

Assembly Group A-2  
Type 1B  
Occupancy Load 69

Columbia County New Building Permit Application

**For Office Use Only** Application # 1905-56 Date Received 5/17/19 By UA Permit # 38329  
Zoning Official 2/10/19 Date 5-22-19 Flood Zone X Land Use Comm Zoning CG  
FEMA Map # \_\_\_\_\_ Elevation \_\_\_\_\_ MFE Existing River \_\_\_\_\_ Plans Examiner T.C. Date 6-17-19  
Comments New approved use 20579 / CPA 0227 & SDP 18-02 of existing building  
☒ NOC ☐ Deed or PA ☒ Site Plan ☐ State Road Info ☐ Well letter ☐ 911 Sheet ☐ Parent Parcel #  
☐ Dev Permit # \_\_\_\_\_ ☐ In Floodway ☐ Letter of Auth. from Contractor ☐ F W Comp. letter ☒ Sub VF Form Electrical  
☐ Owner Builder Disclosure Statement ☐ Land Owner Affidavit ☐ Ellisville Water ☒ App Fee Paid ☒ Sub VF Form Electrical

Septic Permit No. City Utilities OR City Water ☒ Fax \_\_\_\_\_  
Applicant (Who will sign/pickup the permit) Frank Kendrick / Cecilia Davis Phone 386-234-9015  
Address 190 SW Derelsten Lake City FL 32024  
Owners Name Cecilia Davis Phone 386-234-9015  
911 Address 2932 US HIGHWAY 441, LAKE CITY, FL 32055  
Contractors Name NuJak Development, Inc. FRANK KENDRICK Phone 863-686-1565  
Address 714 N. Massachusetts Avenue, Lakeland, FL 33801

Contractor Email Frank@NuJak.com \*\*\*Include to get updates on this job.

Fee Simple Owner Name & Address Cecilia Davis

Bonding Co. Name & Address N/A

Architect/Engineer Name & Address Carol Chadwick, 1208 SW Farfax Glen, Lake City, FL 32025

Mortgage Lenders Name & Address N/A

Circle the correct power company ☒ FL Power & Light ☐ Clay Elec. ☐ Suwannee Valley Elec. ☐ Duke Energy

Property ID Number 17-3S-17-05000-003 Estimated Construction Cost 125000

Subdivision Name n/a Lot n/a Block n/a Unit n/a Phase n/a

Driving Directions from a Major Road Head north on NE Hernando Ave toward NE Justice St.,  
Turn left onto NE Madison St., Turn right at the 1st cross street onto US-441 N/N Marion Ave  
Continue to follow US-441 N, Destination on the Left

Construction of Restaurant Existing Remodel Building ☒ Commercial OR Residential  
Proposed Use/Occupancy Restaurant "Mama Jeanette's" Number of Existing Dwellings on Property \_\_\_\_\_

Is the Building Fire Sprinkled? NO If Yes, blueprints included \_\_\_\_\_ Or Explain \_\_\_\_\_

Circle Proposed ☐ Culvert Permit or ☐ Culvert Waiver or ☐ D.O.T. Permit or ☒ Have an Existing Drive

Actual Distance of Structure from Property Lines - Front 110' Side 117.67' Side 35.67' Rear 118.67'

Number of Stories 1 Heated Floor Area 2500 Total Floor Area 2500 Acreage 1.26

Zoning Applications applied for (Site & Development Plan, Special Exception, etc.) Zoning change approved

March 22, 2018 20579 / CPA 0227 Approved SDP 18-02 Approved

ITW spoke w/ Cecilia Davis 6.24.19

**Columbia County Building Permit Application**

**CODE: Florida Building Code 2014 and the 2011 National Electrical Code.**

Application is hereby made to obtain a permit to do work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work be performed to meet the standards of all laws regulating construction in this jurisdiction.

**TIME LIMITATIONS 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 pursued in good faith or a permit has been issued.

