the as-built construction plans completed by a professional engineer which encompasses all required improvements.

_____ One (1) copy of adequate test reports signed and sealed by a professional engineer, as required by the County Engineer, to assure that all improvements substantially meet Baker County standards and specifications.

IV. APPLICATION CERTIFICATION

I, hereby, certify that I am the owner (or the authorized agent of the owner(s)) of the property described herein,
that all answers to the questions in this application and all information contained in the material attached to and
made a part of this application, are accurate and true to the best of my knowledge and belief.

Signature of Owner(s) (or Applicant/Agent
if Agent Authorization form attached)

(Date)

NOTES:

- Applications cannot be processed until all fees are paid.
- Application fees and other required fees will not be refunded if an application is denied by the Planning and Zoning Department, Local Planning Agency and/or Board of Commissioners.
- Owner/applicant is responsible for all legal advertisement fees for required advertising, in addition to application fees and other applicable fees.
- Pursuant to § 286.0105 of Florida Statutes, if a person decides to appeal any decision made by the Local Planning Agency or County Commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. According to the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in a public hearing should contact the Administration Department at (904) 259-3613, at least 48 hours prior to the time of the hearing.

PROPERTY OWNERSHIP AFFIDAVIT

Date: _____

Baker County
Planning and Zoning Department
360 E Shuey Avenue
Macclenny, FL 32063

PROPERTY DESCRIPTION:

Parcel ID: _____ Lot #: _____

Street Address: _____

I, _____
Property Owner (Please Print) Property Owner (Please Print)

hereby certify that I am the owner of the above referenced property also described in the attached legal description in connection with filing application(s) for _____ submitted to the Baker County Planning and Zoning Department.

(Owner Signature) (Owner Signature)

STATE OF FLORIDA
COUNTY OF _____

The foregoing affidavit was sworn and subscribed before me this _____ day of _____, 20____, by _____ who is personally known to me or has produced _____ as identification.

(Notary Signature)

Baker County Community Development Department
360 East Shuey Avenue
Macclenny, FL 32063
904-259-2403 Office
904-259-5057 Fax

**Development Review – Final Development Plan & Plat
(Subdivisions)**

Preliminary Review Fee

Preliminary Development Plan	\$200.00
Advertising Fee	\$385.00
County Engineer (3 hour minimum @ \$110 per hour)	<u>\$330.00</u>
Total	<u>\$915.00</u>

Paid By Cash: _____ Check#: _____ Date: _____ Receipt# _____

Final Development Plan & Plat

Final Review	\$450.00
Acreage Fee (\$20 per acre) _____ x \$20.00 =	\$ _____
County Attorney	\$250.00 Plat
County Engineer (3 hour minimum @ \$110 per hour)	\$330.00
State Certified Surveyor	\$250.00
Total Due	\$ _____

