



Columbia County Gateway to Florida

69449

FOR PLANNING USE ONLY	
Application # SPD	<u>SPD 250201</u>
Application Fee	<u>\$300.00</u>
Receipt No.	<u>COUNTY</u>
Filing Date	<u>2-11-2025</u>
Completeness Date	<u>2-12-2025</u>



Minor Site Plan Application

A. PROJECT INFORMATION

- Project Name: Columbia Fire Station addition
- Address of Subject Property: 1579 NW Lake Jeffery Rd, Lake City, FL 32055
- Parcel ID Number(s): 25-3S-16-02284-001 (8206)
- Future Land Use Map Designation: _____
- Zoning Designation: 8600 county use
- Acreage: 13.34
- Existing Use of Property: fire station
- Proposed use of Property: fire station
- 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 3600
 - Relocation of an existing structure: Total square footage _____
 - Increase in Impervious Area: Total Square Footages _____

B. APPLICANT INFORMATION

- Applicant Status Owner (title holder) Agent
- Name of Applicant(s): Luke McInnis Title: Contractor
 Company name (if applicable): LMC Steel
 Mailing Address: P.O. Box 367
 City: Obrien State: FL Zip: 32071
 Telephone: () 386-935-0014 Fax: () Email: lukemcinnis@hotmail.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): Columbia County
 - Mailing Address: P.O.Box 1529
 - City: Lake City State: FL Zip: 32056
 - Telephone: () 755-4100 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: 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 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.

Luke McInnis

Applicant/Agent Name (Type or Print)

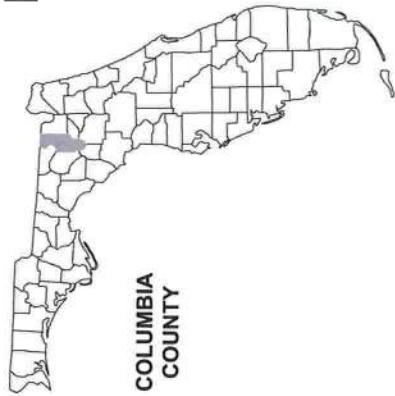


Applicant/Agent Signature

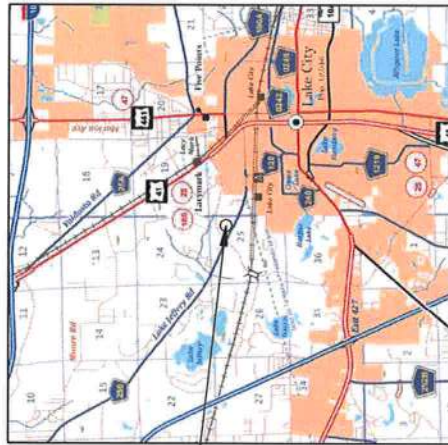
02/12/2025

Date

LAKE JEFFERY ROAD FIRE STATION EXPANSION COLUMBIA COUNTY, FLORIDA



COLUMBIA
COUNTY



PROJECT LOCATION

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ATTACHMENTS

NOTE: FOR INFORMATION PURPOSES ONLY

FLOOR PLAN A-1

PLANS PREPARED FOR:

COLUMBIA COUNTY BOCC
135 NE HERNANDO AVENUE, SUITE 203
LAKE CITY, FL 32055
386-758-1005

GOVERNING CRITERIA:
Florida Department of Transportation, Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (2018 Edition)

GOVERNING STANDARD PLANS:
Florida Department of Transportation, FI 2024-25 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).
Standard Plans for Road Construction and associated IRs are available at the following website:
<http://www.fdot.gov/design/StandardPlans.shtm>

APPLICABLE IRs:
Standard Plans for Bridge Construction are included in the Structures Plans Component

GOVERNING STANDARD SPECIFICATIONS:
Florida Department of Transportation, July 2020 Standard Specifications for Road and Bridge Construction are available at the following website:
<http://www.fdot.gov/procurement/employment/SpecBooks>



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
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LIC NO. LB03356

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TALLAHASSEE, FL 32301
WWW.NFFS.NET
CA# 29011