**TIME LIMITATIONS OF PERMITS:** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time work is commenced. A valid permit receives an approved inspection every 180 days. Work shall be considered not suspended, abandoned or invalid when the permit has received an approved inspection within 180 days of the previous approved inspection.

**FLORIDA'S CONSTRUCTION LIEN LAW: Protect Yourself and Your Investment:** According to Florida Law, those who work on your property or provide materials, and are not paid-in-full, have a right to enforce their claim for payment against your property. This claim is known as a construction lien. If your contractor fails to pay subcontractors or material suppliers or neglects to make other legally required payments, the people who are owed money may look to your property for payment, even if you have paid your contractor in full. This means if a lien is filed against your property, it could be sold against your will to pay for labor, materials or other services which your contractor may have failed to pay.

**NOTICE OF RESPONSIBILITY TO CONTRACTOR AND AGENT:** **YOU ARE HEREBY NOTIFIED** as the recipient of a building permit from Columbia County, Florida, you will be held responsible to the County for any damage to sidewalks and/or road curbs and gutters, concrete features and structures, together with damage to drainage facilities, removal of sod, major changes to lot grades that result in ponding of water, or other damage to roadway and other public infrastructure facilities caused by you or your contractor, subcontractors, agents or representatives in the construction and/or improvement of the building and lot for which this permit is issued. No certificate of occupancy will be issued until all corrective work to these public infrastructures and facilities has been corrected.

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

**OWNERS CERTIFICATION:** I CERTIFY THAT ALL THE FOREGOING INFORMATION IS ACCURATE AND THAT ALL WORK WILL BE DONE IN COMPLIANCE WITH ALL APPLICABLE LAWS REGULATING CONSTRUCTION AND ZONING.

**NOTICE TO OWNER:** There are some properties that may have deed restrictions recorded upon them. These restrictions may limit or prohibit the work applied for in your building permit. You must verify if your property is encumbered by any restrictions or face possible litigation and or fines.

Cecilia Davis

Print Owners Name

[Signature]

Owners Signature

**\*\*Property owners must sign here before any permit will be issued.**

**\*\*If this is an Owner Builder Permit Application then, ONLY the owner can sign the building permit when it is issued.**

**CONTRACTORS AFFIDAVIT:** By my signature I understand and agree that I have informed and provided this written statement to the owner of all the above written responsibilities in Columbia County for obtaining this Building Permit including all application and permit time limitations.

[Signature]  
Contractor's Signature

Contractor's License Number CGC054449

Columbia County

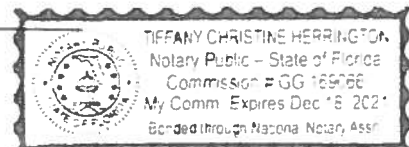
Competency Card Number 2118

Affirmed under penalty of perjury to by the Contractor and subscribed before me this 14 day of May 2019.

Personally known ☒ or Produced Identification ☐

[Signature]  
State of Florida Notary Signature (For the Contractor)

SEAL:



# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

17-3S-17-05000-003

Clerk's Office Stamp

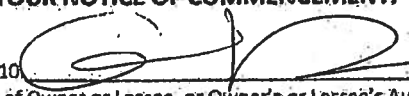
Inst: 201912015553 Date: 07/08/2019 Time: 2:16PM  
Page 1 of 1 B: 1388 P: 762, P.DeWitt Cason, Clerk of Court Colur  
County, By: PT  
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): COMM 66.8 FT W OF SE COR OF OF SW1/4 OF NW1/4, RUN N 370 FT FOR POB, RUN W 258 FT  
a) Street (job) Address: 2932 US Highway 441, Lake City, FL 32055
2. General description of improvements: Convert existing building to a Restaurant. Work shall include Electrical, Plumbing, Mechanical, Framing, Drywall and finishes.
3. Owner information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: Cecilia Davis, 190 SW DEREK GLN LAKE CITY, FL 32024  
b) Name and address of fee simple titleholder (if other than owner) \_\_\_\_\_  
c) Interest in property Owner
4. Contractor Information  
a) Name and address: NuJak Development, Inc. 714 N, Massachusetts Avenue, Lakeland, FL 33801  
b) Telephone No.: 863-688-1585
5. Surety Information (If applicable, a copy of the payment bond is attached):  
a) Name and address: N/A  
b) Amount of Bond: \_\_\_\_\_  
c) Telephone No.: \_\_\_\_\_
6. Lender  
a) Name and address: N/A  
b) Phone No. \_\_\_\_\_
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:  
a) Name and address: Cecilia Davis, 190 SW DEREK GLN LAKE CITY, FL 32024  
b) Telephone No.: \_\_\_\_\_
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:  
a) Name: \_\_\_\_\_ OF \_\_\_\_\_  
b) Telephone No.: \_\_\_\_\_
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): \_\_\_\_\_

