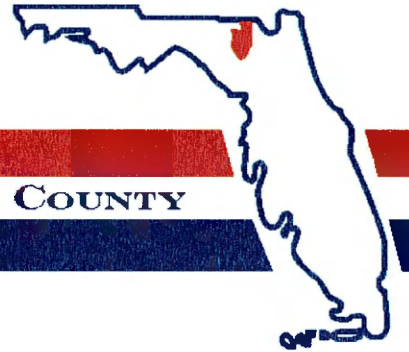


District No. 1 – Kevin Parnell  
District No. 2 - Rocky Ford  
District No. 3 - Robby Hollingsworth  
District No. 4 – Everette Phillips  
District No. 5 - Tim Murphy



**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

February 19, 2026

VIA ELECTRONIC MAIL

Stephen Bailey, owner of Columbia County Resource Inc.

Re: 02-4S-16-02717-000  
164 SW Mary Ethel Lane  
Lake City, FL. 32025

Your Minor Site Plan application (SPD260101) has been administratively approved by myself and zoning staff for the covered arena building only. Future development will require review by staff and the Columbia County P&Z board.

If you have any questions, please do not hesitate to contact me at [clane@columbiacountyfla.com](mailto: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

74767

FOR PLANNING USE ONLY

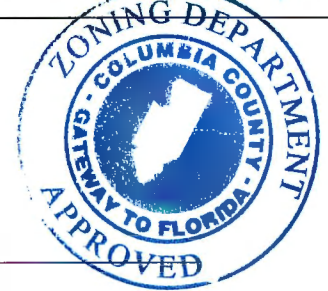
Application # SPD 260101

Application Fee \$500.00

Receipt No. 772688

Filing Date 1.12.2026

Completeness Date 2-19-2026



## Site Plan Application

### A. PROJECT INFORMATION

- Project Name: Florida Gateway Fairgrounds New Covered Arena
- Address of Subject Property: 164 SW Mary Ethel Lane
- Parcel ID Number(s): 02-4S-16-02717-000
- Future Land Use Map Designation: \_\_\_\_\_
- Zoning Designation: \_\_\_\_\_
- Acreage: 29.1
- Existing Use of Property: Misc. Commercial
- Proposed use of Property: Misc. Commercial
- 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 66,000 sf
  - Relocation of an existing structure: Total square footage \_\_\_\_\_
  - Increase in impervious area: Total Square Footage 2.19 acres

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Stephen Bailey Title: Executive Director  
 Company name (if applicable): Columbia County Resource Inc.  
 Mailing Address: 164 SW Mary Ethel Lane  
 City: Lake City State: Florida Zip: 32025  
 Telephone: (386) 752-8822 Fax: ( ) Email: sbailey@lakecity-carc.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.**

- 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?  X  
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.

Stephen E. Bailey

Applicant/Agent Name (Type or Print)

*Stephen E. Bailey*

Applicant/Agent Signature

December 17, 2025

Date

# COLUMBIA COUNTY Property Appraiser

Parcel 02-4S-16-02717-000 <https://search.ccpaf1.com/parcel/02717000164S02>

## Owners

COLUMBIA COUNTY RESOURCE INC  
164 SW MARY ETHEL LN  
LAKE CITY, FL 32024

**Use:** 1001: MISC COMMERCIAL

**Subdivision:** DIST 2

## Legal Description

NE1/4 OF NE1/4, EX R/W FOR MARY ETHEL RD & EX  
0.81 AC FOR RD R/W DESC ORB 922-2136. EX 1.25  
ACRES TO COLUMBIA COUNTY ORB 1120-182 & EX  
4.30  
AC AS LIES W OF REAL TER & S OF SW COMMERCE  
DR.





# Building and Zoning Department

## Site Development Plan Application

# Invoice

74767

### Applicant Information

Stephen Bailey  
164 SW Mary Ethel Ln.

### Invoice Date

01/12/2026

### Permit #

SDP260101

### Amount Due

**\$500.00**

### Job Location

Parcel: 02-4S-16-02717-000  
Owner: COLUMBIA COUNTY RESOURCE INC,  
Address: 164 SW Mary Ethel Ln.

### Contractor Information

### Invoice History

| <u>Date</u>        | <u>Description</u>                    | <u>Amount</u>   |
|--------------------|---------------------------------------|-----------------|
| 01/12/2026         | Fee: Site & Development Plan Approval | \$500.00        |
| <b>Amount Due:</b> |                                       | <b>\$500.00</b> |

### 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

### Inspection Requests

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

### 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

#### All Inspections require 24 hours notice.

Emergencies will be inspected as soon as possible.



# FLORIDA GATEWAY FAIRGROUNDS LAKE CITY COLUMBIA COUNTY, FLORIDA



**COLUMBIA  
COUNTY**



**PROJECT LOCATION**

## SHEET INDEX

|  |       |
|--|-------|
| COVER SHEET                                | C1.1  |
| GENERAL NOTES                              | C1.2  |
| SURVEY                                     | C1.3  |
| OVERALL SITE PLAN                          | C1.4  |
| SITE CONSTRUCTION PLAN                     | C1.5  |
| OVERALL WATER AND SEWER PLAN               | C1.6  |
| WATER AND SEWER MAINS                      | C1.7  |
| WATER AND SEWER DETAILS                    | C1.8  |
| PAVING & DRAINAGE PLANS                    | C1.9  |
| EROSION & SEDIMENT CONTROL PLAN            | C1.10 |
| EROSION & SEDIMENT CONTROL DETAILS & NOTES | C1.11 |
| PRE DEVELOPMENT PLAN                       | C1.12 |
| POST DEVELOPMENT PLAN                      | C1.13 |

