District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

September 25, 2024

via electronic mail

Carol Chadwick
1208 SW Fairfax Glen
Lake City, FL 32025

Re: SPD240402

Ms. Chadwick,

Please use this letter as notification that your application SPD240402 as submitted on April 19, 2024 for a site development plan was approved June 27, 2024.

Louie Goodin
County Planner
Columbia County, Florida

D4

6/27 pz

64971

# Columbia County Gateway to Florida

FOR PLANNING USE ONLY
Application # SPD 240402
Application Fee $500.00
Receipt No. 76770
Filing Date 4-19-2024
Completeness Date 6-27-2024

ZONING DEPARTMENT COLUMBIA COUNTY GATEWAY TO FLORIDA APPROVED

# Site Plan Application

## A. PROJECT INFORMATION

1. Project Name: COOPER'S HIDEOUT
2. Address of Subject Property: TBD SE BAYA DRIVE, LAKE CITY, FL
3. Parcel ID Number(s): 34-3S-17-06970-000
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: CI
6. Acreage: 2.02
7. Existing Use of Property: VACANT
8. Proposed use of Property: RECREATION FACILITY
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 7400
   - ( ) Relocation of an existing structure: Total square footage
   - ( ) Increase in impervious area: Total Square Footage 1064 + BUILDINGS

## 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): DANIEL CRAPPS
   Mailing Address: PO BOX 16
   City: LAKE CITY State: FL Zip: 32056
   Telephone: (___) 386.397..3002 Fax: (___) Email: vlhiskc24@danielcrapps.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: ERIC &TONI LEVY
   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 BEFORETHE 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=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.04.18 21:07:27 -04'00'

CAROL CHADWICK, P.E.
Civil Engineer
1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

May 21, 2024

re: Cooper's Hideout Project Narrative

The Owners of this project are proposing to construct an outdoor event location. The site will contain one open structure for food trucks, seating and a bar serving beer and wine only for consumption on the site. There will be no package sales. There will be hookups available for additional food trucks.

The site will remain as natural as possible leaving as many trees as possible with seating scattered about the grounds. The driveways and parking will also remain grass.

The site will be open for lunch and dinner. The Owners anticipate some events such as car shows, art festivals and other similar events. The hours of operation will be established to not impact the neighbors. The site is a sufficient distance from any schools to allow for the sale of alcohol.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.05.21 12:43:37 -04'00'

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 FL23570

## Karen Aiken-Smoot

**From:** ccpewyo@gmail.com
**Sent:** Thursday, June 13, 2024 3:56 PM
**To:** Karen Aiken-Smoot
**Cc:** William Goodin
**Subject:** RE: Cooper's Hangout SDP240402
**Attachments:** COOPER'S HIDEOUT SITE PLAN 06-13-24 signed.pdf

**External Sender** - From: (<ccpewyo@gmail.com>)
This message came from outside your organization.

*WARNING This message has originated from an External Source. This may be a phishing email that can result in unauthorized access. Please use proper judgment and caution when opening attachments, or clicking links.*

Karen & Louie:

I thought you were going to have a lot of comments.

Please see my responses in-line below. Please call to discuss, if necessary.