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10.   
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Cecilia Davis

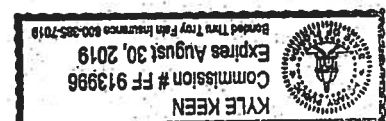
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 16th day of May, 2019, by:  
Cecilia Davis as \_\_\_\_\_ for Cecilia Davis  
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known \_\_\_\_\_ OR Produced Identification ☒ Type FLDL D12011767591

Notary Signature 

Notary Stamp or Seal:





**COLUMBIA COUNTY BUILDING DEPARTMENT**  
**LETTER OF AUTHORIZATION TO SIGN FOR PERMITS**  
 135 NE Hernando Ave, Suite B-21, Lake City, FL 32055  
 Phone: 386-758-1008 Fax: 386-758-2160

I, Frank Kendrick Jr. (license holder name), licensed qualifier  
 for NuJak Development, Inc. (company name), do certify that  
 the below referenced person(s) listed on this form is/are **employed** by me directly or through an  
 employee leasing arrangement; or, is an officer of the corporation; or, partner as defined in  
 Florida Statutes Chapter 468, and the said person(s) is/are under my direct supervision and  
 control and is/are authorized to purchase permits, call for inspections, and sign on my behalf.

Printed Name of Person Authorized	Signature of Authorized Person
1. Cecilia S. Davis	1.
2.	2.
3.	3.
4.	4.
5.	5.

I, the license holder, realize that I am responsible for all permits purchased, and all work done  
 under my license and fully responsible for compliance with all Florida Statutes, Codes, and  
 Local Ordinances. I understand that the State and County Licensing Boards have the power and  
 authority to discipline a license holder for violations committed by him/her, his/her agents,  
 officers, or employees and that I have full responsibility for compliance with all statutes, codes  
 and ordinances inherent in the privilege granted by issuance of such permits.

If at any time the person(s) you have authorized is/are no longer employee(s), or officer(s), you  
 must notify this department in writing of the changes and submit a new letter of authorization  
 form, which will supersede all previous lists. Failure to do so may allow unauthorized persons to  
 use your name and/or license number to obtain permits.

 \_\_\_\_\_ CGC054449 7-2-2019  
 License Holder's Signature (Notarized) License Number Date

**NOTARY INFORMATION:**

STATE OF: Florida COUNTY OF: POLK

The above license holder, whose name is Frank Kendrick Jr.  
 personally appeared before me and is known by me or has produced identification  
 (type of I.D.) Cecilia S. Davis on this 2nd day of July, 20 19.

Margarita Alfaro  
 NOTARY'S SIGNATURE



**Margarita Alfaro**  
 Commission # GG168316  
 Expires: December 14, 2021  
 Bonded thru Aaron Notary

**Columbia County Property Appraiser**

Jeff Hampton

**2018 Tax Roll Year**

updated 6/25/2019

Parcel: &lt;&lt; 17-3S-17-05000-003 &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

Owner	DAVIS CECILIA S 190 SW DEREK GLN LAKE CITY, FL 32024		
Site	2932 US HIGHWAY 441, LAKE CITY		
Description*	COMM 66.6 FT W OF SE COR OF OF SW1/4 OF NW1/4, RUN N 370 FT FOR POB, RUN W 256 FT, N 215 FT, E 256 FT, S 215 FT TO POB. ORB 343-464, PROB 1284- 1029, (DC ANNE SCAFF 1293-23), AFD 1317-1917, WD 1325-903,		
Area	1.26 AC	S/T/R	17-3S-17
Use Code**	STORES, 1 (001100)	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**