**PLANS PREPARED FOR:**  
**FLORIDA GATEWAY FAIRGROUNDS**  
**164 SW MARY ETHEL LANE**  
**LAKE CITY, FLORIDA 32025**

**SRWMD INITIAL SUBMITTAL 11/14/2024**  
**NOT FOR CONSTRUCTION**

JOB NUMBER:  
L230223FLO  
FOR:  
ROBIN G. SMITH  
P.E. NO. 77482

COVER SHEET  
 FLORIDA GATEWAY FAIRGROUNDS  
 164 SW MARY ETHEL LANE  
 LAKE CITY, FLORIDA 32025

NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
 148 SOUTHVIEW TOWER  
 JACKSONVILLE, FL 32218  
 www.nfpss.com  
 CA# 29011  
 P.O. BOX 203254  
 LAKE CITY, FL 32066  
 LIC. NO. LB256



PROJECT NO.  
L230223FLO  
SHEET NO.  
C1.1

**GENERAL NOTES**

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO ENSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED STORMWATER MANAGEMENT PLAN AND PERMITS. THE CONTRACTOR SHALL OBTAIN A FACILITY PERMIT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DOMESTIC WASTEWATER COLLECTION/TRANSMISSION SYSTEM PERMIT.
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER ALL OF THE TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. BOUNDARY INFORMATION SHOWN WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY CHW. FLORIDA CERTIFICATE NO. 7132
5. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM 1983. ALL ELEVATIONS SHOWN WERE DERIVED FROM FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL MONUMENTS.
  - 5.1. 2909006BM2, WITH A PUBLISHED ELEVATION OF 138.65 FEET NAVD 88.
  - 5.2. 2909006BM1, WITH A PUBLISHED ELEVATION OF 153.59 FEET NAVD 88.
  - 5.3. 2909005BM1, WITH A PUBLISHED ELEVATION OF 158.85 FEET NAVD 88.
6. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
7. THE SITE IS LOCATED IN SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.
8. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED. THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
9. THE STORMWATER BASIN IS DESIGNED IN ACCORDANCE WITH SRWMD APPLICANT HANDBOOK VOLUME 11 AND 62-330 F.A.C.
10. ALL SLOPES OF THE STORMWATER BASIN SHALL BE GRASSED. ALL SLOPES STEEPER THAN 3:1 SHALL BE STAPLED SOD.
11. ALL DISTURBED AREAS NOT SOODED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
12. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
13. ALL UTILITY CONSTRUCTION SHALL MEET THE CITY OF LAKE CITY WATER AND WASTEWATER UTILITY STANDARDS, AVAILABLE FROM CITY HALL OR PUBLIC WORKS.
14. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS.
15. CONTRACTOR SHALL REVIEW AND BECOME FAMILIAR WITH ALL REQUIRED UTILITY CONNECTIONS PRIOR TO BIDDING. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS REQUIRED TO COMPLETE CONNECTION TO THE EXISTING UTILITIES. THIS INCLUDES BUT IS NOT LIMITED TO MANHOLE CORING, WET TAPS, PAVEMENT REPAIRS AND DIRECTIONAL BORING.
16. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.

17. CONTRACTOR SHALL PROVIDE ACTUAL INVERT ELEVATIONS ON ALL DRAINAGE STRUCTURES, INCLUDING CULVERTS. PRIOR TO PLACING ANY BASE MATERIAL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER BEFORE CONTINUING WORK.
18. FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST ONE (1) FOOT ABOVE THE FINISHED GRADE OF EACH LOT. THE LOT SHALL BE GRADED TO DRAIN TO THE ROADSIDE DITCH OF THE ADJACENT ROADWAY.
19. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE F.D.B.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT EDITION) AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION (CURRENT EDITION) AND THE CITY OF LAKE CITY DEVELOPMENT STANDARDS UNLESS OTHERWISE NOTED.
20. THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS PREPARED BY NORTH FLORIDA PROFESSIONAL SERVICES, INC., DATED APRIL 4, 2024.
21. A PRE-CONSTRUCTION MEETING WITH LAKE CITY UTILITIES IS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
22. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
23. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
24. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WASTEWATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
25. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE OF THE PRESSURE AND LEAKAGE TESTS.
26. NO FINAL TESTING OR PRESSURE TESTING WILL BE ACCEPTED UNLESS WITNESSED BY THE CITY'S REPRESENTATIVE.
27. CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY PERFORMED BY A LICENSED FLORIDA SURVEYOR MEETING THE REQUIREMENTS OF CHAPTER 61G17 F.A.C. FOR THE STORMWATER MANAGEMENT SYSTEMS. INCLUDE HORIZONTAL AND VERTICAL DIMENSIONS OF THE BOUNDARY. THIS AS-BUILT SURVEY SHOULD INCLUDE ALL OUTFALL STRUCTURES. PROVIDE SUFFICIENT DETAILED DATA TO DETERMINE WHETHER THE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. A COPY OF THE AS-BUILT SURVEY (IN PAPER AND DIGITAL AUTOCAD FORMAT) MUST BE SUBMITTED TO THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) AND THE ENGINEER.
28. THE CONTRACTOR SHALL SUBMIT A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT ALONG WITH SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES.
29. IF DURING CONSTRUCTION OR OPERATION OF THE STORM WATER MANAGEMENT SYSTEM, A STRUCTURAL FAILURE IS OBSERVED THAT HAS THE POTENTIAL TO CAUSE THE DIRECT DISCHARGE OF SURFACE WATER INTO THE FLORIDIAN AQUIFER SYSTEM, CORRECTIVE ACTIONS DESIGNED OR APPROVED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE TAKEN AS SOON AS PRACTICAL TO CORRECT THE FAILURE. SEE KARST PREVENTION MANUAL FOR MORE INFORMATION. THE CONTRACTOR SHALL PROVIDE A REVIEW AND APPROVAL THAT PROVIDES REASONABLE ASSURANCE THAT THE BREACH WILL BE PERMANENTLY CORRECTED.
30. ALL UTILITY AND/OR DRAINAGE STRUCTURES SHALL BE PRECAST UNLESS APPROVED BY THE ENGINEER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT.

