



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD _____

Application Fee \$500.00

Receipt No. _____

Filing Date _____

Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: UNITED HOMES
2. Address of Subject Property: TBD E DUVAL STREET, LAKE CITY, FL
3. Parcel ID Number(s): 34-3S-17-06906-002
4. Future Land Use Map Designation: INDUSTRIAL
5. Zoning Designation: I
6. Acreage: 27.15
7. Existing Use of Property: VACANT
8. Proposed use of Property: OFFICE, OPEN STORAGE BLDG AND GRASS DISPLAY AREA
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 2400
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in impervious area: Total Square Footage 6544

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): _____
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: () 307.680.1772 Fax: () Email: ccpewyo@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): WATERTOWN PROPERTIES
Mailing Address: 16355 SE CR 245
City: PLAKE CITY State: FL Zip: 32055
Telephone: () 386.623.7876 Fax: () Email: rosysparksrealty@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.

***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: NO
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.

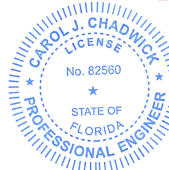
THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

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.

Applicant/Agent Name (Type or Print)

Applicant/Agent Signature

Date



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
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E7500032FEE,
cn=Carol Chadwick
Date: 2026.07.15
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SITE PLAN UNITED HOMES

SECTION 34, TOWNSHIP 03 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA



LOCATION MAP
NOT TO SCALE

PROJECT SITE

OWNER:
WATERTOWN PROPERTIES, LLC
6355 SE CR 245
LAKE CITY, FL
CONTACT: ROSY SPARKS
386.623.7876
rosysparksrealty@gmail.com

CIVIL ENGINEER

CAROL CHADWICK, P.E.
1208 S.W. FAIRFAX GLEN
LAKE CITY, FL 32025
307.680.1772
ccpewyo@gmail.com

DEVELOPMENT INFORMATION			
CONSTRUCTION OF AN OFFICE AND OPEN STORAGE POLE STRUCTURE FOR MOBILE HOME SALES.			
PARCEL NUMBER	34-35-17-06906-000		
ZONING	I		
FLU	INDUSTRIAL		
PROPOSED LAND USE	MOBILE HOME DISPLAY AND SALES		
ADDRESS	TBD SE DUVAL STREET, LAKE CITY, FL		
PROPERTY AREA	SQUARE FEET	ACRES	% OF SITE
PARCEL AREA	130680	3.00	100
ON-SITE DISTURBANCE AREA	11256	0.26	8.61
OFF-SITE DISTURBANCE AREA	0	0.00	-
TOTAL DISTURBANCE AREA	11256	0.26	8.61
PROPOSED IMPERVIOUS AREA			
BUILDING	2400	0.06	1.84
PAVEMENT	3844	0.09	2.94
CONCRETE	300	0.01	0.23
TOTAL IMPERVIOUS AREA	6544	0.15	5.01
LANDSCAPING			
REQUIRED	PER SECTION 4.2.17.10, COLUMBIA COUNTY L.D.R. 10% OF ANY OFF-STREET PARKING AREA (3844 S.F. -> 384 S.F.) 1 TREE PER 200 S.F. OF REQUIRED LANDSCAPING (2 TREES)		
PROPOSED AREA	1410 S.F. # 2 NEW TREES		
PARKING			
REQUIRED SPACES	PER SECTION 4.17.11, COLUMBIA COUNTY L.D.R. 1 SPACE FOR EACH 350 S.F. OF FLOOR AREA (OFFICE ONLY) 1800 S.F. / 350 = 5 SPACES		
PROPOSED SPACES	6 INCLUDING 1 HANDICAP SPACE		