2018 Certified Values		2019 Working Values	
Mkt Land (1)	\$16,657	Mkt Land (1)	\$16,657
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (1)	\$23,987	Building (1)	\$23,987
XFOB (1)	\$5,000	XFOB (1)	\$5,000
Just	\$45,644	Just	\$45,644
Class	\$0	Class	\$0
Appraised	\$45,644	Appraised	\$45,644
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$45,644	Assessed	\$45,644
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$45,644 city:\$45,644 other:\$45,644 school:\$45,644	Total Taxable	county:\$45,644 city:\$45,644 other:\$45,644 school:\$45,644

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
11/4/2016	\$0	1325/0903	WD	I	U	34
5/19/2016	\$42,000	1317/1917	AG	I	U	40

**▼ Building Characteristics**

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	C B MISC (008801)	1977	2080	2976	\$23,987

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

**▼ Extra Features & Out Buildings (Codes)**

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0260	PAVEMENT-A	0	\$5,000.00	1.000	0 x 0 x 0	(000.00)

**▼ Land Breakdown**

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
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# SUBCONTRACTOR VERIFICATION

APPLICATION/PERMIT # 1905-56 JOB NAME Mama Jeanette Restaurant

**THIS FORM MUST BE SUBMITTED BEFORE A PERMIT WILL BE ISSUED**

Columbia County issues combination permits. One permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the general contractors permit.

**NOTE:** It shall be the responsibility of the general contractor to make sure that all of the subcontractors are licensed with the Columbia County Building Department.

Use website to confirm licenses: <http://www.columbiacountyfla.com/PermitSearch/ContractorSearch.aspx>

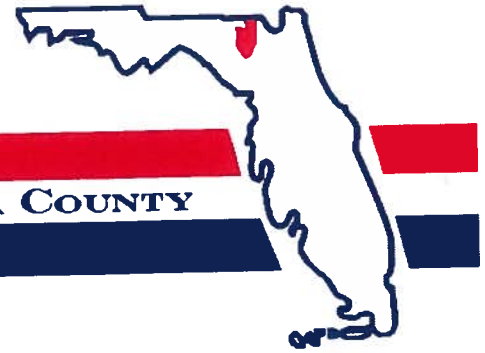
**NOTE:** If this should change prior to completion of the project, it is your responsibility to have a corrected form submitted to our office, before that work has begun.

Violations will result in stop work orders and/or fines.

<b>ELECTRICAL</b> <input checked="" type="checkbox"/>	Print Name <u>Marc Matthews</u> Company Name: <u>MATHEWS ELECTRIC</u> License #: <u>EC13005459</u> Phone #: <u>386-344-2029</u>	Signature <u>[Signature]</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>MECHANICAL/A/C</b> <u>B</u> <input checked="" type="checkbox"/>	Print Name <u>Rob Jarvis</u> Company Name: <u>JARVIS HEAT &amp; AIR, LLC</u> License #: <u>CAC1816766</u> Phone #: <u>386-496-4603</u>	Signature <u>[Signature]</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>PLUMBING/GAS</b> <u>759</u> <input checked="" type="checkbox"/>	Print Name <u>Roger Whiddon</u> Company Name: <u>LAKE CITY PLUMBING</u> License #: <u>CFC1428686</u> Phone #: <u>386-867-6755</u>	Signature <u>[Signature]</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>ROOFING</b> <u>1426</u> <input checked="" type="checkbox"/>	Print Name <u>Roger Whiddon</u> Company Name: <u>Whiddon Construction Company, Inc.</u> License #: <u>CCC1330273</u> Phone #: <u>386-754-7367</u>	Signature <u>[Signature]</u>	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SHEET METAL</b> <input type="checkbox"/>	Print Name _____ Company Name: _____ License #: _____ Phone #: _____	Signature _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>FIRE SYSTEM/SPRINKLER</b> <input type="checkbox"/>	Print Name _____ Company Name: _____ License #: _____ Phone #: _____	Signature _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>SOLAR</b> <input type="checkbox"/>	Print Name _____ Company Name: _____ License #: _____ Phone #: _____	Signature _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE
<b>STATE SPECIALTY</b> <input type="checkbox"/>	Print Name _____ Company Name: _____ License #: _____ Phone #: _____	Signature _____	Need <input type="checkbox"/> Lic <input type="checkbox"/> Liab <input type="checkbox"/> W/C <input type="checkbox"/> EX <input type="checkbox"/> DE