**GENERAL NOTES**

FLORIDA GATEWAY FARNGROUNDS  
164 SW MARY ETHEL LANE  
LAKE CITY, FLORIDA 32025

JOB NUMBER:  
L202323FLO  
FOR:  
ROBIN G. SMITH  
P.E.  
77482

NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
1405 W. UNIVERSITY BLVD.  
LAKE CITY, FLORIDA 32009  
TEL: 850-225-1811  
FAX: 850-225-1812  
WWW.NFPSC.COM  
LIC. NO. LB0008



PROJECT NO.  
L202323FLO  
SHEET NO.  
C1.2



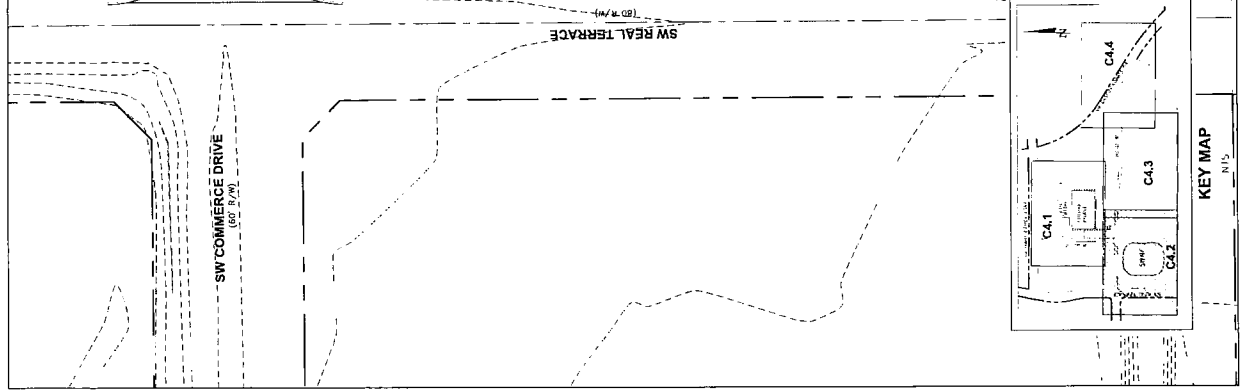
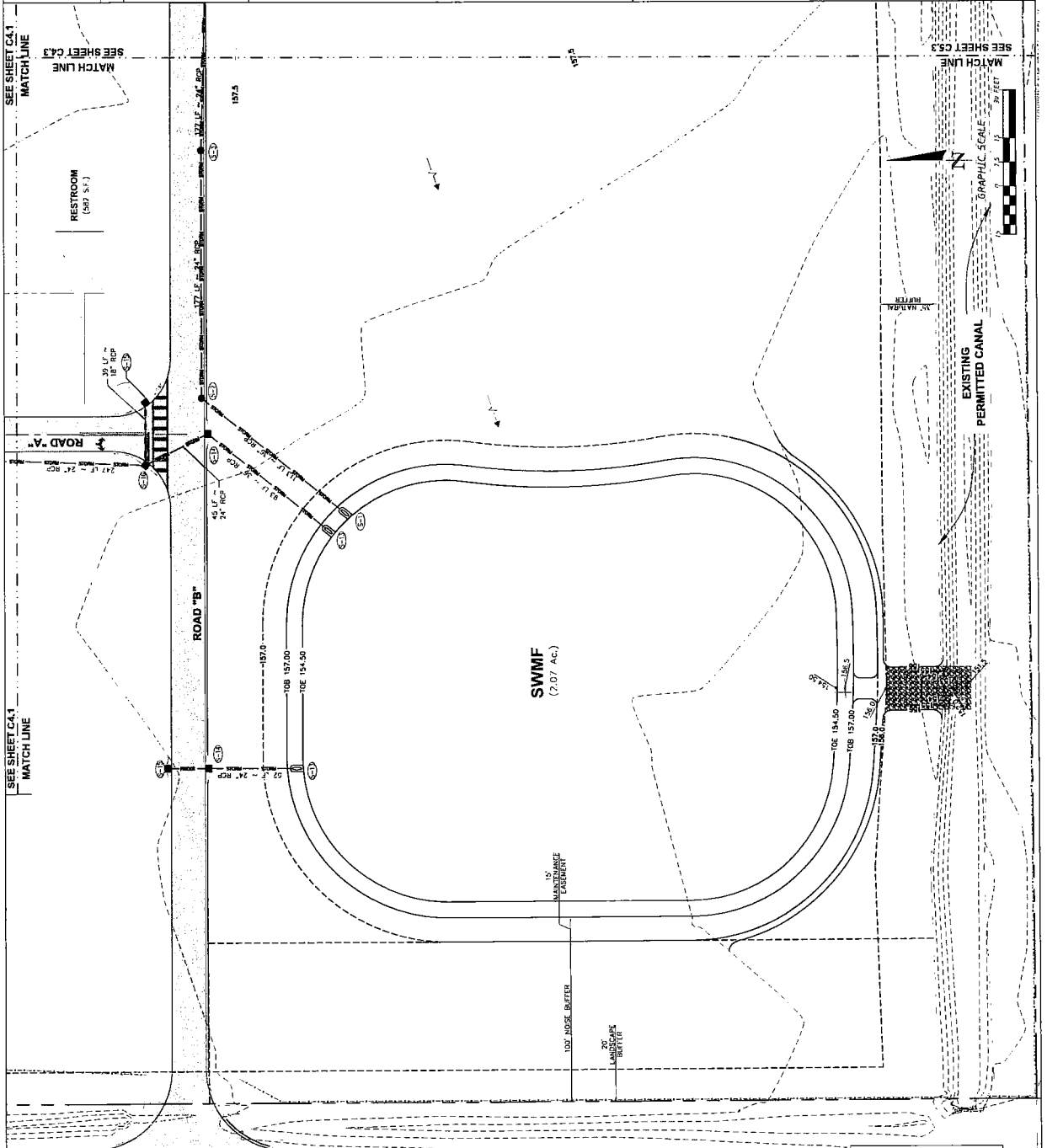