NOTES

1. SITE PARCEL: 34-35-17-06906-000
2. FUTURE LAND USE: INDUSTRIAL
3. ZONING: I-1
4. SITE ADDRESS: TBD E DUAL STREET, LAKE CITY, FL
5. THE SITE SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION
6. THE SITE SHALL COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023)
7. SEPARATE PERMITS ARE REQUIRED FOR CONSTRUCTION, SIGNS, RETAINING WALLS, ENTRY WALL FEATURES, SITE LIGHTING, CEILING, FLOORS, PARTITIONS, STAIRWAYS, CRANE TRAPS, ETC.
8. ACCESS TO SITE FROM E. DUAL STREET ONLY-ACCESS FROM BAMBOO TERRACE OR WASHINGTON STREET
9. ROLL-OUT TRASH RECEPTACLE SHALL BE USED FOR SITE.

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S. 25°35'W., 116.30 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE S.A.L. RAILROAD, SAID RIGHT-OF-WAY LINE BEING ON A CURVE DEFLECTION TO THE LEFT, ON A CHORD BEARING S. 85°04'W., 607.60 FEET; THENCE S. 05°12'W., 180.00 FEET; THENCE S. 06°37'W., 102.10 FEET; THENCE S. 06°24'W., 953.25 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SECTION # 30; THENCE S. 48°17'W., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1270.80 FEET; THENCE N. 06°08'E., 526.50 FEET; THENCE N. 87°42'E., 260.80 FEET; THENCE N. 07°03'E., 129.15 FEET; THENCE S. 88°51'W., 156.10 FEET; THENCE N. 08°01'W., 260.50 FEET; THENCE S. 86°1'W., 466.00 FEET, 491.57 FEET (FIELD); THENCE N. 07°33'E., 228.20 FEET, 193.27 FEET (FIELD) TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.071°01'W., ALONG THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, 151.96 FEET TO THE POINT OF BEGINNING AND THENCE S.85°03'14"W., 206.65 FEET; THENCE S.85°03'14"W., 121.64 FEET; THENCE S. 071°7'08"W., 150.00 FEET; THENCE S.95°33'11"E., 329.32 FEET; THENCE N.07°1'708"E., 330.54 FEET TO THE SOUTH RIGHT-OF-WAY OF NE WASHINGTON STREET AND A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 16263.05 FEET, AN INCLUDED ANGLE OF 10.00 DEGREES, BEING AN ARC DISTANCE OF 4.8593214"W., 206.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 206.65 FEET TO THE POINT OF BEGINNING.

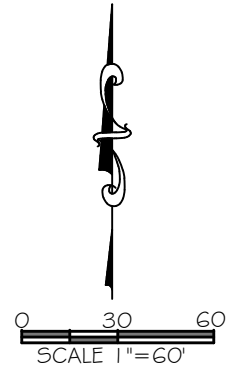
SHEET INDEX

- | | |
|---|-------------------------|
| 1 | COVER SHEET |
| 2 | NOTES, LEGEND & DETAILS |
| 3 | OVERALL SITE PLAN |
| 4 | SITE PLAN |



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
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cn=Carol Chadwick
Date: 2026.07.15
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ENGINEER OF RECORD: CAROL CHADWICK, P.E. FL 82560

[illegible]

UNITED HOMES
OVERALL SITE PLAN

PROJECT NO.	FL25595
DATE	FEB. 23, 2026
REVISION DATE	JULY 15, 2026

Digitally signed by Carol Chadwick
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Chadwick
Date: 2026.07.15
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This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.



NOTES:

1. ALL REQUIRED LANDSCAPING IS TO BE PERPETUALLY MAINTAINED BY THE OWNER, AND ALL REQUIRED PLANTINGS SHALL BE REPLACED IF THEY DO NOT SURVIVE OR UPON NOTIFICATION BY THE COUNTY.
2. IN LIEU OF AN IRRIGATION SYSTEM, THE OWNER SHALL MAKE SATISFACTORY ALTERNATE ARRANGEMENTS FOR WATERING OF ALL LANDSCAPED AREAS AS NEEDED FOR THEM TO BECOME ESTABLISHED AND KEPT ALIVE AS NEEDED.