Thanks,

**Carol Chadwick, P.E.**
**307.680.1772**

> **From:** Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>
> **Sent:** Thursday, June 13, 2024 2:31 PM
> **To:** ccpewyo@gmail.com
> **Cc:** William Goodin <wgoodin@columbiacountyfla.com>
> **Subject:** Cooper's Hangout SDP240402
>
> Carol, here are the items that we discussed this morning regarding the site plan and a few items that may need to be addressed.
>
> How many food truck parking spaces and where? *[]* 2 FOOD TRUCKS UNDER THE LEAN-TOS
> Would this include any hook-ups such as power or water? *[]* THERE WILL BE ELECTRIC AND WATER HOOK-UPS FOR BOTH FOOD TRUCKS
> Would any of the trucks be there overnight or on a long-term basis?*[]* ONE WILL BE ON-SITE OVERNIGHT. THE HOURS OF OPERATION WILL DETERMINE WHEN THE SITE WILL CLOSE. I DISCUSSED WITH THE OWNERS LIMITING NIGHT TIME HOURS TO PREVENT IMPACTS TO THE ADJACENT PROPERTIES.
> Solid Waste site for dumpster, size? *[]* ADDED TO SITE PLAN
> Adequacy of restrooms? Contact Environmental Health for septic size/location based on the 150 occupancy number. *[]* OWNERS ARE WORKING WITH LUNDY REGARDING THE SEPTIC
> Noise consideration/buffer for residences located at rear of property. *[]* THERE IS A 35' EASEMENT WITH VEGETATION THAT WILL REMAIN UNDISTURBED. THE OWNER PROPOSED A 6' SOLID FENCE ON THE NORTH SIDE OF THE EASEMENT.
> FDOT for single drive entrance and Traffic flow. *[]* I AM WORKING WITH FDOT FOR THE DRIVEWAY PERMITS.
> Driveway permit may be required by Public Works. *[]* IF AN FDOT PERMIT IS ISSUED, WILL THE COUNTY NEED ONE ALSO? IF IT IS REQUIRED WE WILL COMPLETE IT ALSO.

# SITE PLAN
# COOPER'S HIDEOUT
SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST
LAKE CITY, COLUMBIA COUNTY, FLORIDA

LOCATION MAP
NOT TO SCALE


OWNER:

ERIC & TONI LEVY
954.296.1617
tmlevy249@gmail.com

CIVIL ENGINEER:

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

SURVEYOR:

DARRELL COPELAND SURVEYING, INC.
7910 180TH STREET
McALPIN, FL
386.209.4343
desurvey@aol.com


LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 34, THENCE ON THE EAST BOUNDARY THEREOF, S01°17'02"W, A DISTANCE OF 419.70 FEET TO THE NORTH BOUNDARY OF BALLARD SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66; THENCE ON SAID NORTH BOUNDARY S88°59'52"W, A DISTANCE OF 560.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH BOUNDARY, S88°59'52"W, A DISTANCE OF 238.77 FEET; THENCE N00°25'39"W, A DISTANCE OF 31.734 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 49°53'12"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 34.83 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N23°19'47"E A DISTANCE OF 33.74 FEET TO THE CURVE'S END AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BATA DRIVE, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1474.39 FEET AND A CENTRAL ANGLE OF 09°05'03"; THENCE ON SAID RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE A DISTANCE OF 233.76 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N67°38'03"E A DISTANCE OF 233.52 FEET; THENCE S00°25'22"E, A DISTANCE OF 353.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES, MORE OR LESS.

NOTES

1. SITE PARCEL 34-3S-17-09870-000 PORTION OF PARCEL
2. SITE ADDRESS: TBD SE BATA DRIVE, LAKE CITY, FL
3. EXISTING FUTURE LAND USE: COMMERCIAL
4. EXISTING ZONING: CI

SHEET INDEX


1 COVER SHEET
2 NOTES, LEGEND + DETAILS
3 SITE, UTILITY + DIMENSION PLAN


ENGINEER OF RECORD: CAROL CHADWICK, P.E.
P.E. NO.: 82560

Sunshine 811

COOPER'S HIDEOUT
COVER SHEET

## EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- FORCE SEWER MAIN
- WATER MAIN
- WATER SERVICE
- STORM SEWER
- SWALE/FLOWLINE
- CULVERT
- OVERHEAD POWER
- UNDERGROUND POWER
- GAS LINE
- FIBER OPTIC
- CABLE TV
- PROPERTY LINE
- R.O.W.
- BUILDING SETBACK LINE
- EASEMENT LINE
- STRUCTURE
- EXISTING CONCRETE
- EXISTING ASPHALT

- ROOF DRAIN
- BENCHMARK
- REFERENCE MONUMENT
- CABLE TV RISER
- TELEPHONE RISER
- WATER METER PIT
- FIRE HYDRANT
- GATE VALVE
- CURB STOP
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- HEDGE/TREE LINE
- 1 POLE SIGN
- BOREHOLE
- MONITORING WELL
- TRAFFIC SIGNAL