JOB NUMBER: 123023.FLO  
 EOR: ROBIN G. SMITH  
 P.E. NO. 7142

PAVING & DRAINAGE PLAN  
 FLORIDA GATEWAY FAIRGROUNDS  
 164 SW MARY ETHEL LANE  
 LAKE CITY, FLORIDA 32025

NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
 4168 SOUTHPOINT HWY.  
 JACKSONVILLE, FL 32216  
 TEL: 904.752.4579  
 FAX: 904.752.4579  
 LIC. NO. LB3534

PROJECT NO. 123023.FLO  
 SHEET NO. C4.2

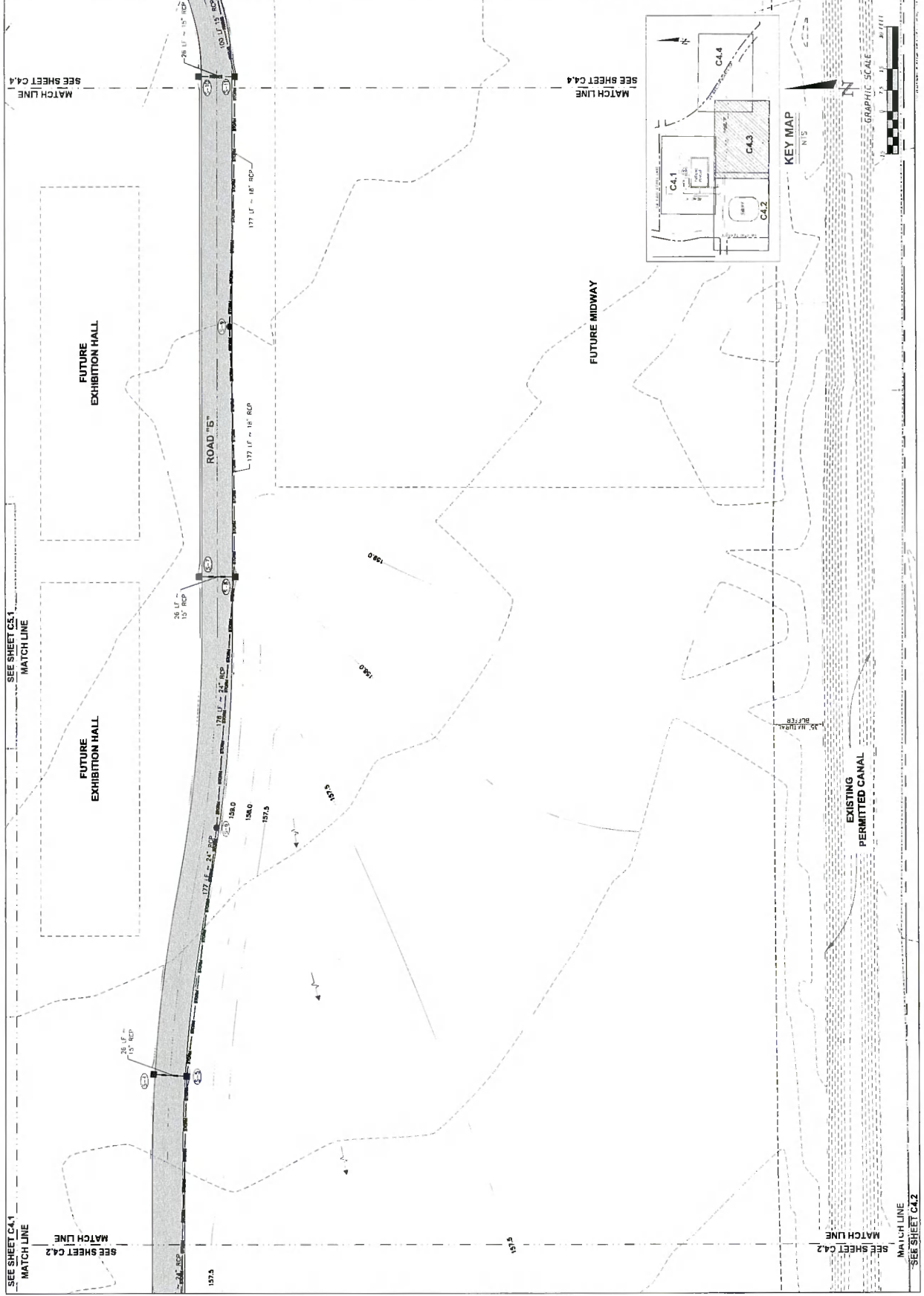


JOB NUMBER:  
L20223FLO  
EOR:  
ROBIN G. SMITH  
P.E. NO.:  
77482

PAVING & DRAINAGE PLAN  
FLORIDA GATEWAY FAIRGROUNDS  
164 SW SWMARY ETHEL LANE  
LAKE CITY, FLORIDA 32025

NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
1168 SOUTHPOINT PKWY  
LAKE CITY, FL 32025  
P.O. BOX 322251  
LAKE CITY, FL 32025  
LIC. NO. LB19158  
CIVIL ENGINEER  
FLA. REG. NO. 12301  
TALLAHASSEE, FL 32301  
LAKESIDEVILLE, FL 32025  
www.nfpss.com  
www.nfpss.com