- (a) ALL PLANT MATERIAL TO BE FLORIDA No. 1 QUALITY
- (b) A MINIMUM OF 3" OF MULCH IN ALL PLANT BEDS
- (c) 100% IRRIGATION COVERAGE REQUIRED
- (d) STAKING REQUIRED FOR ALL SINGLE-TRUNK TREES
- (e) A 3" RING OF MULCH TO BE MAINTAINED AROUND ALL TREES NOT INCORPORATED IN PLANT BEDS.
- (f) LANDSCAPING REQUIRED AROUND ALL BACKFLOW DEVICES
- (g) UNOBSTRUCTED VISIBILITY REQUIRED WITHIN SITE VISIBILITY TRIANGLE (INDICATE WITH DIAGRAM, FIGURE 33.01)
- (h) PROTECTION REQUIRED FOR EXISTING TREES TO BE SAVED DURING CONSTRUCTION. DIAGRAM OF TREE PROTECTION PLAN REQUIRED
- (i) ALL PLANT BEDS TO BE FREE OF LIME ROCK, CONSTRUCTION DEBRIS, AND ANY IMPERVIOUS MATERIAL. EXCAVATION AND BACKFILLING MAY BE REQUIRED
- (j) THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. LANDSCAPE AREAS SHALL BE MAINTAINED TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND MUST BE KEPT FREE OF TRASH AND DEBRIS

1	1" AC PAVEMENT OVER 6" LIMEROCK BASE	3624 S.F.
2	4" CONCRETE SIDEWALK	300 S.F.
3	ADA PARKING SPACE AND SIGN PER DETAIL SHEET 2	1 EA.
4	WHEEL STOP PER DETAIL ON SHEET 2	6 EA.
5	ELECTRIC SERVICE	1 EA.
6	WATER METER SUPPLIED BY CITY	1 EA.
7	BACKFLOW PREVENTER 3/4" 975XL WILKINS FRZ	1 EA.
8	3/4" WATER SERVICE	75 L.F.
9	SEPTIC SYSTEM BY OTHERS (LOCATION MAY VARY)	1 EA.
10	SILT FENCE PER DETAIL ON SHEET 2	209 L.F.
11	36" DECORATIVE SPLIT RAIL FENCE	650 L.F.
12	6" CONCRETE OVER 6" LIMEROCK BASE COMPACTED TO 98% PROCTOR OVER 1/2" TYPE B STABILIZED SUBGRADE LBR 40, COMPACTED TO 98%	296 S.F.
13	INSTALL 36" STOP SIGN (R1-1)	1 EA.
14	24" THERMOPLASTIC WHITE STOP BAR	12 L.F.
15	DOUBLE 6" THERMOPLASTIC YELLOW CENTERLINE STRIPING	24 L.F.
16	REMOVE EXISTING DWY & INSTALL CURB - MATCH EXISTING	4 EA. & 136 L.F.



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

July 13, 2026

re: United Homes Drainage Memo

The site is exempt from stormwater management. Impervious surfacing subjected to vehicular travel is 3844 s.f. Total building area is 2400 s.f. Both are below the areas requiring stormwater management per SRWMD.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25595



SUWANNEE RIVER

WATER MANAGEMENT DISTRICT

April 30, 2026

Robert Sheppard
Shepworth, LLC
6355 SE COUNTY ROAD 245
Lake City, FL, 32025-2327

Subject: Environmental Resource Permit (ERP) No Permit Required, ERP-023-253845-1, United Homes

Dear Robert Sheppard,

The subject proposed activity does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted by Carol Chadwick, P.E., on or before April 30, 2026. The development consists of the construction of a 1,500 square foot building, 235 square foot sidewalk, and 3,844 square feet of parking and driveway on a total project area of 0.4 acres. The project shall be constructed in a manner consistent with the application package submitted by Carol Chadwick, P.E., on or before April 30, 2026, and in accordance with section 62-330.020(2), Florida Administrative Code, (F.A.C.).

