

District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

July 14, 2026

VIA ELECTRONIC MAIL

Lonnie R. Johns

Re: Parcel 26-4S-16-03189-003
217 SW Dyal Ave
Lake City, Fl. 32025

Your application for a Site Development Plan (SDP260701) to record parking available for school use has been administratively approved. We now have on record: 8 offices, 22 classrooms, Cafeteria area with 120 seats, and a 7000sqft Gymnasium. We also have recorded 112 regular parking spaces in addition to 24 ADA compliant parking spaces. You may proceed with permitting.

If you have any questions, please do not hesitate to contact me at clane@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Seth Lane
Columbia County Planner

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD 260701
Application Fee ~~\$500.00~~ \$300
Receipt No. 773765
Filing Date 7-10-2026
Completeness Date 7-14-26

Site Plan Application



A. PROJECT INFORMATION

1. Project Name: Christ Central
2. Address of Subject Property: 217 SW Dyal Ave Lake City, FL 32025
3. Parcel ID Number(s): 26-4S-16-03189-003 (15645)
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 43.71
7. Existing Use of Property: Church
8. Proposed use of Property: Church
9. Type of Development (Check All That Apply):
 - () Increase of floor area to an existing structure: Total increase of square footage 5866
 - () New construction: Total square footage _____
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Lonnie R Johns Title: Lead Pastor
Company name (if applicable): Christ Central
Mailing Address: 217 SW Dyal Ave
City: Lake City State: FL Zip: 32025
Telephone: () 3867552525 Fax: () _____ Email: wscottconstruction@gmail.com

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

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

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

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

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 11. Fee. The application fee for a Site and Development Plan Application is \$500. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

Louise Tokus

Applicant/Agent Name (Type or Print)

[Signature]