PROJECT NO.  
L20223FLO  
SHEET NO.  
CA43







JOB NUMBER: L23023FLO  
 FOR: ROBIN G. SMITH  
 P.E. NO.: 77482

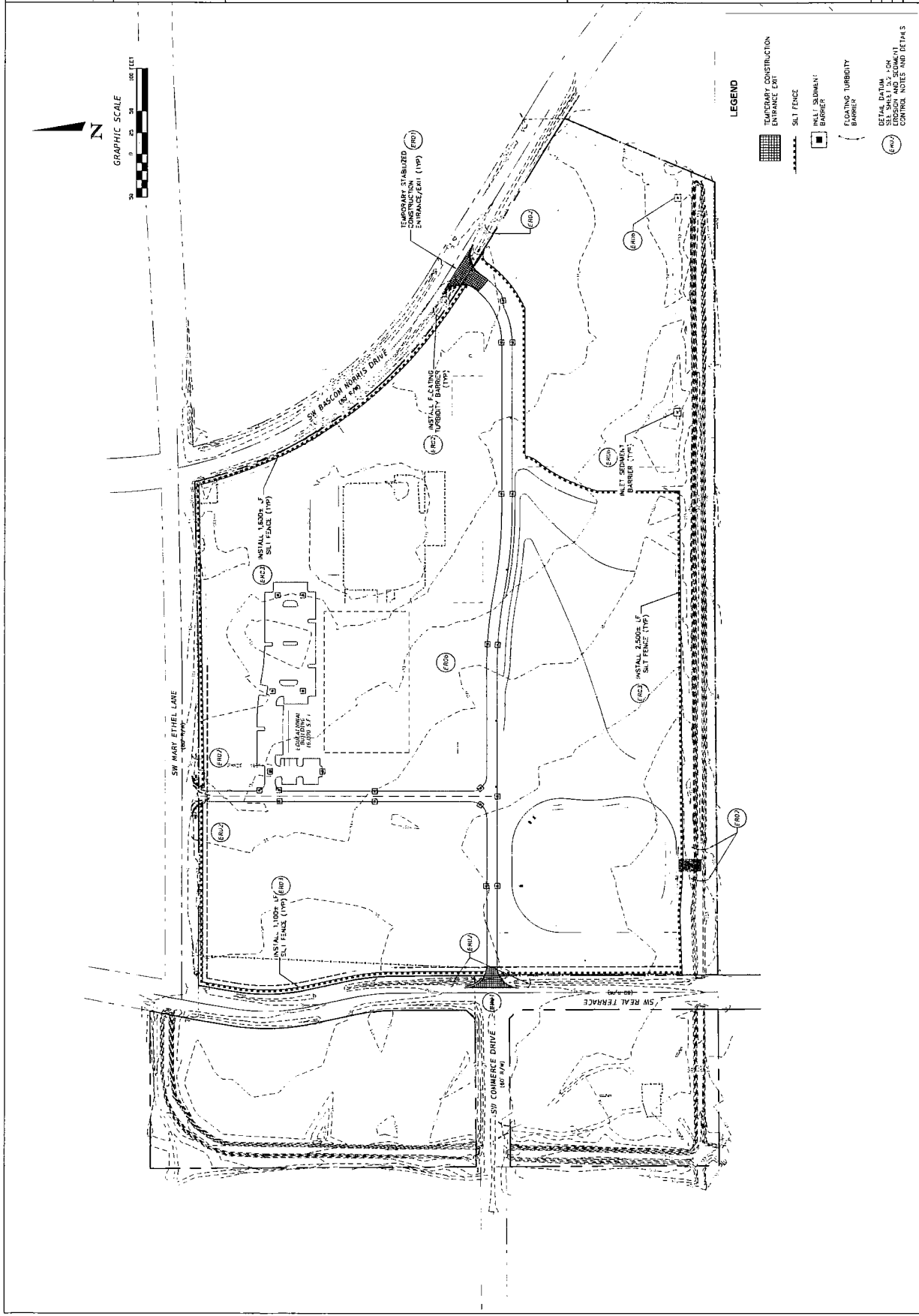
**EROSION & SEDIMENT CONTROL PLAN**  
**FLORIDA GATEWAY FAIRGROUNDS**  
**164 SW MARY ETHEL LANE**  
**LAKE CITY, FLORIDA 32025**

NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
 4188 SOUTHSHORE PARKWAY  
 TAMPA, FLORIDA 33611  
 LICENSE NO. 15396  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 www.nfpa.net/registration



PROJECT NO.:  
 DRAWING NO.:  
 SHEET NO.:

CS-1



- LEGEND**
- TEMPERARY CONSTRUCTION ENTRANCE (E-01)
  - SILT FENCE
  - E-COATING TURBIDITY BARRIER
  - SEDIMENT BARRIER
  - STABILIZED CONSTRUCTION ENTRANCE (E-01)
  - INLET SEDIMENT BARRIER (TYP)
  - INSTALL 1,100' LF SILT FENCE (TYP)
  - INSTALL 2,500' LF SILT FENCE (TYP)
  - INSTALL E-COATING TURBIDITY BARRIER (TYP)
  - INSTALL SEDIMENT BARRIER (TYP)
  - INSTALL STABILIZED CONSTRUCTION ENTRANCE (E-01) (TYP)