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

The District's determination that your project does not require a permit is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any Subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid potential rule changes that could affect your request.

Water for Nature. Water for People.

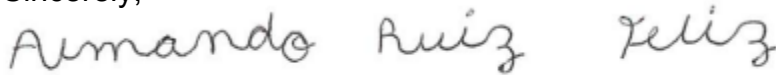
In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.020(2), F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

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.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,

A handwritten signature in blue ink that reads "Armando Ruiz".

Armando Ruiz, E.I.
Engineering Specialist
Division of Resource Management

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

February 16, 2026

re: United Homes Fire Flow Report

ISO: $NFF = (C) (O) [1 + (X + P)] = 500 * 0.85 [1 + (0 + 0)] = 425 \rightarrow 1000 \text{ gpm}$

Where:

NFF = Needed Fire Flow

(C) = Construction factor, including effective area: $C = 1000$

(O) = Occupancy factor: $C-2 = 0.85$

(X + P) = Exposures and communication (openings) factor: 0

$C = 18F\sqrt{A} = 18 * 0.6\sqrt{1500} = 418 \rightarrow 500$

Where:

F = the coefficient related to the construction type = 0.6

A = the effective building area = 1500 sf

NFPA: required flow 1500 gpm

Per the attached Water Flow Report dated 1/23/26, the water flow is 3199 gpm at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Carol Chadwick, P.E.

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A0141
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E7500032FEE,
cn=Carol Chadwick
Date: 2026.07.15
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CC Job #FL25595