Applicant/Agent Signature

7/6/26

Date

8:58

13m



search ccpafl.com



Columbia County GIS

Menu

< Details



Go Ask



8:58

13m

signal strength

cellular

wifi

battery



search.ccpafl.com



Columbia County GIS



Menu



Details



Ask



7

8:58

12m



search.ccpafl.com



Columbia County GIS



Menu



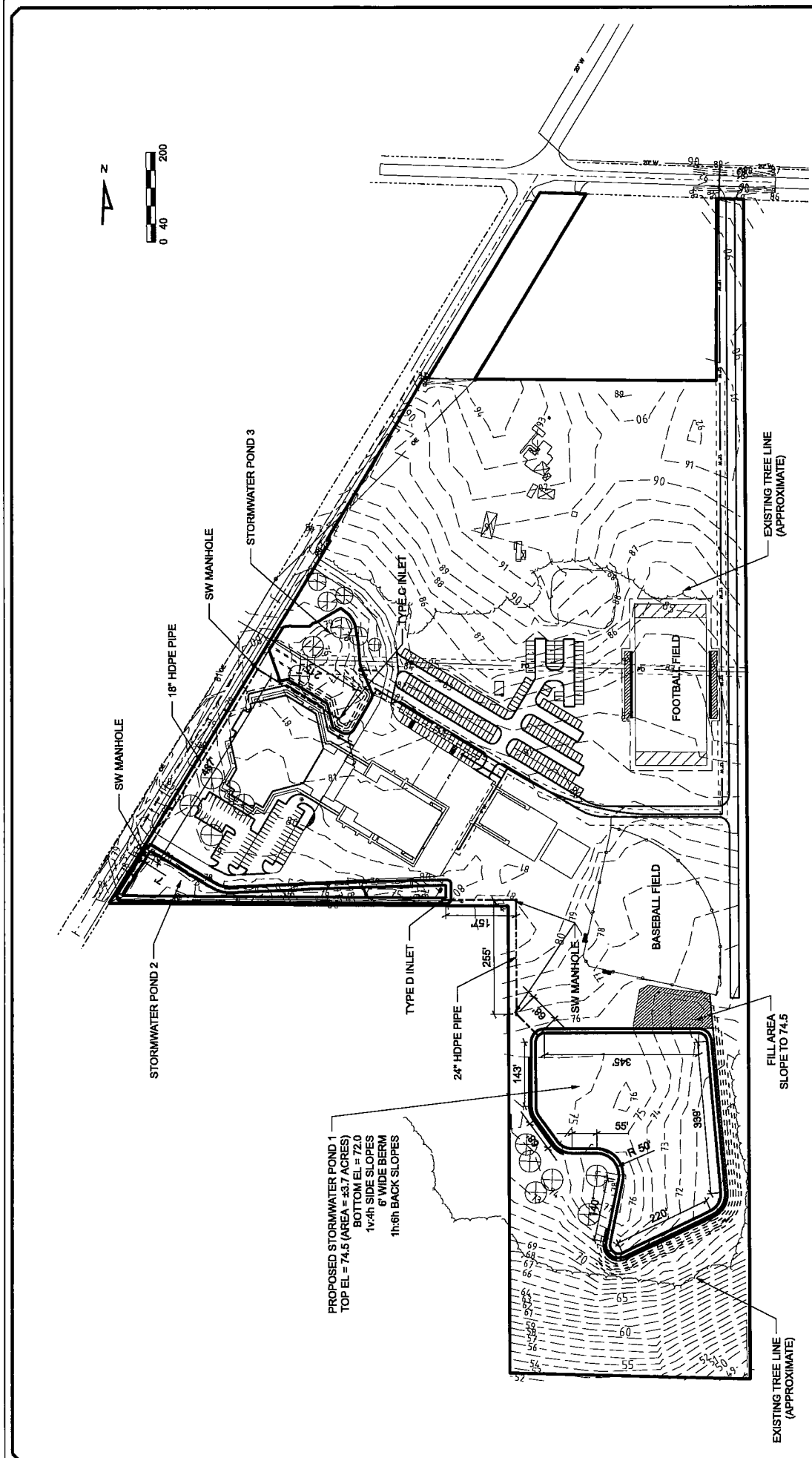
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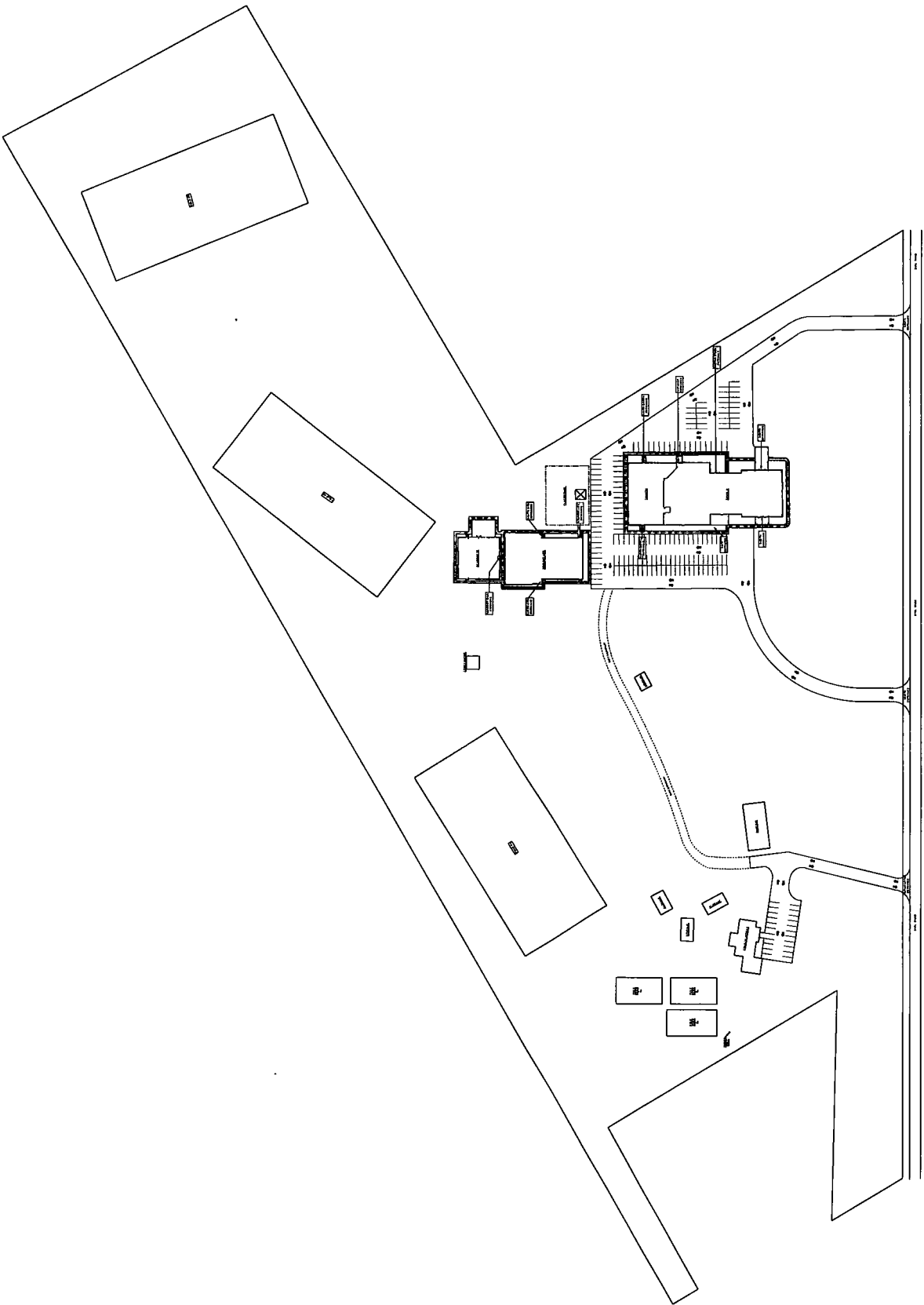






DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION

CES Crews Engineering Services, LLC P.O. BOX 970 LAKE CITY, FL 32058 PHONE: 386.754.4085	DRAWN BY: BC APPROVED BY: BC Brett A. Crews, P.E. 65592	CSES PROJECT NO.: 2009-014 SHEET: #
CHRIST CENTRAL MINISTRIES PRELIMINARY SITE PLAN	CHRIST CENTRAL MINISTRIES	2009-014



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From: SETH SHAW <seth@christcentral.org>
Sent: Tuesday, July 7, 2026 3:02 PM
To: Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>
Subject: Fwd: Docs

Hey Karen,

I think this is what you are needing after talking with Sonya. I filled out the form, if we need to send a check, please let me know who to make it out to and we can bring to building department. Also we have 112 regular paved parking spots in addition to the 24 paved handicap parking spots. If you need something else, please let me know.

Seth

----- Forwarded message -----

From: Brandon Rolfe <brandon@christcentral.org>
Date: Tue, Jul 7, 2026 at 2:33 PM
Subject: Docs
To: Seth Shaw <seth@christcentral.org>

Karen Aiken-Smoot

From: SETH SHAW <seth@christcentral.org>
Sent: Wednesday, July 8, 2026 9:21 AM
To: Karen Aiken-Smoot
Subject: Re: Docs

External Sender - From: (SETH SHAW <seth@christcentral.org>)

This message came from outside your organization.

WARNING This message has originated from an External Source. This may be a phishing email that can result in unauthorized access. Please use proper judgment and caution when opening attachments, or clicking links.

8 offices
22 class rooms
Our Sanctuary has 780 seats
Cafeteria we have 120 seats roughly set out.
Gym is 7000 square feet but no seating.

On Tue, Jul 7, 2026 at 4:00 PM Karen Aiken-Smoot <ksmoot@columbiacountyfla.com> wrote:

Hi, Seth. Hope you enjoyed the retreat/vacation this past week.