District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Everett Phillips  
District No. 5 - Tim Murphy

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**



October 23, 2018

VIA ELECTRONIC MAIL

Cecilia Davis  
190 SW Derek Glen  
Lake City, Fl 32024

Re: Site & Development Plan (SDP 18 02) "Mama Jeanette's"  
Approval Letter

Dear Ms. Davis,

Columbia County has reviewed the Minor Site & Development Application you submitted in accordance with Section 14.13.6 "Minor Site and Development Plan Approval" of the Land Development Regulations ("LDRs"). The Minor Site and Development Plan Application, SDP 18 02, has been found in compliance with the County's Comprehensive Plan and Land Development Regulations and is hereby approved.

If you have any questions, please do not hesitate to contact me at [bstubbs@columbiacountyfla.com](mailto:bstubbs@columbiacountyfla.com) or (386) 754-7119.

Sincerely,

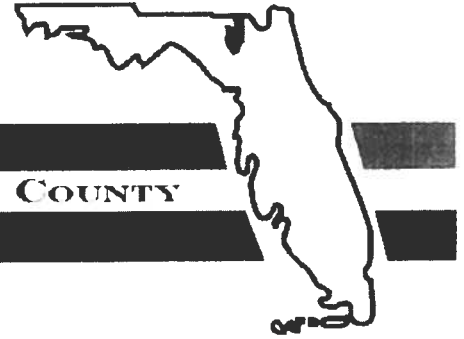
A handwritten signature in blue ink, which appears to read 'B. M. Stubbs', is written over a horizontal line.

Brandon M. Stubbs  
County Planner/LDR Admin.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Everett Phillips  
District No. 5 - Tim Murphy

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**



April 23, 2017

VIA ELECTRONIC MAIL

Cecilia Davis  
P.O. Box 394  
Lake City, FL 32056

Re: CPA 0227 & Z 0579 "Davis"  
Determination Letter

Dear Ms. Davis,

At the April 19, 2018 Board of County Commissioner's ("Board") hearing, the Board approved applications ("CPA 0227") for an amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from RESIDENTIAL, LOW DENSITY to COMMERCIAL and ("Z 0579") for a Site Specific Amendment to the Official Zoning Atlas ("Rezoning") from RESIDENTIAL SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") to COMMERCIAL, GENERAL ("CG"). Attached are copies of the adopted Ordinances for your records.

If you have any questions, please do not hesitate to contact me at [bstubbs@columbiacountyfla.com](mailto:bstubbs@columbiacountyfla.com) or (386) 754-7119.

Sincerely,

A handwritten signature in black ink, appearing to read "B. M. Stubbs".

Brandon M. Stubbs  
County Planner/LDR Admin.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.



**ORDINANCE NO. 2018-5**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF LESS THAN TEN CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0579, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") TO COMMERCIAL, GENERAL ("CG") OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 125.66, Florida Statutes, as amended, the Board of County Commissioners, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, Z 0579, by Cecilia Davis, owner, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the zoning

district is hereby amended from RESIDENTIAL SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") to COMMERCIAL, GENERAL ("CG") for the property described, as follows:

Commence at the Southeast Corner of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, and run thence south 89°47' West along the South line of said SW 1/4 of NW 1/4, 66.6 feet to the west right-of-way line of U. S. Highway No. 441, thence run North 0°13' West along said West right-of-way line, 370 feet for a POINT OF BEGINNING; thence run South 89°47' West on a perpendicular to said West right-of-way line, 256.0 feet, thence run North 0°13' West parallel to said West right-of-way line, 215 feet, thence run North 89°47' East on a perpendicular, 256.0 feet to said West right-of-way line U.S. Highway No. 441, thence run South 0°13' East along said West right-of-way line, 215 feet to the POINT OF BEGINNING. Said lands lying in the E 1/2 of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, Columbia County, Florida.