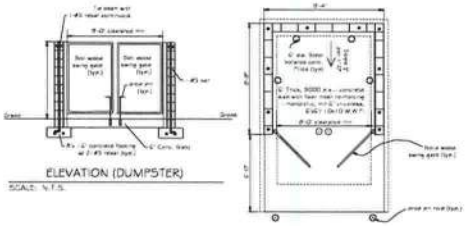
- STORM SEWER MANHOLE
- GRATED STORM INLET
- STORM INLET
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS VALVE
- GAS METER
- STREET LIGHT
- GUY WIRE ANCHOR
- POWER POLE
- GAS MARKER
- ELECTRIC MARKER
- TRANSFORMER SINGLE PHASE
- TRANSFORMER 3 PHASE
- ELECTRICAL VAULT
- ELECTRICAL METER
- FIBER OPTIC PEDISTAL
- FIBER OPTIC VAULT
- SPRINKLER HEAD
- IRRIGATION CONTROL

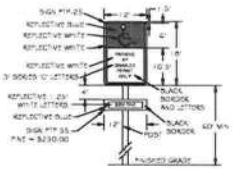
## PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

- SANITARY SEWER MAIN
- SANITARY SEWER SERVICE
- FORCE SEWER MAIN
- WATER MAIN
- WATER SERVICE
- STORM SEWER
- OVERHEAD POWER
- UNDERGROUND POWER
- GAS LINE
- PHONE LINE
- FIBER OPTIC
- CABLE TV
- PROPERTY LINE
- STRIPING
- BUILDING SETBACK LINE
- EASEMENT LINE
- SIDEWALK
- SILT FENCE
- PROPOSED STRUCTURE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL SURFACE
- GRASS

- CABLE TV RISER
- TELEPHONE RISER
- WATER METER PIT
- FIRE HYDRANT
- GATE VALVE
- CURB STOP
- 11 1/4° BEND
- 22 1/2° BEND
- 45° BEND
- CAP (END OF LINE PLUG)
- COUPLER
- CROSS
- DEFLECTION COUPLER
- TEE
- REDUCER
- SEWER HOOK-UP
- WATER HOOK-UP
- ELECTRIC HOOK-UP
- SFM — SEWER FORCE MAIN
- TOB — TOP OF BANK
- LIFT STATION

- STORM SEWER MANHOLE
- GRATED STORM INLET
- STORM INLET
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS VALVE
- GAS METER
- STREET LIGHT
- GUY WIRE ANCHOR
- POWER POLE
- TRANSFORMER SINGLE PHASE
- TRANSFORMER 3 PHASE
- ELECTRICAL VAULT
- ELECTRICAL METER
- FIBER OPTIC PEDISTAL
- FIBER OPTIC VAULT
- SPRINKLER HEAD
- IRRIGATION CONTROL
- CONIFEROUS TREE
- DECIDUOUS TREE
- BUSH
- 1 POLE SIGN



HANDICAP PARKING SIGN DETAIL
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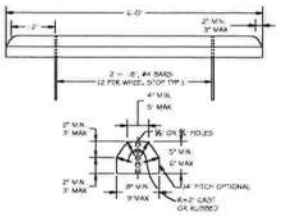
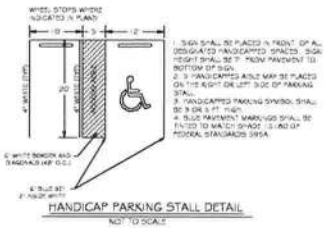



## EROSION CONTROL NOTES

1. EROSION AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA DEVELOPMENT MANUAL AND THE FLORIDA EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL.
2. THE CONTRACTOR SHALL ADHERE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, WATER MANAGEMENT DISTRICT, COLUMBIA COUNTY AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS.
3. THE CONTRACTOR SHALL ADJUST AND REVISE CONTROL MEASURES SHOWN ON THESE PLANS TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND R/RAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT FROM LEAVING PROJECT LIMITS.
8. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
9. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
10. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST GROWING COVER AND/OR MULCH.
11. A PAD OF RUBBLE R/P RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE R/PRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
12. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF HAY BALES OR SODDING.
13. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
14. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
15. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
16. EXCESS DIRT SHALL BE REMOVED DAILY.
17. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS.
18. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.25 INCHES OR GREATER.
19. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

