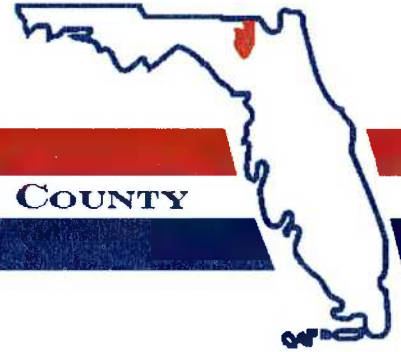


District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

February 10, 2026

VIA ELECTRONIC MAIL

Brody Pack, agent for Champion Home Builders Inc.

Re: Parcel 02-4S-17-07483-005
1915A SE SR-100
Lake City, FL. 32056

Your Minor Site Plan application (SPD260201) has been administratively approved by myself and zoning staff. Please note that 1- 12'x20' ADA marked parking space and 6 additional parking spaces will be required as well as an ADA compliant access ramp will need to be installed.

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

75098

FOR PLANNING USE ONLY
 Application # SPD 260201
 Application Fee \$300.00
 Receipt No. 772630
 Filing Date 2-9-2026
 Completeness Date 2-19-2026



Minor Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Champion Home Builders Sales Center
2. Address of Subject Property: 1915A SE SR-100 Lake City, FL
3. Parcel ID Number(s): 02-4S-17-07483-005
4. Future Land Use Map Designation: _____
5. Zoning Designation: Industrial
6. Acreage: 10.12
7. Existing Use of Property: Manufactured Home Construction
8. Proposed use of Property: Same with a Retail Sales Center
9. Type of Development (Check All That Apply):
 - Increase of floor area to an existing structure: Total increase of square footage _____
 - New construction: Total square footage 2289
 - Relocation of an existing structure: Total square footage _____
 - Increase in Impervious Area: Total Square Footages _____

B. APPLICANT INFORMATION

1. Applicant Status Owner (title holder) Agent
2. Name of Applicant(s): Brody Pack Title: _____
 Company name (if applicable): BKP Permitting LLC
 Mailing Address: 6470 147th Road
 City: Live Oak State: FL Zip: 32060
 Telephone: () 503-689-6563 Fax: () Email: nfpermitting@icloud.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): Champion Home Builders Inc
 - Mailing Address: PO Box 2097
 - City: Lake City State: FL Zip: 32056
 - Telephone: () 800-965-3052 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 Minor Site and Development Plan Application is \$300. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

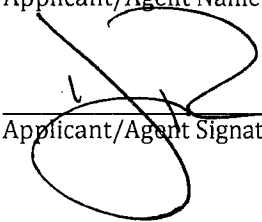
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing.

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.

Brody Pack
Applicant/Agent Name (Type or Print)


Applicant/Agent Signature

2/6/20
Date

**LIMITED POWER of ATTORNEY
Consent for County Permit Applications**

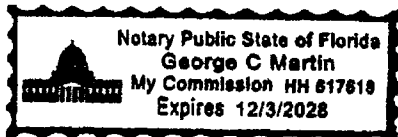
I, J. Wade Lyall, as representative of Champion Home Builders Inc do hereby authorize Brody Pack to be my representative and act on my behalf in all aspects of applying for a Minor Site Plan Application and Manufactured Home Permit on, parcel ID 02-4S-17-07483-005.

I understand that this could result in an assessment for solid waste and fire protection services levied on this property.

Dated this 4th day of February, 2026.

Owner: *J. Wade Lyall*

Sworn to and described before me this 4th day of FEBRUARY 2026.