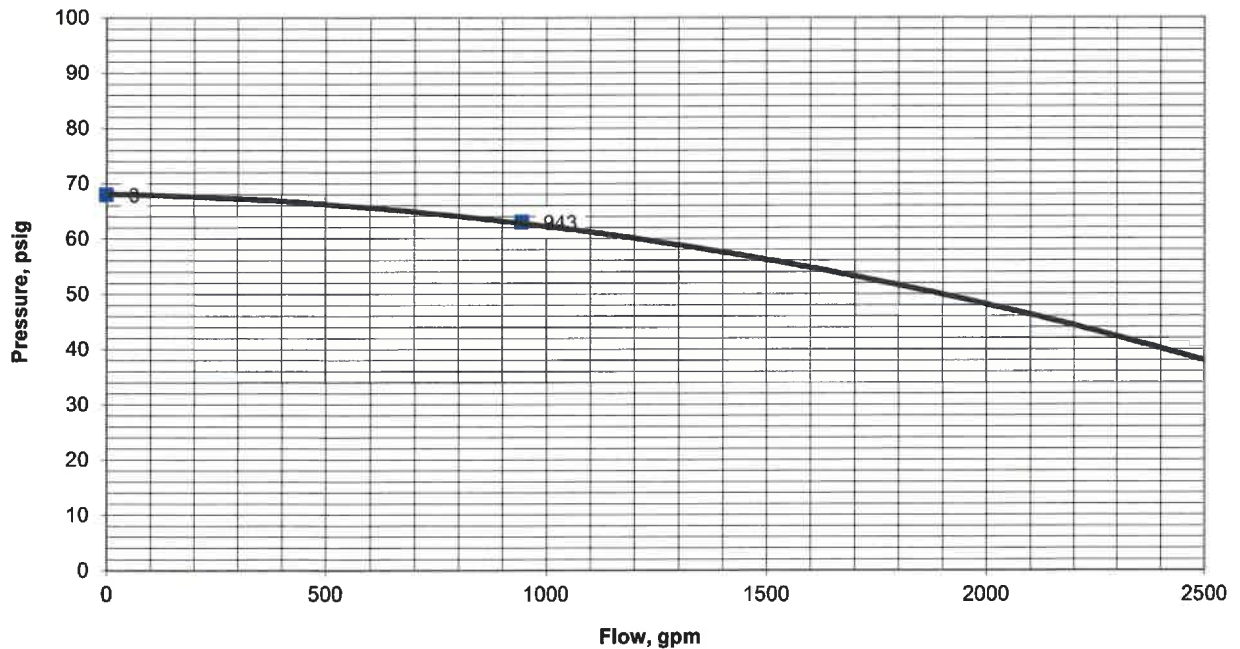
City of Lake City

Water flow report

HYDRANT # & LOCATION: **2160 NE Washington Street** DATE: **1/23/2026**
TEST BY: **Al/Penny** Day: **Friday** Time: **9:20** Minutes: **2**
WATER SUPPLIED BY: **Municipal**
PURPOSE OF TEST: **request**

DATA

FLOW HYDRANT(S)	A1	A2	A3
SIZE OPENING:	2.5	2.5	2.5
COEFFICIENT:	0.8		
PITOT READING:	40		
GPM:	943	0	0
TOTAL FLOW DURING TEST:	943 GPM		
STATIC READING:	68 PSI	RESIDUAL:	63 PSI
RESULTS: AT 20 PSI RESIDUAL	3199 GPM	AT 0 PSI	3862 GPM
ESTIMATED CONSUMPTION:	1887 GAL.		
REMARKS:			



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen
Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

February 16, 2026

re: United Homes Concurrency Impact Analysis

The subject property will be used as an office, open storage building and a grass display area. The proposed building will have 1 bathrooms. The proposed site will have minimal to no impact on the existing water system and infrastructure. It will have no effect on schools. The site will utilize the public water systems. The site will utilize a private septic system.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 710
- Potable Water Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis for store per bathroom per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Commercial Generation Study, Palm Beach County, Solid Waste Authority of Palm Beach County, FL, 1995

Summary of analyses:

- Trip generation: 2 Peak PM trips & Total ADT 17
- Potable Water: 90 gallons per day
- Potable Water: 90 gallons per day
- Solid Waste: 2.75 tons per year

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000018D463B4E
7500032FEE,
cn=Carol Chadwick
Date: 2026.07.15
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Carol Chadwick, P.E.

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CC Job #FL25595

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Total Floor Area*	Total ADT	Total PM Peak
710	General Office	11.01	1.49	1.50	16.52	2.24

*KSF

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
per employee	15.00	6	90

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
per employee	15.00	6	90

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds per Day per S.F.	Total Floor Area	Total (Tons Per Year)
Office	1.00	1800.00	2.75

**1# per 100 s.f. per day

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

February 16, 2026

re: United Homes Comprehensive Plan Consistency Analysis

The United Homes proposed site plan is consistent with Columbia County's Comprehensive Plan.

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The subject property is zoned I in a designated industrial area.

- Policy 1.1.1 The county shall limit the location of higher density residential and high intensity commercial and industrial uses to areas adjacent to arterial or collector roads where public facilities are available to support such higher density or intensity. In addition, the county shall enable private subregional centralized potable water and sanitary sewer systems to connect to public regional facilities, in accordance with the objective and policies for the urban and rural areas within this future land use element of the comprehensive plan.

Consistency: The site is located in an industrial area with access directly to E. Duval Street (US Hwy. 90). The site will be serviced by the City of Lake City water distribution system and a private septic system.

- Policy 1.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The subject property is located in an industrial district.

- Policy 1.1.3 The county's future land use plan map shall base the designation of residential, commercial and industrial lands depicted on the future land use plan map upon acreage which can be reasonable expected to develop by the year 2026.

Consistency: The site will be constructed in 2026.

- Policy 1.1.4 The county shall continue to maintain standards for the coordination and siting of proposed urban development near agricultural or forested areas, or environmentally sensitive

areas (including but not limited to wetlands and floodplain areas) to avoid adverse impact upon existing land uses.

Consistency: The proposed use of the subject property is consistent other uses in the area.