Paid By Cash: _____ Check#: _____ Date: _____ Receipt# _____

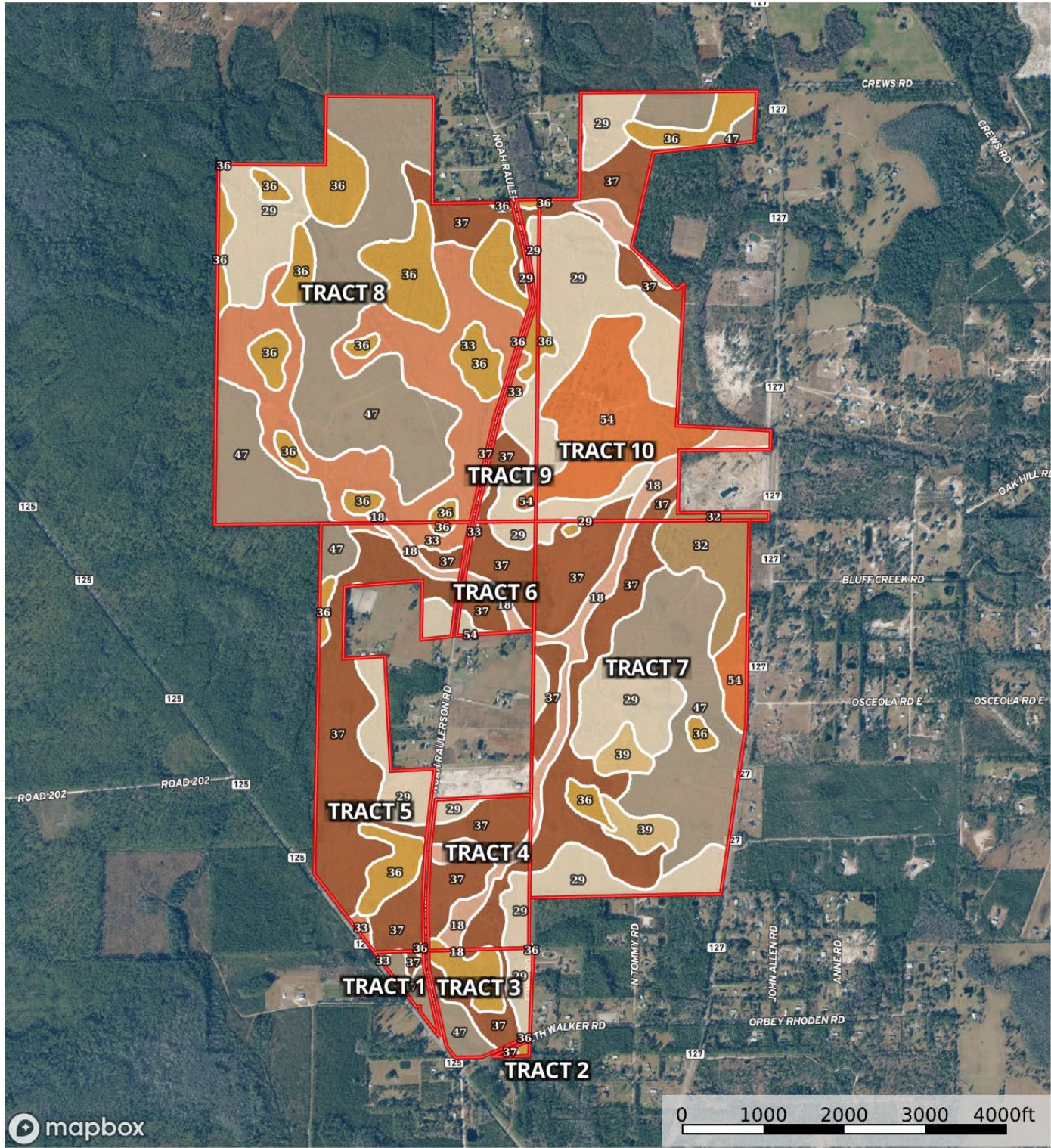
Subdivision Name:
PL#

PERMITS WILL NOT BE ISSUED UNTIL ALL FEES ARE PAID

TECHNICAL FEES FOR THE FOLLOWING BUT NOT LIMITED TO THEM MAY HAVE EXTRA CHARGES.

- Attorney Option
- Health Department Opinion
- Engineer Opinion
- Building Official Opinion
- Assistance from Northeast Regional Council
- Mapping Assistance

SOIL MAP



Boundary

 All Polygons 1156.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37	Pelham fine sand, 0 to 2 percent slopes	276.38	23.9	0	29	3w
47	Sapelo fine sand	256.44	22.17	0	31	4w
29	Mascotte fine sand, 0 to 2 percent slopes	216.07	18.68	0	38	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	134.24	11.61	0	17	7w
33	Olustee-Pelham complex	115.15	9.96	0	33	3w
54	Albany fine sand, 0 to 5 percent slopes	69.17	5.98	0	26	3e
18	Surrency-Mulat complex, frequently flooded	47.35	4.09	0	21	5w
32	Ocilla fine sand, 0 to 3 percent slopes	27.32	2.36	0	35	3w
39	Plummer fine sand	14.47	1.25	0	23	3w
TOTALS		1156.59(*)	100%	-	29.69	3.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 207.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
29	Mascotte fine sand, 0 to 2 percent slopes	75.58	36.46	0	38	3w
54	Albany fine sand, 0 to 5 percent slopes	58.96	28.45	0	26	3e
37	Pelham fine sand, 0 to 2 percent slopes	28.74	13.87	0	29	3w
18	Surrency-Mulat complex, frequently flooded	15.17	7.32	0	21	5w
36	Pantego-Pamlico, loamy substratum, complex, depressional	12.79	6.17	0	17	7w
47	Sapelo fine sand	12.6	6.08	0	31	4w
32	Ocilla fine sand, 0 to 3 percent slopes	3.44	1.66	0	35	3w
TOTALS		207.28(*)	100%	-	30.32	3.45