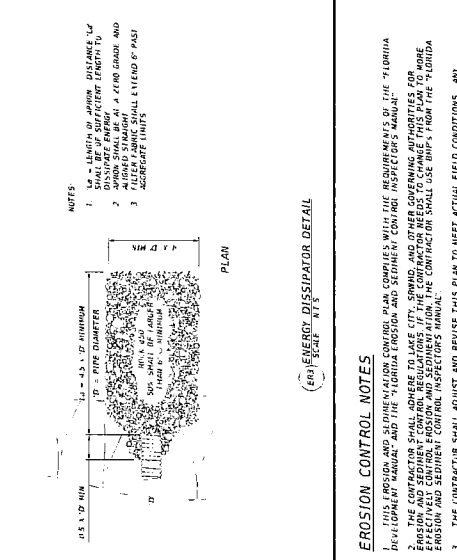
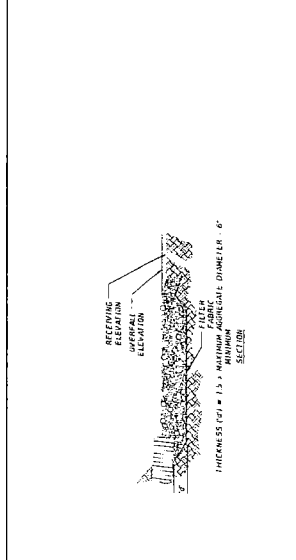
DETAIL: D-01  
 SEE SHEET D-02 FOR  
 CONTROL MEASURES AND DETAILS

|     |      |          |
|-----|------|----------|
| NO. | DATE | REVISION |
|     |      |          |
|     |      |          |
|     |      |          |
|     |      |          |

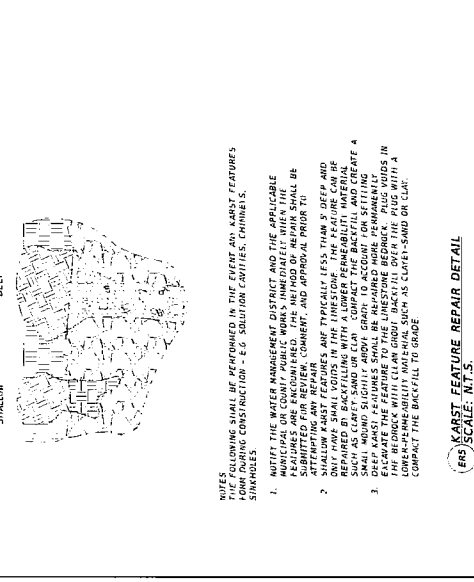
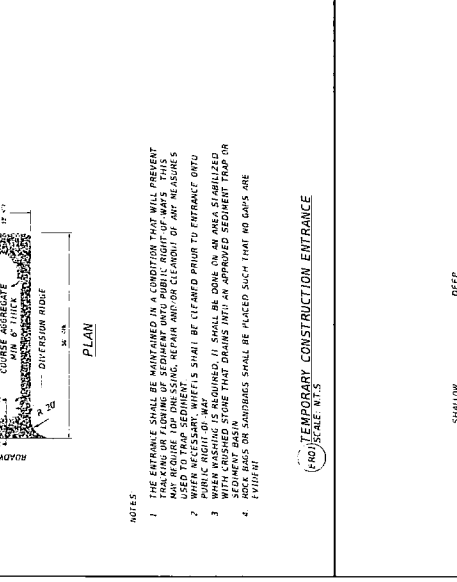
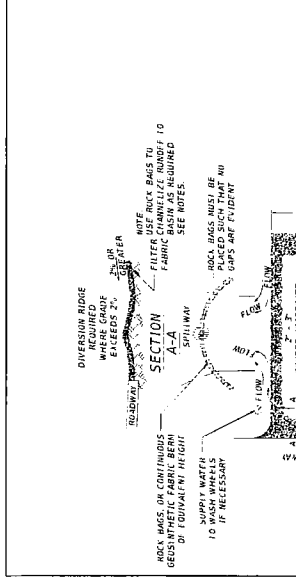
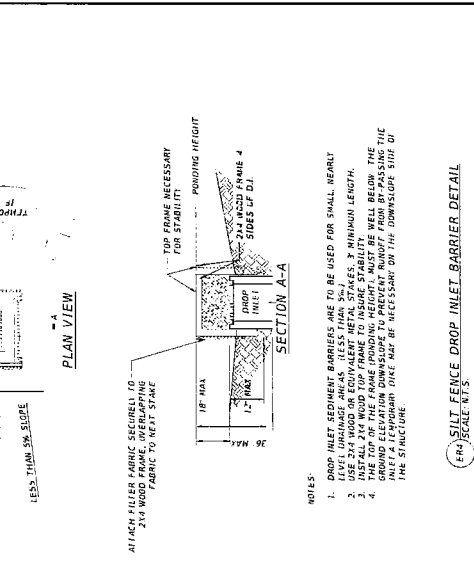
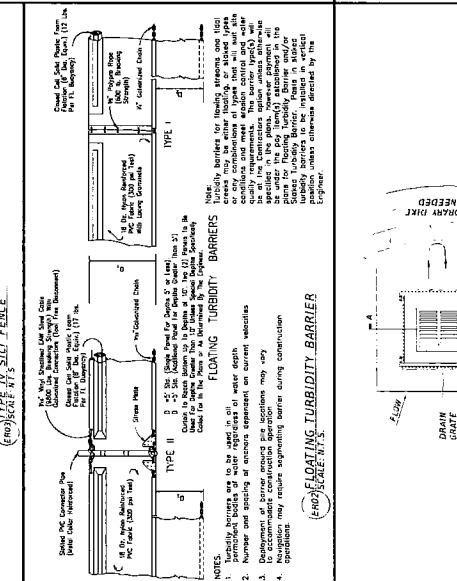
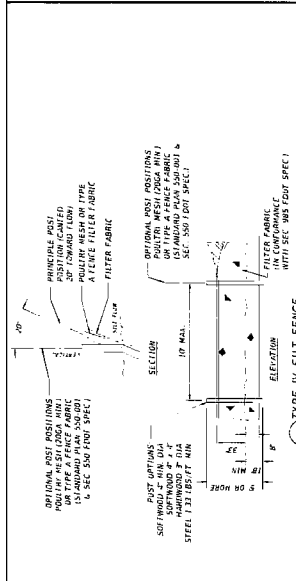
JOB NUMBER:  
 FOR:  
 ROBIN G. SMITH  
 P.E. NO. 77482