- Policy I.1.5 The county shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

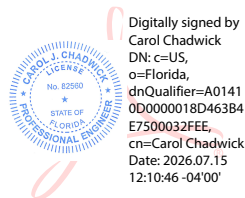
Consistency: No impacts to adjacent land topography or soil conditions will result due to the construction of the site.

- Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed site is compatible with other uses in the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Carol Chadwick, P.E.

This item has been digitally signed and sealed by Carol Chadwick, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CC Job #FL25595

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 7/9/2026

Parcel: << 34-3S-17-06906-002 (48037) >>

Owner & Property Info

Result: 1 of 0

Owner	WATERTOWN PROPERTIES, LLC 6355 SE COUNTY ROAD 245 LAKE CITY, FL 32025		
Site			
Description*	COMM SE COR OF NE1/4 OF NW1/4, S 28 DEG W 116.30 FT TO S R/W OF NE WASHINGTON ST, E ALONG R/W 593.71 FT, S 4 DEG W 137.74 FT, E 102.10 FT, S 5 DEG W 431.97 FT FOR POB, CONT S 523.77 FT, W 252.02 FT, N 523.77 FT, E 252.02 FT TO POB. PB 909-507, DC 909-502, ...more>>>		
Area	3 AC	S/T/R	34-3S-17
Use Code**	VACANT (0000)	Tax District	2
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2025 Certified Values	2026 Working Values	
There are no 2025 Certified Values for this parcel	Mkt Land	\$51,000
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$51,000
	Class	\$0
	Appraised	\$51,000
	SOH/10% Cap	\$13,900
	Assessed	\$51,000
	Exempt	\$0
	Total Taxable	county:\$37,100 city:\$0 other:\$0 school:\$51,000

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/4/2026	\$100	1567 / 1236	QC	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	3.000 AC	1.0000/1.0000 1.0000/ /	\$17,000 /AC	\$51,000

Search Result: 1 of 0

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GrizzlyLogic

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 7/9/2026 and may not reflect the data currently on file at our office.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Prepared by and return to:

Macy McRae
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025

File No 2024-2047

Parcel Identification No 34-3S-17-06906-000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of December, 2024 between Robert Wayne Hollingsworth, the Personal Representative of the Estate of Sharon Diane Hollingsworth, deceased, whose post office address is 310 SW Green Acres Way, Lake City, Florida 32024, of the County of Columbia, Florida, Grantor, to Shepworth, LLC, a Florida Limited Liability Company, whose post office address is 310 SW Green Acres Way, Lake City, Florida 32024, of the County of Columbia, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Commence at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 34, Township 3 South, Range 17 East, and run South 28°38' West 116.30 feet for a Point of Beginning:

And run thence Easterly along the South right-of-way line of the S.A.L. Railroad (said right-of-way line being on a curve deflection to the left), on a chord bearing South 85°04' East 607.60 feet; thence South 5°27' West 180 feet; thence South 86°37' East 102.10 feet; thence South 6°22' West 953.25 feet to the North right-of-way line of U.S. Highway No. 90; thence South 88°27' West, along said North right-of-way line 1,270.80 feet; thence North 6°08' East 526.50 feet; thence North 87°42' East 260.80 feet; thence North 7°03' East 229.15 feet; thence South 88°51' West 196.10 feet; thence North 9°17' East 260.50 feet; thence South 86°17' East 466.00 feet; thence North 7°33' East 228.20 feet to the Point of Beginning.

LESS and except that portion of the property described in Warranty Deed recorded March 24, 2021 in Official Records Book 1433, Page 461, of the Public Records of Columbia County, Florida.