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 30.42 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
29	Mascotte fine sand, 0 to 2 percent slopes	14.35	47.19	0	38	3w
37	Pelham fine sand, 0 to 2 percent slopes	7.9	25.98	0	29	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	3.64	11.97	0	17	7w
33	Olustee-Pelham complex	3.15	10.36	0	33	3w

54	Albany fine sand, 0 to 5 percent slopes	1.38	4.54	0	26	3e
TOTALS		30.42(*)	100%	-	32.1	3.48

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 27.57 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37	Pelham fine sand, 0 to 2 percent slopes	18.95	68.76	0	29	3w
29	Mascotte fine sand, 0 to 2 percent slopes	5.0	18.14	0	38	3w
18	Surrency-Mulat complex, frequently flooded	3.44	12.48	0	21	5w
33	Olustee-Pelham complex	0.17	0.62	0	33	3w
54	Albany fine sand, 0 to 5 percent slopes	0.01	0.04	0	26	3e
TOTALS		27.57(*)	100%	-	29.67	3.25

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 276.74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37	Pelham fine sand, 0 to 2 percent slopes	79.4	28.69	0	29	3w
47	Sapelo fine sand	75.22	27.18	0	31	4w
29	Mascotte fine sand, 0 to 2 percent slopes	53.17	19.21	0	38	3w
32	Ocilla fine sand, 0 to 3 percent slopes	23.88	8.63	0	35	3w
39	Plummer fine sand	14.47	5.23	0	23	3w
18	Surrency-Mulat complex, frequently flooded	14.43	5.21	0	21	5w
54	Albany fine sand, 0 to 5 percent slopes	8.82	3.19	0	26	3e
36	Pantego-Pamlico, loamy substratum, complex, depressional	7.35	2.66	0	17	7w
TOTALS		276.74(*)	100%	-	30.64	3.48

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 53.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37	Pelham fine sand, 0 to 2 percent slopes	33.71	62.76	0	29	3w
18	Surrency-Mulat complex, frequently flooded	9.82	18.28	0	21	5w
29	Mascotte fine sand, 0 to 2 percent slopes	9.43	17.56	0	38	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	0.75	1.4	0	17	7w

TOTALS		53.71()	100%	-	28.95	3.42
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(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 383.25 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
47	Sapelo fine sand	149.7 3	39.07	0	31	4w
33	Olustee-Pelham complex	104.1 8	27.18	0	33	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	84.19	21.97	0	17	7w
29	Mascotte fine sand, 0 to 2 percent slopes	29.52	7.7	0	38	3w
37	Pelham fine sand, 0 to 2 percent slopes	15.0	3.91	0	29	3w
18	Surrency-Mulat complex, frequently flooded	0.63	0.16	0	21	5w
TOTALS		383.2 5(*)	100%	-	28.91	4.27

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 135.41 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37	Pelham fine sand, 0 to 2 percent slopes	80.47	59.43	0	29	3w
29	Mascotte fine sand, 0 to 2 percent slopes	22.55	16.65	0	38	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	14.9	11.0	0	17	7w
33	Olustee-Pelham complex	7.56	5.58	0	33	3w
47	Sapelo fine sand	6.17	4.56	0	31	4w
18	Surrency-Mulat complex, frequently flooded	3.76	2.78	0	21	5w
TOTALS		135.4 1(*)	100%	-	29.27	3.54

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 7.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
47	Sapelo fine sand	5.48	77.29	0	31	4w
37	Pelham fine sand, 0 to 2 percent slopes	1.37	19.32	0	29	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	0.16	2.26	0	17	7w
33	Olustee-Pelham complex	0.09	1.27	0	33	3w
TOTALS		7.1(*)	100%	-	30.37	3.86

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is

due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 34.07 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
37	Pelham fine sand, 0 to 2 percent slopes	10.47	30.74	0	29	3w
36	Pantego-Pamlico, loamy substratum, complex, depressional	9.89	29.04	0	17	7w
47	Sapelo fine sand	7.14	20.96	0	31	4w
29	Mascotte fine sand, 0 to 2 percent slopes	6.47	19.0	0	38	3w
18	Surrency-Mulat complex, frequently flooded	0.1	0.29	0	21	5w
TOTALS		34.07(*)	100%	-	27.63	4.38