## ENGINEER'S NOTES

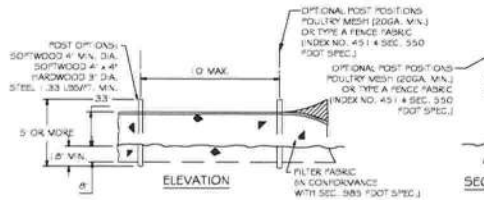
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO CONSTRUCTION TO ENSURE THAT ALL WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. ALL DISTURBED AREAS SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND SHORT-TERM VEGETATION. THE LONG-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE. THE SHORT-TERM VEGETATION SHALL BE APPLIED AT A MINIMUM RATE OF 20 POUNDS PER ACRE AND SHALL CONSIST OF WINTER RYE FROM SEPTEMBER THROUGH MARCH OR MILLET FROM APRIL THROUGH AUGUST.
3. THE PERMITTEE/CONTRACTOR SHALL INSTITUTE NECESSARY MEASURES DURING CONSTRUCTION TO MINIMIZE EROSION, TURBIDITY, NUTRIENT LOADING, AND SEDIMENTATION TO ADJACENT LANDS AND IN THE RECEIVING WATER.
4. ALL GRADES MAY BE ADJUSTED IN THE FIELD A MAXIMUM OF SIX (6) INCHES AS LONG AS THE FLOW OF WATER IS NOT CHANGED.
5. WHERE DITCH MUST BE DEEPER THAN NORMAL TO ACCOMMODATE A PIPE, THE TRANSITION FROM NORMAL DITCH GRADE TO PIPE FLOW LINE SHALL BE A MINIMUM LENGTH OF 100 FEET.
6. THE CONTRACTOR SHALL ADHERE TO THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION UNTIL THE AS-BUILTS ARE COMPLETED.
7. QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BID AND CONSTRUCTION.
8. NO FILL SHALL BE PLACED ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL.

## UNAUTHORIZED CHANGES AND USES CAUTION:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE GOVERNING AGENCIES.

## PRIVATE ENGINEER'S NOTICE TO CONTRACTOR:

THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE/SHE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.



TYPE IV SILT FENCE
NOT TO SCALE

NOTE: ALL UTILITY PROVIDERS MUST BE CONTACTED PRIOR TO DIGGING IN ACCORDANCE TO CHAPTER 556, SUNSHINE STATE ONE CALL. CALL 811 / 48 HOURS PRIOR TO DIGGING

Sunshine 811

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dc=Gulfstream-A011, 1.3.6.1.4.1.311.60.2.1.3=US, 1.3.6.1.4.1.311.60.2.1.2=Florida, ou=Chadwick, cn=Carol Chadwick
Date: 2024.06.13 15:51:01 -04'00'

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.