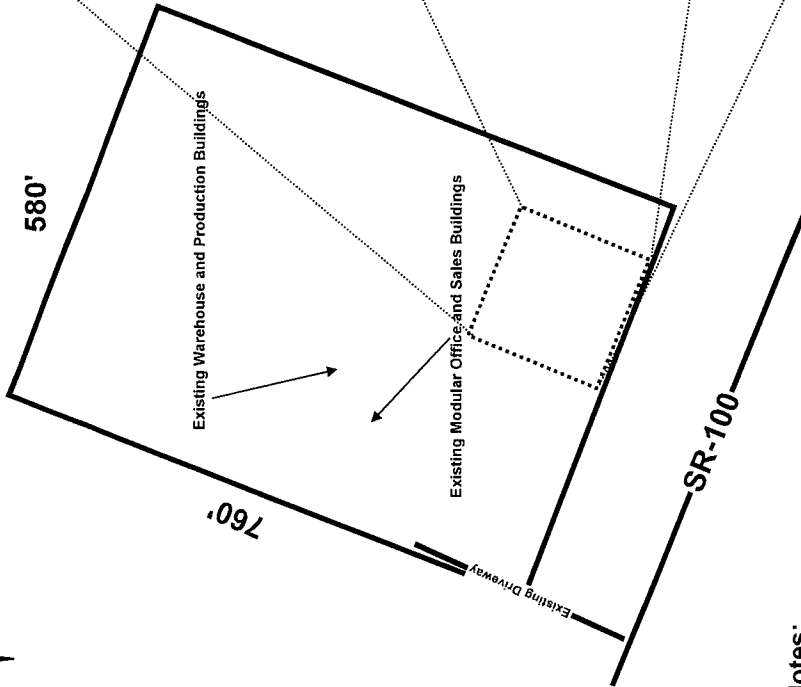
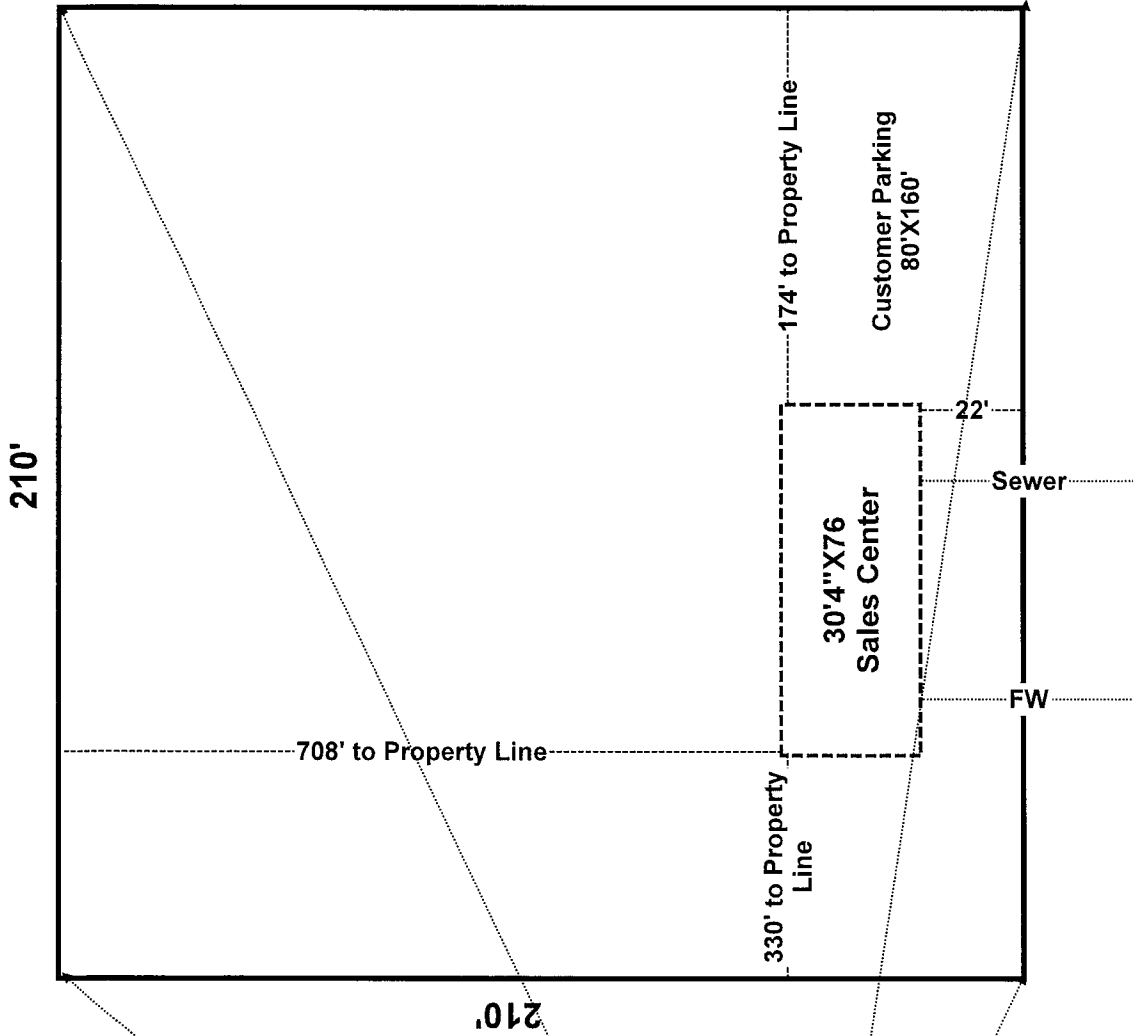
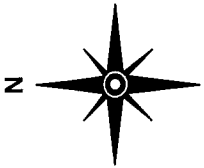
[Signature]
Notary's Signature