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 1.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36	Pantego-Pamlico, loamy substratum, complex, depressional	0.57	55.34	0	17	7w
37	Pelham fine sand, 0 to 2 percent slopes	0.37	35.92	0	29	3w
47	Sapelo fine sand	0.1	9.71	0	31	4w
TOTALS		1.04(*)	100%	-	22.83	5.29

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

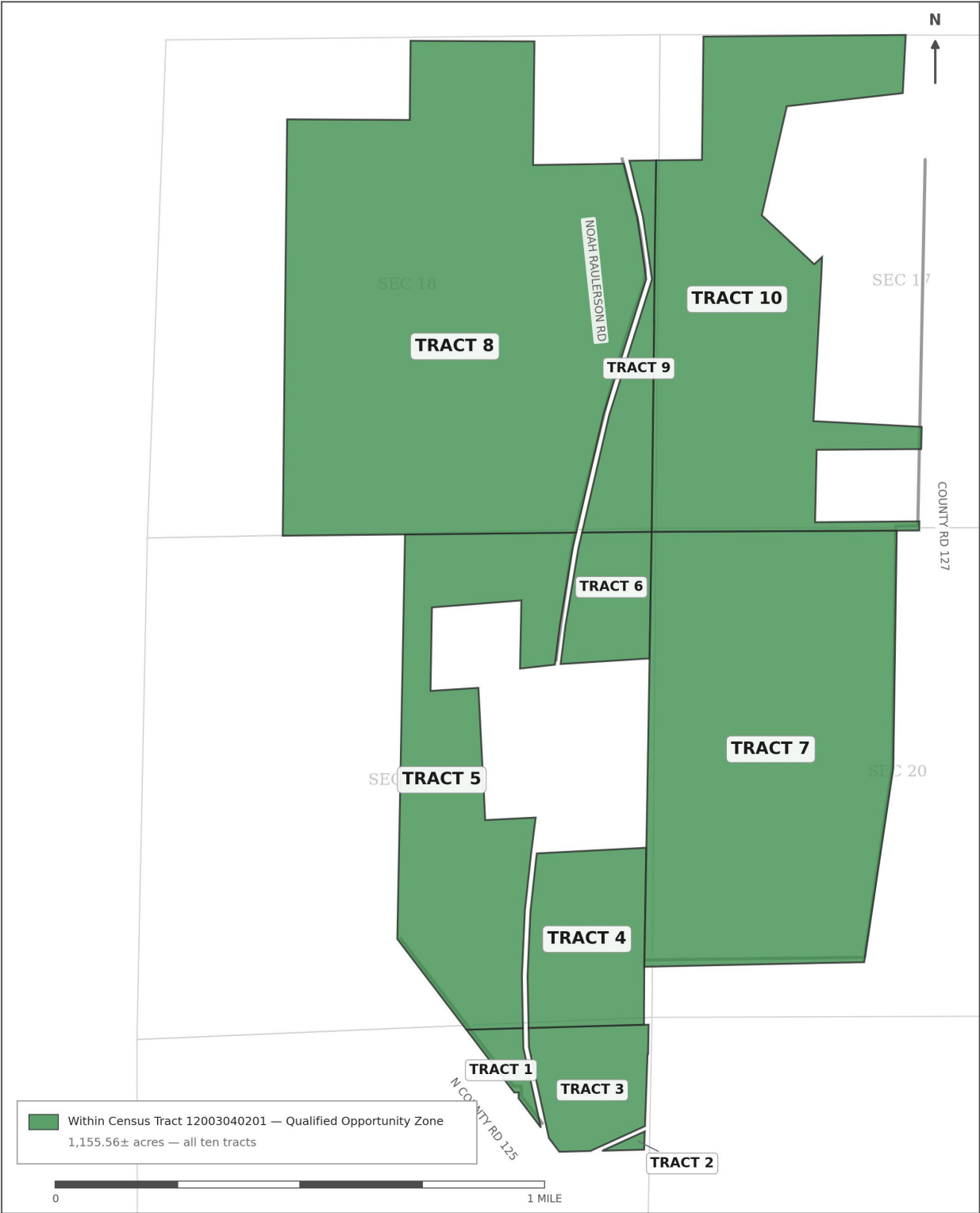
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Opportunity Zone Map — The Baker Tract, Baker County, Florida
ENTIRE PROPERTY WITHIN CENSUS TRACT 12003040201



The entire property — all ten tracts, 1,155.56± acres — lies within Census Tract 12003040201, a designated Qualified Opportunity Zone.