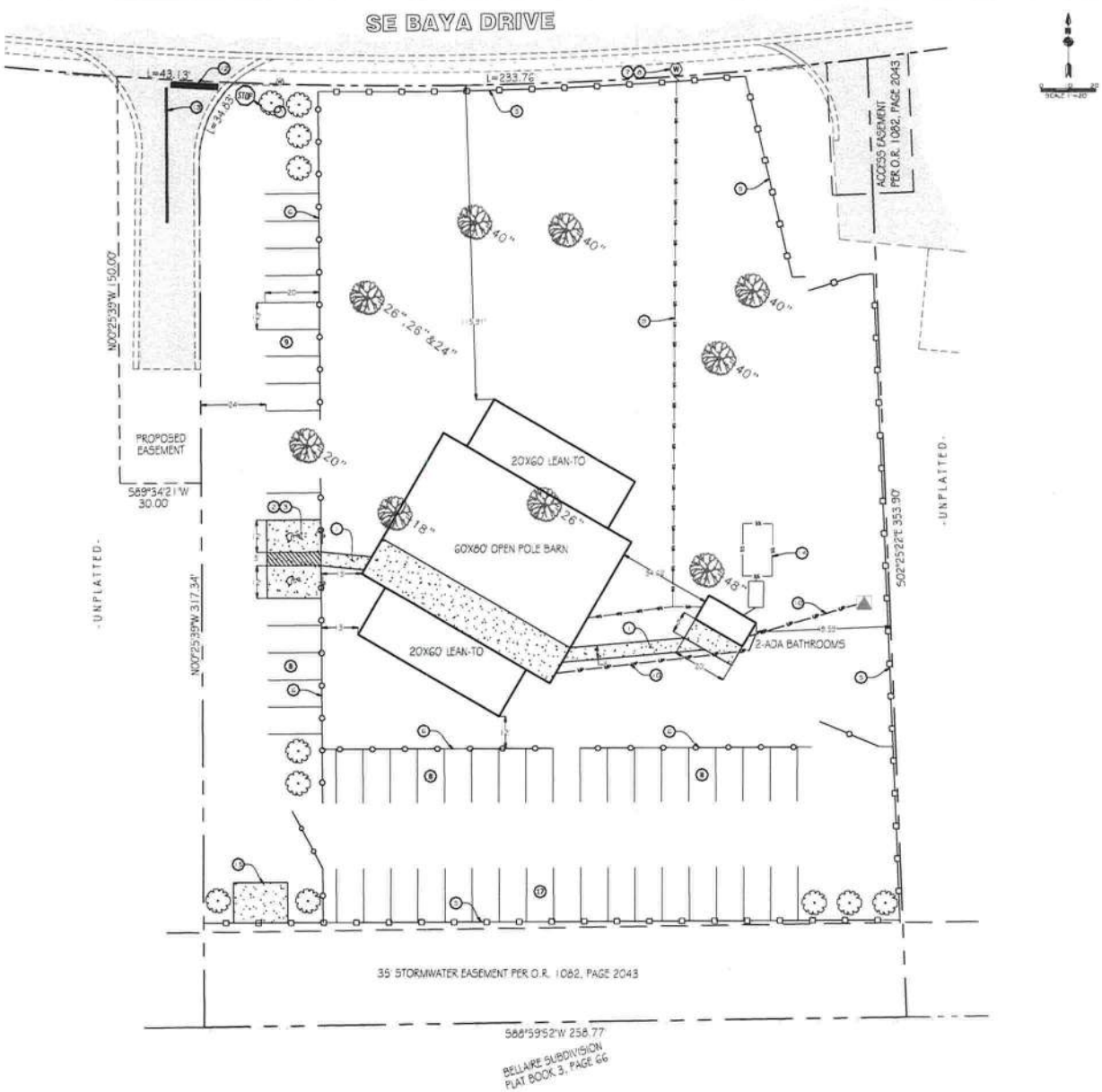
CAROL J. CHADWICK, P.E.
LICENSE NUMBER 67417
STATE OF FLORIDA

CHADWICK ENGINEERING
CAROL CHADWICK, P.E.
PH: (386) 752-4617
EMAIL: CHADWICKENGINEERING@GMAIL.COM

COOPERS HIDEOUT
NOTES, LEGEND & DETAILS

| NO. | REVISIONS | DATE |
|---|---|---|
| 1 | PER COUNTY COMMENTS | 6-13-2024 |

SHEET 2 OF 3




SCALE 1"=20'

## CONSTRUCTION NOTES & ESTIMATED QUANTITIES

| | | |
|---|---|---|
| 1 | INSTALL CONCRETE SIDEWALK | 484 S.F. |
| 2 | HANDICAP PARKING STALL PER DETAIL ON SHEET 2 | 2 EA |
| 3 | HANDICAP PARKING SIGN PER DETAIL ON SHEET 2 | 2 EA |
| 4 | WHEEL STOP PER DETAIL ON SHEET 2 (EVERY PARKING SPACE) | 50 EA |
| 5 | 6' WOOD FENCE | 750 L.F. |
| 6 | 3' SPLIT RAIL FENCE | 515 L.F. |
| 7 | WATER METER | 1 EA |
| 8 | BACKFLOW PREVENTER | 1 EA |
| 9 | 1" WATER SERVICE | 224 L.F. |
| 10 | ELECTRIC SERVICE | 1 EA |
| 11 | 24" STOP SIGN PER R1-1 | 1 EA |
| 12 | 24" SOLID WHITE THERMO STOP BAR | 10 L.F. |
| 13 | 6" SOLID YELLOW THERMO LANE MARKING | 50 L.F. |
| 14 | SEPTIC SYSTEM BY OTHERS (LOCATION MAY VARY) | 1 EA |
| 15 | DUMPSTER PER DETAIL ON SHEET 2 | 1 EA |