The above described property is not nor has it ever been the homestead property of the Grantor.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

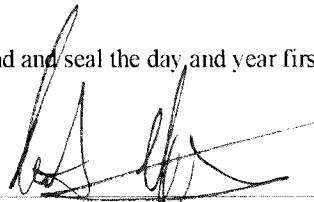
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof. Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Robert Wayne Hollingsworth, the Personal Representative of the
Estate of Sharon Diane Hollingsworth, deceased


WITNESS
PRINT NAME: Christy Wells

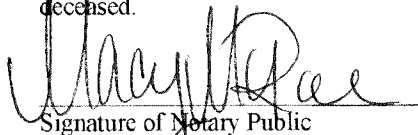

WITNESS
PRINT NAME: Macy McRae

142 S. Marion Ave.
Lake City, FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City, FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 20 day of
December, 2024, by Robert Wayne Hollingsworth, the Personal Representative of the Estate of Sharon Diane Hollingsworth,
deceased.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: ☒ OR Produced Identification: _____

Type of Identification Produced: _____



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

APPLICATION AGENT AUTHORIZATION FORM

TO: Columbia County Zoning Department
135 NE Hernando Avenue
Lake City, FL 32055

Authority to Act as Agent

On my/our behalf, I appoint CAROL CHADWICK, PE
(Name of Person to Act as my Agent)

for N.A.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for SITE AND DEVELOPMENT PLANS, FDOT PLANS & SWM PLANS
(Type of Application)

I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.

Applicant/Owner's Name: Watertown Properties, LLC / Robert Sheppard

Applicant/Owner's Title: Owner

On Behalf of: _____
(Company Name, if applicable)

Telephone: 384 623 - 2203 Date: 6/8/2020

Applicant/Owner's Signature: Robert Sheppard

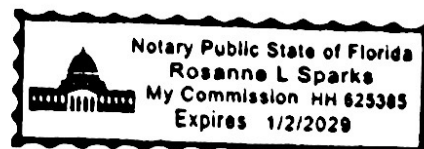
Print Name: Robert Sheppard

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 8 day of June, 20 20, by _____, whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

[Signature]
(Notary Signature)

(SEAL)





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
WATERTOWN PROPERTIES, LLC

Filing Information

Document Number L26000235996
FEI/EIN Number NONE
Date Filed 04/27/2026
Effective Date 05/01/2026
State FL
Status ACTIVE

Principal Address

6355 SE CR 245
LAKE CITY, FL 32025

Changed: 05/06/2026

Mailing Address

6355 SE CR 245
LAKE CITY, FL 32025

Changed: 05/06/2026

Registered Agent Name & Address

HOLLINGSWORTH, ROBERT W, JR
860 N W COUNTY ROAD 25A
LAKE CITY, FL 32055

Authorized Person(s) Detail

Name & Address

Title MGR

HOLLINGSWORTH, ROBERT W, JR
860 N W COUNTY ROAD 25A
LAKE CITY, FL 32055

Title MGR

SHEPPARD, ROBERT D
6355 S E COUNTY ROAD 245
LAKE CITY, FL 32025

Annual Reports

No Annual Reports Filed

[04/27/2026 -- Florida Limited Liability](#)

[View image in PDF format](#)

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: R06906-000
SHEPWORTH LLC

Year: 2025

Bill Number: 2 23323

Owner: SHEPWORTH LLC

Property Type: Real Estate

Discount Period: 1%

MAILING ADDRESS:
SHEPWORTH LLC
6355 SE COUNTY RD
245
LAKE CITY FL 32025

PROPERTY ADDRESS:
0

This Bill:

All Bills:

Cart Amount:

\$0.00

\$0.00

\$0.00

Bill 23323 -- 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	\$810.72	\$810.72	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$77.60	\$77.60	\$0.00
LOCAL	3.1010	\$321.70	\$321.70	\$0.00
CAPITAL OUTLAY	1.5000	\$155.61	\$155.61	\$0.00
Subtotal	5.3490	\$554.91	\$554.91	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2812	\$29.17	\$29.17	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	13.4453	\$1,394.81	\$1,394.81	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.78	\$3.78	\$0.00
TOTAL	\$3.78	\$3.78	\$0.00