Qualified Opportunity Zone

The property is located within Census Tract 12003040201, which has been designated as a Qualified Opportunity Zone. The information below has been derived from the Internal Revenue Service's website and highlights some of the main features about Opportunity Zones.

What is an Opportunity Zone?

An opportunity zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. Localities qualify as opportunity zones if they have been nominated for that designation by the state and that nomination has been certified by the Secretary of the U.S. Treasury via his delegation of authority to the Internal Revenue Service.

What is the purpose of Opportunity Zones?

Opportunity zones are an economic development tool — that is, they are designed to spur economic development and job creation in distressed communities.

How do Opportunity Zones spur economic development?

Opportunity zones are designed to spur economic development by providing tax benefits to investors. First, investors can defer tax on any prior gains invested in a Qualified Opportunity Fund (QOF) until the earlier of the date on which the investment in a QOF is sold or exchanged, or December 31, 2026. If the QOF investment is held for longer than 5 years, there is a 10% exclusion of the deferred gain. If held for more than 7 years, the 10% becomes 15%. Second, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor is eligible for an increase in basis of the QOF investment equal to its fair market value on the date that the QOF investment is sold or exchanged.

Do I need to live in an opportunity zone to take advantage of the tax benefits?

No. You can get the tax benefits, even if you don't live, work or have a business in an opportunity zone. All you need to do is invest a recognized gain in a Qualified Opportunity Fund and elect to defer the tax on that gain.

We recommend you discuss and review opportunity zone information with your accountant for a complete review of how it can impact you. More comprehensive information about opportunity zones can be found on the IRS website at:

<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions#general>

Auction Terms & Conditions

The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter “Auctioneer”, shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a “Bidder”.

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder’s responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property or item prior to placing a bid. All sales are pursuant to the property being sold on an “as-is, where-is” basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property or items prior to Bidding. Please see website for scheduled inspection times or call for an appointment.

Buyer’s Premium: The successful bidder will be required to pay a buyer’s premium of 10% of the final accepted bid price. The buyer’s premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 24 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer’s premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

Closing for Real Property: All properties must close within thirty (30) days of the “binding agreement date”, unless otherwise stated in the Purchase and Sale Agreement. The “binding agreement date” is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys’ fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser’s legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase.

Survey: After the auction a final survey will be prepared by Southeastern Surveying Inc. 601 N St. Augustine Road, Valdosta, GA 31601. The cost of the survey will be paid by the purchasers at the following prices:

TRACT	SURVEY COST
Tract 1	\$2,700.00
Tract 2	\$1,700.00
Tract 3	\$4,000.00
Tract 4	\$5,600.00
Tract 5	\$6,000.00
Tract 6	\$3,400.00
Tract 7	\$7,400.00
Tract 8	\$8,400.00
Tract 9	\$4,800.00
Tract 10	\$6,500.00

If the property is purchased in its entirety the property can be conveyed by existing legal descriptions of record. The survey will include a boundary survey, metes and bounds descriptions and corners set. Marking of lines between corners will be available for an additional fee. The individual tracts contain estimated acreage amounts derived by Southeastern Surveying and are not field measurements. The final acreage may vary slightly on individual tracts. Final sales prices will be adjusted on a per acre basis only if the final survey reveals a deviation of one acre or greater from what is advertised the day of the auction.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. **UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the successful high bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit with 3 days of the Purchase and Sale Agreement being delivered, the participant will be responsible for a Non-Compliance Fee of \$5,000. By placing a bid, you hereby specifically authorize Seven Hills Auctions to charge the credit card on file in the event of such Non-Compliance. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction. Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale. The Seller reserves the right to seek legal action against the bidder. Do not bid unless you can fully close the transaction at your bid price plus applicable bidder and closing fees.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as non-exclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

Extended Bidding: This online auction includes an EXTENDED BIDDING feature. If a bid is placed on any property or tract within the last five (5) minutes of the auction the ending time of the auction for ALL properties or tracts will be extended for five (5) minutes. The bidding on ALL properties or tracts will remain open until the auction clock has expired.

Bid Increments For Real Property: The bidding increments for all properties will be as follows:

AMOUNT UP TO	BID INCREMENT
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be revealed in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their

own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills Auctions, LLC: Broker: William C. Lee III (Firm: FL-CQ1057830; GA-77326; AL-C0001475030)

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