## DEVELOPMENT INFORMATION

CONSTRUCTION OF A RECREATION FACILITY FOR FOOD TRUCK EVENTS CONSISTING OF A 60'X80' OPEN POLE STRUCTURE WITH A 20'X60' LEAN-TO ON EACH, 2 ADA BATHROOMS AND 48 GRASS PARKING AND 2 CONCRETE ADA PARKING SPACES. MAJORITY OF THE SITE WILL REMAIN RUSTIC WITH SEATING UNDER THE POLE STRUCTURE AND SPACED THROUGH THE TREED AREA

| | |
|---|---|
| PARCEL NUMBER | 34-3S-17-09570-000 |
| ZONING | ID |
| FLU | COMMERCIAL |
| PROPOSED LAND USE | RECREATION FACILITY |
| ADDRESS | 730 SE BAYA DRIVE, LAKE CITY, FL |

| PROPERTY AREA | SQUARE FEET | ACRES | % OF SITE |
|---|---|---|---|
| PARCEL AREA | 87991 | 2.02 | 100 |
| ON-SITE DISTURBANCE AREA | 13470 | 0.31 | 17.58 |
| OFF-SITE DISTURBANCE AREA | 0 | 0.00 | - |
| TOTAL DISTURBANCE AREA | 13470 | 0.31 | 17.58 |
| PROPOSED IMPERVIOUS AREA | | | |
| BUILDING | 7400 | 0.17 | 8.41 |
| PAVEMENT | 0 | 0.00 | 0.00 |
| CONCRETE | 1064 | 0.02 | 1.21 |
| TOTAL IMPERVIOUS AREA | 8464 | 0.19 | 9.62 |

| LANDSCAPING | |
|---|---|
| REQUIRED | PER SECTION 4.2.17.(C), COLUMBIA COUNTY L.D.R.<br>10% OF ANY OFF-STREET PARKING AREA (24,944 S.F.=2,494.36 S.F.)<br>1 TREE PER 200 S.F. OF REQUIRED LANDSCAPING (12 TREES) |
| PROPOSED AREA | 6500 S.F. + 11 NEW TREES (1 EXISTING) |
| **PARKING** | |
| REQUIRED SPACES | PER SECTION 4.1.13.1., COLUMBIA COUNTY L.D.R.<br>1 SPACE FOR EACH 3 SEATS IN PUBLIC AREAS<br>150 SEATS / 3 = 50 SPACES |
| PROPOSED SPACES | 50 INCLUDING 2 HANDICAP SPACES |

## PLANT SCHEDULE

| SYMBOL | PLANT TYPE | QTY |
|---|---|---|
| | MAGNOLIA GRAPE MYRTLE, 3 GALLON OR APPROVED EQUAL | 12 |

Digitally signed by Carol Chadwick
DN: cn=US, o=Florida, ou=Licensed Professional Engineer, email=carol@chadwickengineering.com, 1942758012, cn=Carol Chadwick
Date: 2024.06.11 15:55:16 -04'00'

Sunshine 811

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.