Vicinity Map

All utilities located along SR 100





- Notes:
1. This is a 1 acre to scale section of a 10.12 acre parcel.
 2. Existing driveway on SR-100

SR-100

Champion Home Builders Inc
1915 SE SR-100 Lake City, FL
Parcel: 02-4S-17-07483-005

Scale 1" = 40'

① 3223 \$ 2.00
3223 \$ 700.00

CONSIDERATION - \$100,000.00

This instrument prepared by:

Stuart T. Kapp, Esq.
PROSKAUER ROSE LLP
2255 Glades Road, Suite 340 West
Boca Raton, Florida 33431

After recording return to:

Josephine Greaves, Esq.
ROPES & GRAY LLP
One International Place
Boston, MA 02110-2624

Return to:
Chicago Title Insurance Co.
495 State Road 436
Casselberry, Florida 32707
15-3051115

Inst. 201012004727 Date 3/26/2010 Time 12:36 PM
Doc Stamp-Deed.700.00
DC.P DeWitt Cason, Columbia County Page 1 of 3 B 1191 P 1233

Folio: R07483-005

QUIT-CLAIM DEED

This Quit-Claim Deed is made this 19th day of MARCH, 2010 by HOMES OF MERIT, INC., a Florida corporation ("Grantor"), Debtor-in-Possession in the bankruptcy case referenced below, whose address is 755 West Big Beaver, Suite 1000, Troy, MI 48084, and is delivered to CHAMPION HOME BUILDERS, INC., a Delaware corporation ("Grantee"), whose address is 755 West Big Beaver, Suite 1000, Troy, MI 48084.

Grantor, for and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, remises, releases and quit-claims to Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in Columbia County, Florida (the "Property"):

See Exhibit "A" attached hereto and made a part hereof

Together With all easements, tenements, hereditaments and appurtenances belonging to the Property; and

To Have And To Hold together with all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor in and to the above described Property, either in law or in equity, to Grantee and Grantee's heirs, successors and assigns forever.

Reference is made to an Order Authorizing and Approving (A) the Sale of Substantially All Assets of the Debtors and (B) the Assumption and Assignment of Certain Contracts and Leases dated March 2, 2010 issued by the United States Bankruptcy Court for the District of Delaware in the matter of In re Champion Enterprises, Inc., et al, being Case No. 09-14019(KG), authorizing the transactions described therein including, without limitation, the within conveyance, a certified copy of which Order is recorded herewith.