Containing 1.26 acres, more or less.

A Portion of Tax Parcel Number 17-3s-17-05000-003

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

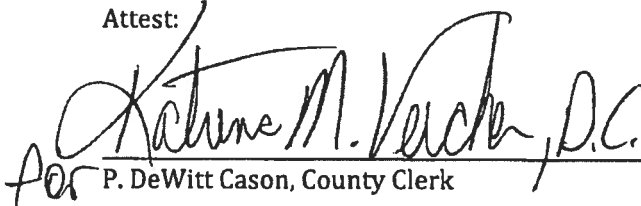
Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners this 19<sup>th</sup> day of April 2018.

Attest:

  
P. DeWitt Cason, County Clerk

BOARD OF COUNTY COMMISSIONERS OF  
COLUMBIA COUNTY, FLORIDA

  
Tim Murphy, Chairman

District No. 1 - Ronald Williams  
District No. 2 - Rusty DePratter  
District No. 3 - Bucky Nash  
District No. 4 - Everett Phillips  
District No. 5 - Tim Murphy

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**



April 23, 2017

VIA ELECTRONIC MAIL

Cecilia Davis  
P.O. Box 394  
Lake City, FL 32056

Re: CPA 0227 & Z 0579 "Davis"  
Determination Letter

Dear Ms. Davis,

At the April 19, 2018 Board of County Commissioner's ("Board") hearing, the Board approved applications ("CPA 0227") for an amendment to the Future Land Use Map ("FLUM") of the Comprehensive Plan from RESIDENTIAL, LOW DENSITY to COMMERCIAL and ("Z 0579") for a Site Specific Amendment to the Official Zoning Atlas ("Rezoning") from RESIDENTIAL SINGLE FAMILY/MOBILE HOME-2 ("RSF/MH-2") to COMMERCIAL, GENERAL ("CG"). Attached are copies of the adopted Ordinances for your records.

If you have any questions, please do not hesitate to contact me at [bstubbs@columbiacountyfla.com](mailto:bstubbs@columbiacountyfla.com) or (386) 754-7119.

Sincerely,

Brandon M. Stubbs  
County Planner/LDR Admin.

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.  
AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529 ▼ LAKE CITY, FLORIDA 32056-1529 ▼ PHONE: (386) 755-4100

**ORDINANCE NO. 2018-4**

**AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 91-6, THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF TEN OR LESS ACRES OF LAND TO THE FUTURE LAND USE PLAN MAP OF THE COLUMBIA COUNTY COMPREHENSIVE PLAN, AS AMENDED, PURSUANT TO AN APPLICATION, CPA 0227, BY THE PROPERTY OWNER, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL, LOW DENSITY TO COMMERCIAL OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the Board of County Commissioners to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application, for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners held the required public hearing, with public notice having been provided, pursuant to the procedures established in Sections 163.3161 to 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Board of County Commissioners has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 0227, by Cecilia Davis, owner, to amend the Future Land Use Plan Map of the Comprehensive Plan by amending the future land use classification of certain lands, the future land use classification is hereby amended from RESIDENTIAL, LOW DENSITY to COMMERCIAL on property described, as follows:

Commence at the Southeast Corner of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, and run thence south 89°47' West along the South line of said SW 1/4 of NW 1/4, 66.6 feet to the west right-of-way line of U. S. Highway No. 441, thence run North 0°13' West along said West right-of-way line, 370 feet for a POINT OF BEGINNING; thence run South 89°47' West on a perpendicular to said West right-of-way line, 256.0 feet, thence run North 0°13' West parallel to said West right-of-way line, 215 feet, thence run North 89°47' East on a perpendicular, 256.0 feet to said West right-of-way line U.S. Highway No. 441, thence run South 0°13' East along said West right-of-way line, 215 feet to the POINT OF BEGINNING. Said lands lying in the E 1/2 of SW 1/4 of NW 1/4, Section 17, Township 3 South, Range 17 East, Columbia County, Florida.

