

Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # ~~SDP~~ SDP250401

Application Fee \$300.00

Receipt No. 770239

Filing Date 4-2-2025

Completeness Date _____

70225

Minor Site Plan Application

A. PROJECT INFORMATION

- Project Name: Aspen Pest Control
- Address of Subject Property: Lot 6, Windswept Industrial, Unit 7
- Parcel ID Number(s): 24-4S-16-03120-706
- Future Land Use Map Designation: Light Industrial
- Zoning Designation: Industrial Light Warehouse
- Acreage: 1.14 Acres
- Existing Use of Property: Vacant
- Proposed use of Property: New Building
- 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 2,400
 - 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): Brad Handy Title: _____
 Company name (if applicable): DIY Development LLC
 Mailing Address: 215 Windswept Glen
 City: Lake City State: FL Zip: 32024
 Telephone: () 386-466-9168 Fax: () Email: brad.handy@lettering.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?
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 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.

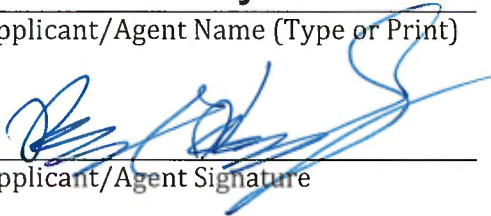
For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Brad Handy

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

3/24/25

Date

COLUMBIA COUNTY Property Appraiser

Parcel 24-4S-16-03120-706 <https://search.ccpaf1.com/parcel/03120706164S24>

Owners

DIY DEVELOPMENT LLC
215 SW WINDSWEPT GLN
LAKE CITY, FL 32024

Legal Description

LOT 6 WINDSWEPT INDUSTRIAL UNIT 7.
WD 1505-2387,

Use: 4000: VACANT INDUSTRIAL

Subdivision: WINDSWEPT INDUSTRIAL UNIT 7





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

Detail by Entity Name

Florida Limited Liability Company
DIY DEVELOPMENT LLC

Filing Information

Document Number L16000159744
FEI/EIN Number 81-3664948
Date Filed 08/25/2016
State FL
Status ACTIVE

Principal Address

215 SW Windswept Gln
LAKE CITY, FL 32024

Changed: 01/15/2020

Mailing Address

215 SW Windswept Gln
LAKE CITY, FL 32024

Changed: 01/27/2021

Registered Agent Name & Address

HANDY, BRADLEY R
215 SW Windswept Gln
LAKE CITY, FL 32024

Address Changed: 01/15/2020

Authorized Person(s) Detail

Name & Address

Title MGR

HANDY, BRADLEY R
215 SW Windswept Gln
LAKE CITY, FL 32024

Annual Reports

Report Year	Filed Date
2023	01/19/2023

2024 01/16/2024
2025 01/24/2025

Document Images

01/24/2025 -- ANNUAL REPORT	View image in PDF format
01/16/2024 -- ANNUAL REPORT	View image in PDF format
01/19/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/15/2020 -- ANNUAL REPORT	View image in PDF format
02/04/2019 -- ANNUAL REPORT	View image in PDF format
01/10/2018 -- ANNUAL REPORT	View image in PDF format
02/14/2017 -- ANNUAL REPORT	View image in PDF format
08/25/2016 -- Florida Limited Liability	View image in PDF format

Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00

Property Tax Account: R03120-706
DIY DEVELOPMENT LLC

Year: 2024 **Bill Number:** 13283 **Owner:** DIY DEVELOPMENT LLC
Tax District: 2 **Property Type:** Real Estate

MAILING ADDRESS: DIY DEVELOPMENT LLC
215 SW WINDSWEPT GLN
LAKE CITY FL 32024

PROPERTY ADDRESS: 0

This Bill:	\$0.00
All Bills:	\$0.00
Cart Amount:	\$0.00

Bill 13283 -- 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	\$86.36	\$86.36	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$40.93	\$40.93	\$0.00
LOCAL	3.1430	\$171.99	\$171.99	\$0.00
CAPITAL OUTLAY	1.5000	\$82.08	\$82.08	\$0.00
Subtotal	5.3910	\$295.00	\$295.00	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$3.24	\$3.24	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.00	\$0.00	\$0.00
TOTAL	13.4997	\$384.60	\$384.60	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.14	\$3.14	\$0.00
TOTAL	\$3.14	\$3.14	\$0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

13283.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03120-706		2

THIS BILL IS FULLY PAID

LOT 6 WINDSWEPT INDUSTRIAL UNIT 7.

DIY DEVELOPMENT LLC
215 SW WINDSWEPT GLN
LAKE CITY FL 32024

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS GENERAL FUND	11,511	7.8150	0	11,511	89.96
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	57,000	0.7480	0	57,000	42.64
LOCAL	57,000	3.1430	0	57,000	179.15
CAPITAL OUTLAY	57,000	1.5000	0	57,000	85.50
SUWANNEE RIVER WATER MGT DIST WATER MGT	11,511	0.2936	0	11,511	3.38
LAKE SHORE HOSPITAL AUTHORITY LK SHORE	11,511	0.0001	0	11,511	0.00

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	400.63
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
FFIR FIRE ASSESSMENTS	0.00 Unit @293.9800	3.27

SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	3.27
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COMBINED TAXES AND ASSESSMENTS	403.90	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	403.90	-16.16	0.00	387.74	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

13283.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R03120-706		2

THIS BILL IS FULLY PAID

LOT 6 WINDSWEPT INDUSTRIAL UNIT 7.

DIY DEVELOPMENT LLC
215 SW WINDSWEPT GLN
LAKE CITY FL 32024

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	403.90	-16.16	0.00	387.74	0.00

Receipt(s) 2024-15976 on 11/26/24 for \$387.74 by DIY DEVELOPMENT LLC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20002

Inst: 202412000447 Date: 01/09/2024 Time: 8:31AM
Page 1 of 2 B: 1505 P: 2387, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 612.50

Warranty Deed

This Warranty Deed is executed this 9 day of January, 2024 by Daniel Crapps, as Trustee under the provisions of a certain Trust Agreement dated the 1st day of November 1999 known as the Windswept Land Trust, whose address is 291 Southwest Main Boulevard, Lake City, FL 32025, hereinafter called the grantor, to DIY Development LLC, a Florida Limited Liability Company, whose address is 215 SW Windswept glen, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 6, Windswept Industrial Subdivision Unit 7, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 1 through 2, of the Public Records of Columbia County, Florida.

The above described property is not, has never been nor is it contiguous to the homestead of the Grantor

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

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

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

Signed, sealed and delivered in our presence:

Vera Lisa Hicks
Witness

[Signature]

Daniel Crapps, as Trustee under the provisions of a certain Trust Agreement dated the 1st day of November 1999 known as the Windswept Land Trust

Lisa Hicks
Printed Name

*4515 Lowe Lough Rd
Wellborn FL 32094*
Witness Postal Address

Kristi L Ditter
Witness

Kristi L. Ditter
Printed Name

226 SW Guthrie Ter, Lake City, FL 32024
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 8 day of January, 2024, by Daniel Crapps, as Trustee under the provisions of a certain Trust Agreement dated the 1st day of November 1999 known as the Windswept Land Trust

Vera Lisa Hicks
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____