EXHIBIT "A"

PARCEL E

Commence at the Southeast corner of the NE 1/4 of SE 1/4, Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 88°50'25" W, along the South line of said NE 1/4 of SE 1/4, 565.35 feet to the centerline of State Road #100; thence N 51°13'25" W along said centerline, 472.00 feet; thence N 38°46'35" E, 160.00 feet to the Point of Beginning, thence continue N 38°46'35" E, 760.00 feet; thence N 51°13'25" W, 580.00 feet; thence S 38°46'35" W, 760.00 feet; thence S 51°13'25" E, 580.00 feet to the Point of Beginning, said lands being in the NE 1/4 of the SE 1/4, Section 2, Township 4 South, Range 17 East, Columbia County, Florida.

TOGETHER WITH an easement for ingress and egress over and across the following described lands: A strip of land 60 feet in width, being 60 feet to the right of way line described as follows: Commence at the Southeast corner of the NE 1/4 of SE 1/4, Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 88°50'25" W, along the South line of said NE 1/4 of SE 1/4, 565.35 feet to the centerline of State Road #100 thence N 51°13'25" W along said centerline, 1052.00 feet; thence N 38°46'35" E, 60.00 feet to the Northeasterly right of way line of State Road #100 and to the Point of Beginning, thence continue N 38°46'35" E, 100.00 feet to the Point of Termination.

Champion Homes Sales Center Addendum

Scope of the Work - Set a manufactured home configured as a sales center on the property to accommodate the customers that purchase homes directly from the factory. There is already an existing sales center utilizing a modular/manufactured home and this is replacing that designated building to allow the existing building to be used for the plant offices.

Stormwater Management Plan – There is no change to the existing stormwater management plan. The location of the new sales center is on a section of the property already asphalted.

Fire Department Access and Water Supply Plan – there is no change to the existing plan.

Concurrency Impact Analysis – there is no change to the public facilities including transportation, potable water, sanitary sewer and solid waste as there is already an existing sales center with customers coming and going.



Tax Bill Detail

Payment Options

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

Property Tax Account: R07483-005
CHAMPION HOME BUILDERS INC

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

Year: 2025 **Bill Number:** **Owner:** CHAMPION HOME
Tax District: 2 24069 **Buildings:** BUILDERS INC
Property Type: **Discount Period:** 1%
Real Estate

MAILING ADDRESS: CHAMPION HOME BUILDERS INC
PO BOX 2097
LAKE CITY FL 32056

PROPERTY ADDRESS: 1915 STATE ROAD 100
LAKE CITY 32025

Bill 24069 -- No Amount Due

Pay All Bills

Print Bill / Receipt

Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$5,996.85	\$5,996.85	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$573.98	\$573.98	\$0.00
LOCAL	3.1010	\$2,379.56	\$2,379.56	\$0.00
CAPITAL OUTLAY	1.5000	\$1,151.03	\$1,151.03	\$0.00
Subtotal	5.3490	\$4,104.57	\$4,104.57	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$215.78	\$215.78	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.07	\$0.07	\$0.00
TOTAL	13.4453	\$10,317.27	\$10,317.27	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$7,522.73	\$7,522.73	\$0.00
TOTAL	\$7,522.73	\$7,522.73	\$0.00



Building and Zoning Department

Site Development Plan Application

Invoice

75098

Applicant Information

CHAMPION HOME BUILDERS
INC
1915 SE STATE ROAD 100

Invoice Date

02/09/2026

Permit

SDP260201

Amount Due

\$300.00

Job Location

Parcel: 02-4S-17-07483-005
Owner: CHAMPION HOME BUILDERS INC,
Address: 1915 SE STATE ROAD 100

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
02/09/2026	Fee: Minor Site & Development Plan Approval	\$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.

Merchant Copy

Zoning Department

Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
Brody Pack 1915 SE STATE ROAD 100	Credit Card 15678979 AppID: 75098 Permit #: SDP260201 Site Development Plan Parcel: 02-4S-17-07483-005 Address: 1915 SE STATE ROAD 100	02/09/2026	772630	\$300.00

Payment Details

<u>Date</u>	<u>Description</u>	<u>Account Number</u>	<u>Amount</u>
02/09/2026	Minor Site &Development Plan Approval	102-0000-329.10-00	\$300.00
			<hr/> \$300.00