Please provide the information for the use of the buildings. How many classrooms will there be total? How many office spaces? Assembly seating used by the school, gymnasium area, cafeteria area etc.

Thank you!

Karen Aiken-Smoot

Certified Floodplain Manager

Planning Technician

Columbia County

135 N.E. Hernando Ave.

Lake City, FL 32055

386.719-1474

COLUMBIA COUNTY Property Appraiser

Parcel 26-4S-16-03189-003

<https://search.ccpafl.com/parcel/03189003164S26>

217 SW DYAL AVE

Owners

CHRIST CENTRAL MINISTRIES INC
P O BOX 1703
LAKE CITY, FL 32056

Use: 7100: CHURCHES-EX

Subdivision: DIST 3

Legal Description

COMM SW COR OF SW1/4 OF NW1/4,
RUN W 50.07 FT, N 575 FT, E
417.89 FT, N 450.56 FT FOR
POB, RUN W 461.98 FT TO E R/W
DYAL RD, NE ALONG RD R/W...



Tax Bill Detail

Property Tax Account: R03189-003
CHRIST CENTRAL MINISTRIES INC

Year: 2025
Tax District: 2

Bill Number: 13624
Property Type: Real Estate

Owner: CHRIST CENTRAL MINISTRIES INC

MAILING ADDRESS:
CHRIST CENTRAL MINISTRIES INC
P O BOX 1703
LAKE CITY FL 32056

PROPERTY ADDRESS:
LAKE CITY 32024

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$0.00	\$0.00	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$0.00	\$0.00	\$0.00
LOCAL	3.1010	\$0.00	\$0.00	\$0.00
CAPITAL OUTLAY	1.5000	\$0.00	\$0.00	\$0.00
Subtotal	5.3490	\$0.00	\$0.00	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$0.00	\$0.00	\$0.00

LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	13.4453	\$0.00	\$0.00	\$0.00
Non-Ad Valorem				
Authority/Fund	Charged	Paid	Due	
FIRE ASSESSMENTS	\$0.00	\$0.00	\$0.00	
TOTAL	\$0.00	\$0.00	\$0.00	

Year	Due
2025	\$0.00
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00

Payment Options

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00



Building and Zoning Department

Site Development Plan Application

Invoice

77045

Applicant Information

Lonnie Johns
217 SW DYAL AVE

Invoice Date

07/10/2026

Permit

SDP260701

Amount Due

\$300.00

Job Location

Parcel: 26-4S-16-03189-003
Owner: CHRIST CENTRAL MINISTRIES INC,
Address: 217 SW DYAL AVE

Contractor Information

Invoice History

Date	Description	Discount	Amount
07/10/2026	Fee: Minor Site & Development Plan Approval	\$0.00	\$300.00
Amount Due:			\$300.00

Contact Us

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

[Credit card payments can be made online here \(fees apply\)](#)

Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.

Inspection Office Hours

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

Regular Inspection Schedules

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

Inspection Requests

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

IMPORTANT NOTICE:

Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

All Inspections require 24 hours notice.
Emergencies will be inspected as soon as possible.



Zoning Department

Receipt Of Payment

Applicant Information

Lonnie Johns
217 SW DYAL AVE

Method

Credit Card
16482708

Date of Payment

07/11/2026

Payment

773765

Amount of Payment

\$300.00

AppID: 77045 Development #: SDP260701
Site Development Plan
Parcel: 26-4S-16-03189-003
Address: 217 SW DYAL AVE

Contact Us

Phone:
(386) 719-1474
Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
zoneinfo@columbiacountyfla.com

Website:
<http://www.columbiacountyfla.com/BuildingandZoning.asp>

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
07/10/2026	Fee: Minor Site &Development Plan Approval	\$300.00
07/11/2026	Payment: Credit Card 16482708	(\$300.00)
		\$0.00