JOB NUMBER:
L190296CCB
ENGINEER:
RYAN D. ASMUS
P.E. NO.:
66628

DATE	REVISIONS DESCRIPTION

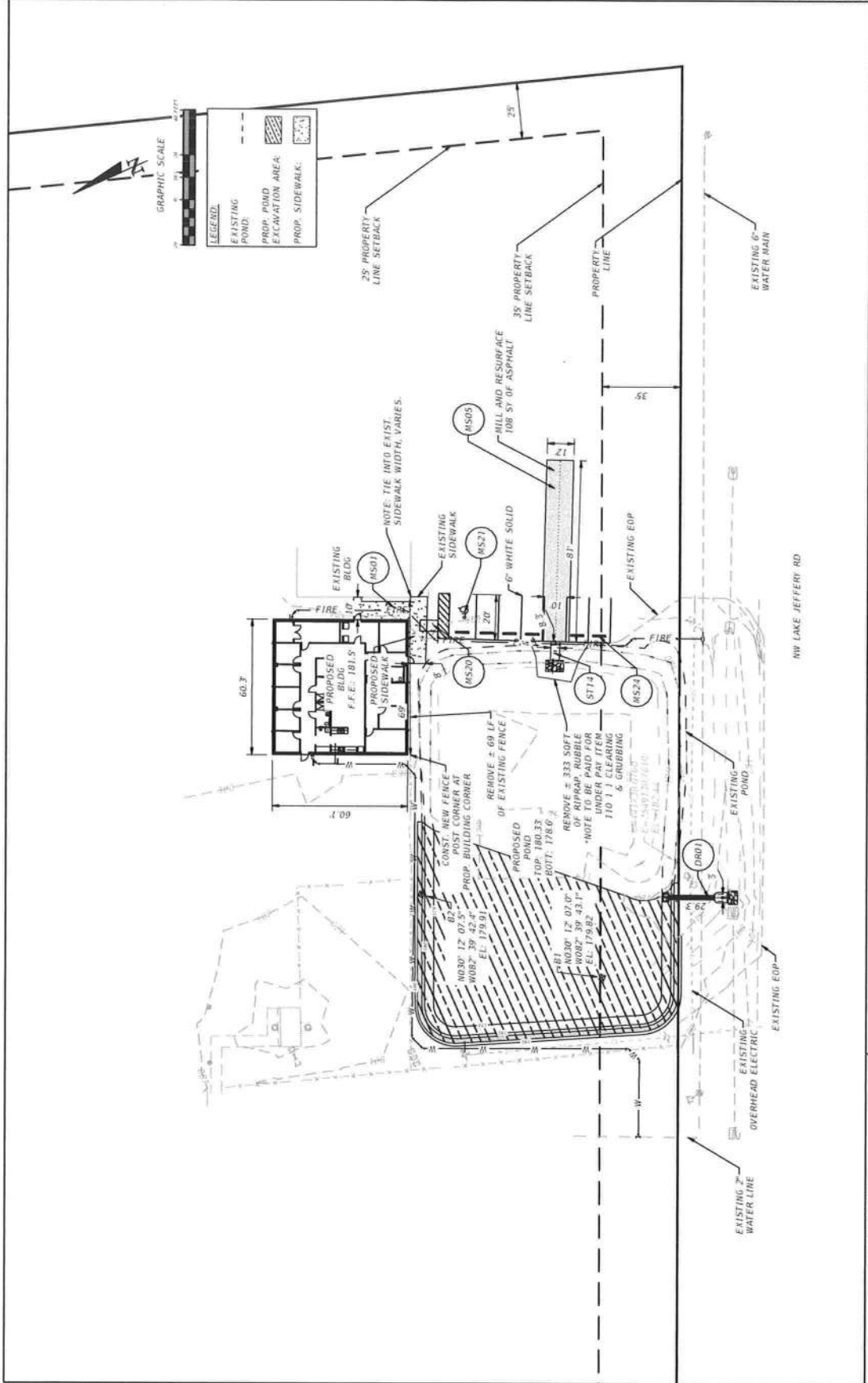
COVER SHEET

SHEET NO.
C-1

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Project Review

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DATE	REVISIONS	DESCRIPTION

NORTH FLORIDA PROFESSIONAL SERVICES, INC.
 P.O. BOX 3823
 LAKE CITY, FL 32056
 PH. 386-752-4675
 LIC. NO. LB8356

JOB NUMBER:
 L190295CB
ENGINEER:
 RYAN D. ASMUS
 P.E. NO. 66625

SITE PLAN
LAKE JEFFERY ROAD FIRE STATION EXPANSION
COLUMBIA COUNTY, FLORIDA

SHEET NO.
C-4

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