FLORIDA GATEWAY FAIRGROUNDS  
 164 SW MARY ETHEL LANE  
 LAKE CITY, FLORIDA 32025

EROSION & SEDIMENT CONTROL NOTES & DETAILS  
 NORTH FLORIDA PROFESSIONAL SERVICES, INC.  
 418 SOUTHPOINT PARKWAY  
 TALLahassee, FL 32309  
 TEL: 904.297.4000  
 FAX: 904.297.4005  
 P.O. BOX 322393  
 TAMPA, FL 33632  
 LIC. NO. 18858



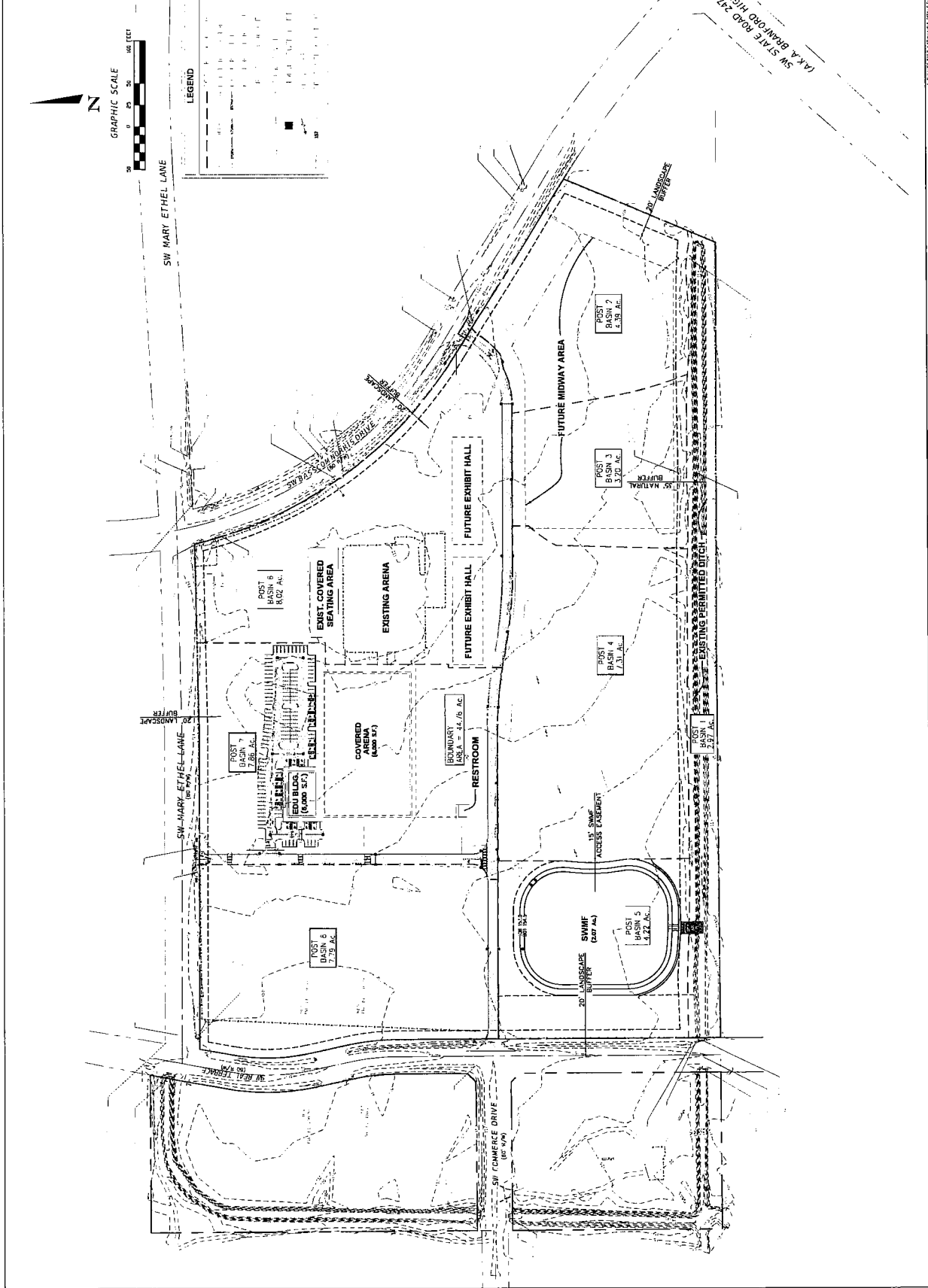
- NOTES:
1. LA = LENGTH OF APPROX. DISTANCE UP TO WHICH THE EROSION CONTROL MEASURES WILL BE APPLIED.
  2. APPROX. DISTANCE UP TO WHICH THE EROSION CONTROL MEASURES WILL BE APPLIED.
  3. FILTER FABRIC SHALL BE PLACED OVER THE AGGREGATE LAYER.
  4. ALL UNGRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
  5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER AND REPAIRED OR REPLACED AS NECESSARY.
  6. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED.
  7. ALL OPEN DRAINAGE SWALES SHALL BE GROSSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
  8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
  9. SILT FENCES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
  10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
  11. ALL UNGRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
  12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION TRENCHES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED. NO BROKEN CONCRETE WILL BE ACCEPTED.
  13. ALL SLOPES STEEPER THAN 3:1 SHALL BE ACCURATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC GRASS OR SODDING.
  14. ALL SLOPES SHALL BE PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC GRASS OR SODDING.
  15. ALL SLOPES SHALL BE PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC GRASS OR SODDING.
  16. ALL SLOPES SHALL BE PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC GRASS OR SODDING.
  17. EXCESS DIRT SHALL BE REMOVED DAILY OR STOCKPILED AND REUSED ON SITE.
  18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS PERMIT REQUIRED FROM SWFWMD HAS BEEN OBTAINED.
  19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES. THE SILT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
  20. SITES THAT HAVE BEEN FINELY STABILIZED WITH 500 OR GREATER SHALL BE INSPECTED AT LEAST ONCE EVERY YEAR.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT FLOODING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHT-OF-WAYS. THIS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE.
2. ALL UNGRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
3. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER AND REPAIRED OR REPLACED AS NECESSARY.
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17. SITES THAT HAVE BEEN FINELY STABILIZED WITH 500 OR GREATER SHALL BE INSPECTED AT LEAST ONCE EVERY YEAR.





