



# SUWANNEE RIVER

## WATER MANAGEMENT DISTRICT

### Minor Modification

**PERMITTEE:**

James Hollnagel  
225 SW Business Point Dr  
Lake City, FL, 32025

**PERMIT NUMBER:** ERP-023-234059-3**DATE ISSUED:** March 22, 2024**DATE EXPIRES:** March 22, 2025**COUNTY:** Columbia**TRS:** T4S, R16E, S13**PROJECT:** Southern Approaches Lot No. 2 Building Project

Upon completion, the approved entity to which operation and maintenance may be transferred pursuant to rule 62-330.310 and 62.330.340 or 40B-4.1130, Florida Administrative Code (F.A.C.) shall be:

James Hollnagel  
225 SW Business Point Dr  
Lake City, FL, 32025

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned has met the qualifications found in Applicant's Handbook Volume I Section 3.1.2 and qualifies for a minor modification of the existing permit. This minor modification is hereby in effect for the activity description below:

This is the first extension to the previous permit issued on February 7, 2019 for the activities described below: "Previous permit, ERP-023-204117-1, authorized a commercial subdivision which allowed for each lot to provide its own storm water system. This permit is for the construction and operation of two 3,000 square foot buildings for a total of 6,000 square feet of new impervious surfaces on a total project area of 4.04 acres, in a manner consistent with the application package submitted by Lori Schneerer on or before February 7, 2019." The lot has since been divided into two lots and sold to new owners. This permit extension is for the construction and operation of a 3,000 square foot building of new impervious surfaces on a total project area of 1.97 acres, in a manner consistent with the application package submitted by James Hollnagel or his agent on or before February 21, 2024.

The permittee shall adhere to all permit conditions and/or requirements as well as perform any required reporting, monitoring, or inspections in accordance with the original permit.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

Approved by: *Doretha Spencer*

District Staff

Water for Nature. Water for People.



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Approved by: \_\_\_\_\_

District Staff

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## **ONCE ZONING HAS BEEN APPROVED FOR THIS PROJECT.**

### **Private Potable Water**

City of Lake City Utilities Department (386-752-2031) Letter of Availability OR

Ellisville/County Utilities (386-758-1019) Letter of Availability.

### **Sewage Disposal**

Septic System – An approved signed site plan from Environmental Health (386-758-1058)

City OR County Sewage- A Letter of Availability from either department. (See above contact numbers.)

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Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.3.2 **Time limitation of application** An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued, except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Pursuant to Chapter one (administration) section 101.2 of the Florida Building Code: Section 105.4.1 **Permit intent.** A permit issued shall be constructed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced.

Section 105.4.1.1: If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

Section 105.4.1.2: If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

Section 105.4.1.3: Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

Section 105.4.1.4. The fee for renewal reissuance and extension of a permit shall be set forth by the administrative authority

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**Ordinance Sec. 90-75. - Construction debris.** (e) It shall be unlawful for any person to dispose of or discard solid waste, including construction or demolition debris at any place within the county other than on an authorized disposal site or at the county's solid waste facilities. The temporary storage, not to exceed seven days of solid waste (excluding construction and demolition debris) on the premises where generated or vegetative trash pending disposition as authorized by law or ordinance, shall not be deemed a violation of this section. The temporary storage of construction and demolition debris on the premises where generated or vegetative trash pending disposition as authorized by law or ordinance shall not be deemed in violation of this section, provided, however, such construction and demolition debris must be disposed of in accordance with this article prior to the county's issuance of a certificate of occupancy for the premises. The burning of lumber from a construction or demolition project or vegetative trash when done so with legal and proper permits from the authorized agencies and in accordance with such agencies' rules and regulations, shall not be deemed a violation of this section. No person shall bury, throw, place, or deposit, or cause to be buried, thrown, placed, or deposited, any solid waste, special waste, or debris of any kind into or on any of the public streets, road right-of-way, highways, bridges, alleys, lanes, thoroughfares, waters, canals, or vacant lots or lands within the county. No person shall bury any vegetative trash on any of the public streets, road right-of-way, highways, bridges, lanes, thoroughfares, waters, canals, or lots less than ten acres in size within the county.

**When the submitted application is approved for permitting the applicant will be notified by email as to the date and time a building permit will be prepared and issued by the Columbia County Building & Zoning Department.**

## Karen Aiken-Smoot

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**From:** Karen Aiken-Smoot  
**Sent:** Tuesday, June 18, 2024 4:40 PM  
**To:** 'jx4hollnagel@att.net'  
**Cc:** William Goodin  
**Subject:** Mechanic shop site plan  
**Attachments:** Sec\_4 14 \_\_\_\_ CI \_\_ Commercial \_\_ Intensive.docx

Please see LDR Sec. 4.2 and Sec. 14.13 for additional requirements for a commercial site development plan.  
<https://library.municode.com/index.aspx?clientId=14464>

*Garage, repair.* Repair garage means a building or portion thereof, other than a private, storage, or parking garage or automotive service station, designed or used for repairing, equipping, or servicing of motor vehicles. Such garages may also be used for hiring, renting, storing, or selling of motor vehicles.

*Parking space, handicapped.* Handicapped parking space means an off-street parking space which is reserved for persons who are physically disabled or handicapped.

*Parking space, off-street.* For the purposes of these land development regulations, an off-street parking space shall consist of a space adequate for parking a standard-size automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room. Required off-street parking areas for three or more automobiles shall be so designed, maintained, and regulated that no parking or maneuvering incidental to parking shall be on any public street or walk and so that any automobile may be parked and unparked without moving another. For purposes of rough computation, an off-street parking space and necessary access and maneuvering room may be estimated at 200 square feet, but off-street parking requirements will be considered to be met only where actual spaces meeting the requirements above, are provided and maintained, improved in the manner required by these land development regulations, and in accordance with all ordinances and regulations of the county. (See also article 4, Off-Street Parking Requirements.)

Thank you!

Karen Aiken-Smoot

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

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# Columbia County, FLA - Building & Zoning Property Map

Printed Tue Jun 18 2024 15 04 49 GMT-0400 (Eastern Daylight Time)



Parcel No: 13-4S-16-02952-302

Owner: HOLLNAGEL JAMES R,

Subdivision:

Lot:

Acres: 1.96740317

Deed Acres: 1.97 Ac

District: District 5 Tim Murphy

Future Land Uses: Commercial, Residential - Medium

Flood Zones: A

Official Zoning Atlas: CI, RMF-1

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