Containing 1.26 acres, more or less.

A Portion of Tax Parcel Number 17-3s-17-05000-003

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

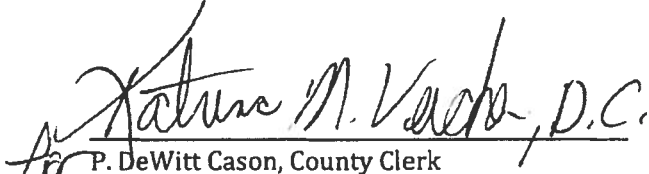
The effective date of this plan amendment shall be thirty-one (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the Florida Department of Economic Opportunity or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Development, 107 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-6508.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of County Commissioners this 19<sup>th</sup> day of April 2018.

Attest:

BOARD OF COUNTY COMMISSIONERS  
OF COLUMBIA COUNTY, FLORIDA

  
P. DeWitt Cason, County Clerk

  
Tim Murphy, Chairman





# COLUMBIA COUNTY FIRE RESCUE

## Life Safety Services

P.O. BOX 1529 Lake City, Florida 32056  
Office (386) 754-2120 Fax (386) 754-7064

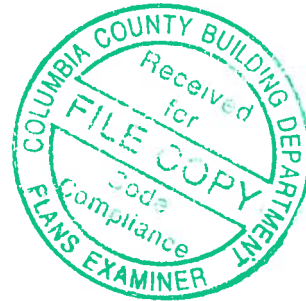
Chief Jeff Crawford  
Fire Inspector

05 June 2019

TO: Troy Crews  
Columbia County Building and Zoning

FROM: Jeff Crawford  
Florida State Fire Inspector #136416

RE: Mama Jeanette's application # 1905-56



A plan review was performed on the proposed Mama Jeanette's, located at 2932 N US HWY 441, Florida 32055. This Building was classified under Chapter 38 New Business, of the Florida Fire Prevention Code, 2012 Fifth Edition. I recommend Approval of the building with the following conditions;  
Pending:

- Light Weight Truss Marking
  - Florida Statute, Section 633.027, (2008) requires the owner of any commercial, industrial or multiunit residential structure of three units or more constructed of light-frame trusses, to install a symbol adopted by rule of the State Fire Marshal's Office. This rule establishes the dimensions, color, and location of the symbol to be applied to every commercial, industrial and multiunit residential structure of three units or more constructed of light-frame trusses.



- Access Box(es)
  - NFPA 1:18.2.2.1 states, The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL1037.
  - Knox Boxes are now a requirement for all new construction.

- Building Address
  - New and existing buildings shall have approved **address numbers** placed in a position to be plainly legible and visible from the street or road, in contrast with their background. At the minimum, numbers shall be not less than 3 inches in height for residential buildings and at least 6 inches in height for all other buildings. *NFPA 1:10.13.1.1 & NFPA 1:10.13.1.2*
- Electrical Disconnect
  - NFPA 1:11.1.7 states, “means shall be provided for the fire department to disconnect the electrical service to a building, structure or facility when the electrical is covered under the scope of NFPA70.”
  - NFPA 101:7.2.1.5.1 states, “Doors shall be arranged to be opened readily from egress side whenever building is occupied.”
  - Fire Extinguisher’s- 1 10 lb. ABC extinguisher per exit door, 1- 20 lb. Type K extinguisher located in kitchen area.

Sincerely,

A handwritten signature in cursive script that reads "Jeff Crawford". The signature is written in dark ink and is positioned below the word "Sincerely,".

Chief Jeff Crawford