CHADWICK ENGINEERING
CAROL J. CHADWICK
LICENSE NUMBER 67824
STATE OF FLORIDA
ENGINEER

CHADWICK ENGINEERING
CAROL J. CHADWICK, P.E.
PO BOX 1417
LAKE CITY, FL 32056
(386) 365-1417
carol@chadwickengineering.com

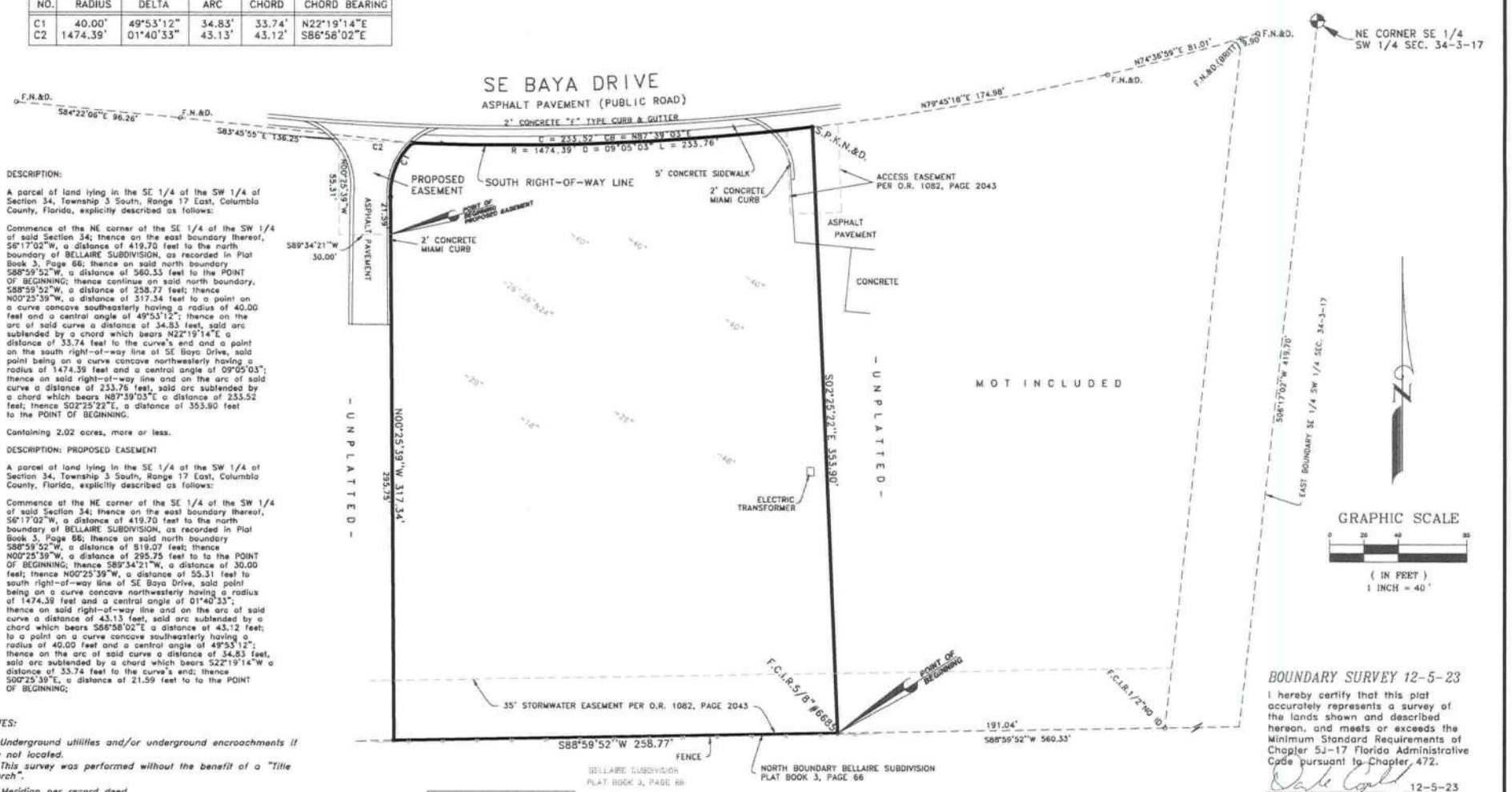
COOPERS HIDEOUT

SITE, UTILITY & DIMENSION PLAN

| | |
|---|---|
| DATE | 5/23/24 |
| SCALE | 1"=20' |
| JOB NO. | 24-03 |
| SHEET | 2 OF 3 |

# COLUMBIA COUNTY, FLORIDA
# MAP OF SURVEY

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | RADIUS | DELTA | ARC | CHORD | CHORD BEARING |
| C1 | 40.00' | 49°53'12" | 34.83' | 33.74' | N22°19'14"E |
| C2 | 1474.39' | 01°40'33" | 43.13' | 43.12' | S86°58'02"E |




