



Columbia County, FL.

New Commercial Construction Permit #000054935

Issued February 03, 2026



* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

OWNER: FALLING CREEK INVESTMENTS LLC **PHONE:** (386) 867-0625 **ADDRESS:** 218 SW TIGERVIEW GLN LAKE CITY, FL 32025

PARCEL: 17-4S-17-08423-107 **ZONING:** RESIDENTIAL - HIGH RMF-2 **FLOOD ZONE:** X **Coords:** -82.64,30.15

SUBDIVISION: 41 SOUTH BUSINESS PARK **LOT:** **BLK:** **PHASE:** **UNIT:** **ACRES:** 0.47

CONTRACTORS

NAME: LESLIE R MCDANIEL **ADDRESS:** 2230 E BAYA DR. STE.101 LAKE CITY, FL 32055 **PHONE:** 386.365.4288
BUSINESS: REED MCDANIEL CONSTRUCTION INC **LICENSE:** CBC1255787 -

License	License Title	Contractor	Business
EC0002306	ELECTRICAL CONTRACTOR	DONALD DAVIS	HIGH SPRINGS ELECTRIC INC
CAC1819813	CERT. A/C CLASS "A"	ANDREW GROSS	SOUTHEASTERN MECHANICAL SOLUTIONS, INC
CFC1433496	CERT. PLUMBING	COLE W ANDREWS	DWC PLUMBING LLC
CCC1330719	CERT. ROOFING	PAUL R MCDANIEL	REED MCDANIEL CONSTRUCTION INC DBA REED ROOFING

PROJECT DETAILS

*SDP251101
 *CITY TAP INSPECTION REQUIRED PRIOR TO CO - SCHEDULE THROUGH COUNTY

THIS IS THE CONSTRUCTION OF A:: 6 UNIT APARTMENT BUILDING
DESCRIBE COMMERCIAL USE:: 6 UNIT APARTMENT BUILDING
HEATED AREA (SQFT): 4945
TOTAL AREA (SQFT): 6049.0
STORIES: 1
BUILDING HEIGHT: 1
DRIVEWAY ACCESS TO PROPERTY: Driveway permit
IS THERE A FIRE SPRINKLER SYSTEM?: No
BUILDING CODE CONSTRUCTION TYPE: V
BUILDING CODE ELEMENT: B
BUILDING CODE OCCUPANCY TYPES: Residential
OCCUPANCY USE TITLE: apartments

NOTICE: Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

NOTICE: All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

NOTICE: Issuance of a culvert or culvert waiver for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

MUST POST ON THE JOBSITE: Copies of the Permit and Recorded Notice of Commencement for inspection.

2/3/2026 10:50 AM

SETBACK SIDE 1:	10'
SETBACK SIDE 2:	10'
SETBACK REAR:	15'
BUILDING CODE EDITION:	2023 Florida Building Code 8th Edition and 2020 National Electrical Code
ELEVATION REGULATION	Site & Development Plan
FINISHED FLOOR REQUIREMENT:	100.2'
REQUIREMENT NEEDED:	By Nailing Inspection
DOCUMENT NEEDED IS :	a Surveyor letter giving the Finished Floor Elevation
DOCUMENT RECEIVED :	No
FEMA MAP NUMBER :	12023C0294D
SEALED ROOF DECKING OPTIONS. (MUST SELECT ONE.):	two layers of felt underlayment comply ASTM 0226 Type II or ASTM D4869 Type III or IV, or two layers of a synthetic underlayment meeting the performance requirements specified, lapped and fastened as specified.

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