## Karen Aiken-Smoot

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**From:** Karen Aiken-Smoot  
**Sent:** Monday, January 12, 2026 10:33 AM  
**To:** Troy Crews; Christian Lane; Chad Williams; Lance Hill  
**Cc:** Kevin Kirby; David Kraus  
**Subject:** FW: Florida Gateway Fairgrounds  
**Attachments:** L230323FLO SRWMD PLAN SET.pdf; Site & Development Plan Application 2026 01 08.pdf

Please review the attached Site Development application for completeness and compliance. Please respond by 1/23/2026.

Thank you!

*Karen Aiken-Smoot*

Certified Floodplain Manager  
Planning Technician  
Columbia County  
135 N.E. Hernando Ave.  
Lake City, FL 32055  
386.719-1474

**CONFIDENTIALITY NOTICE:** This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the intended recipient, you may not use, copy, distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by e-mail and telephone immediately and destroy all copies of the original message. **E-Mail Warning:** Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

**From:** Robin Smith <rsmith@nfps.net>  
**Sent:** Thursday, January 8, 2026 5:46 PM  
**To:** Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>  
**Subject:** Florida Gateway Fairgrounds

**External Sender - From:** (Robin Smith <rsmith@nfps.net>)  
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.*

Karen,

This is another application I need to get started. This is for the new covered rodeo arena at the Lake City Rodeo facility.

## Karen Aiken-Smoot

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**From:** Troy Crews  
**Sent:** Tuesday, February 10, 2026 7:41 AM  
**To:** Karen Aiken-Smoot  
**Subject:** FW: Ref: Florida Gateway Fairgrounds

**From:** Shane Overstreet <soverstreet@columbiacountyfla.com>  
**Sent:** Monday, February 9, 2026 1:37 PM  
**To:** Troy Crews <tcrews@columbiacountyfla.com>  
**Subject:** Ref: Florida Gateway Fairgrounds

Troy,  
I've reviewed the plans for the Florida Gateway Fairgrounds. All requirements appear to be met for Phase 1.

Sincerely,  
Shane Overstreet CPT/EOC  
E-mail [soverstreet@columbiacountyfla.com](mailto:soverstreet@columbiacountyfla.com)  
Work 386 754-7057  
Cell 386 365-1424



## Karen Aiken-Smoot

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**From:** Karen Aiken-Smoot  
**Sent:** Thursday, January 15, 2026 8:46 AM  
**To:** 'Robin Smith'  
**Cc:** Troy Crews; Christian Lane; Chad Williams; sbailey@lakecity-carc.com  
**Subject:** RE: Florida Gateway Fairgrounds

Robin,

Can you provide complete site plan information? We only received the SRWMD plans.

<https://webportal.columbiacountyfla.com/BuildingAndZoning/DocumentStorageDownloader.ashx?UniqueID=cb31220d-e351-4070-94b0-bde4d0147522>

Is this plan for the Educational Building only or is it for the covered arena and future expo buildings, too? Where are the parking overflow areas/trailer parking? Utilities connection point? Interior through roads limited time access? FDOT approval for driveway on Bascom Norris Dr?

*LDR 14.13.1.2 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.*
- 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.*

Thank you!

*Karen Aiken-Smoot*

Certified Floodplain Manager  
Planning Technician  
Columbia County  
135 N.E. Hernando Ave.  
Lake City, FL 32055  
386.719-1474



# Building Department

## Receipt Of Payment

### Applicant Information

Stephen Bailey  
164 SW Mary Ethel Ln.

### Method

Check 13511

### Date of Payment

02/19/2026

### Payment #

772688

### Amount of Payment

**\$500.00**

AppID: 74767 Permit #: SDP260101  
Site Development Plan  
Parcel: 02-4S-16-02717-000  
Owner: COLUMBIA COUNTY RESOURCE INC,  
Address: 164 SW Mary Ethel Ln.

### Contractor Information

### Payment History

| Date       | Description                           | Amount     |
|------------|---------------------------------------|------------|
| 01/12/2026 | Fee: Site & Development Plan Approval | \$500.00   |
| 02/19/2026 | Payment: Check 13511                  | (\$500.00) |
|            |                                       | \$0.00     |

### Contact Us

Phone:  
(386) 758-1008

After Hours:  
(386) 758-1124

Customer Service Hours:  
Monday-Friday  
From 8:00 A.M. to 5:00 P.M.

Email:  
laurie\_hodson@columbiacountyfla.com

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

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

### Building Inspector 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

### To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)

#### Online: (Preferred Method)

[www.columbiacountyfla.com/InspectionRequest.asp](http://www.columbiacountyfla.com/InspectionRequest.asp)

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

#### IMPORTANT NOTICE:

Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

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