DESCRIPTION:

A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 34, Township 3 South, Range 17 East, Columbia County, Florida, explicitly described as follows:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of said Section 34; thence on the east boundary thereof, S6°17'02"W, a distance of 419.70 feet to the north boundary of BELLAIRE SUBDIVISION, as recorded in Plat Book 3, Page 66; thence on said north boundary S88°59'52"W, a distance of 560.33 feet to the POINT OF BEGINNING; thence continue on said north boundary, S88°59'52"W, a distance of 258.77 feet; thence N00°25'39"W, a distance of 317.34 feet to a point on a curve concave southeasterly having a radius of 40.00 feet and a central angle of 49°53'12"; thence on the arc of said curve a distance of 34.83 feet, said arc subtended by a chord which bears N22°19'14"E a distance of 33.74 feet to the curve's end and a point on the south right-of-way line of SE Baya Drive, said point being on a curve concave northwesterly having a radius of 1474.39 feet and a central angle of 09°05'03"; thence on said right-of-way line and on the arc of said curve a distance of 233.76 feet, said arc subtended by a chord which bears N87°39'03"E a distance of 233.52 feet; thence S02°25'22"E, a distance of 353.90 feet to the POINT OF BEGINNING.

Containing 2.02 acres, more or less.

DESCRIPTION: PROPOSED EASEMENT

A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 34, Township 3 South, Range 17 East, Columbia County, Florida, explicitly described as follows:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of said Section 34; thence on the east boundary thereof, S6°17'02"W, a distance of 419.70 feet to the north boundary of BELLAIRE SUBDIVISION, as recorded in Plat Book 3, Page 66; thence on said north boundary S88°59'52"W, a distance of 819.07 feet; thence N00°25'39"W, a distance of 295.75 feet to the POINT OF BEGINNING; thence S89°34'21"W, a distance of 30.00 feet; thence N00°25'39"W, a distance of 55.31 feet to south right-of-way line of SE Baya Drive, said point being on a curve concave northwesterly having a radius of 1474.39 feet and a central angle of 01°40'33"; thence on said right-of-way line and on the arc of said curve a distance of 43.13 feet, said arc subtended by a chord which bears S86°58'02"E a distance of 43.12 feet; to a point on a curve concave southeasterly having a radius of 40.00 feet and a central angle of 49°53'12"; thence on the arc of said curve a distance of 34.83 feet, said arc subtended by a chord which bears S22°19'14"W a distance of 33.74 feet to the curve's end; thence S00°25'39"E, a distance of 21.59 feet to to the POINT OF BEGINNING;

*NOTES:*

*1) Underground utilities and/or underground encroachments if any not located.*

*2) This survey was performed without the benefit of a "Title Search".*

*3) Meridian per record deed.*

*4) There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Columbia County, Florida.*

*5) This survey was prepared expressly for the persons and or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.*

*6) This survey is intended for sale, mortgage or refinance purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.*

DARRELL COPELAND AS THE CERTIFYING LAND SURVEYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

LEGEND

| | |
|---|---|
| W/C | = Witness Corner |
| F. | = Found |
| S. | = Set |
| I.P. | = Iron Pipe |
| I.R. | = Iron Rod |
| C.M. | = Concrete Monument |
| C. | = Capped |
| N.& D. | = Nail & Disk |
| P.K.N. | = P.K. Nail |
| R.R.S. | = Railroad Spike |
| (P) | = Plat |
| (F) | = Field |
| (D) | = Deed |
| (C) | = Calculated |
| P.P. | = Power Pole |
| CLF | = Chain Link Fence |
| WF | = Wood Fence |
| OHW | = Overhead Wires |

= Oak Tree

NOTE: CORNERS NOT LABLED ARE S.C.I.R.1/2"#4529 ONLY LARGE TREES WERE LOCATED

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12023C PANEL NO. 0??? H DATED 11-2-18 THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE "X", WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

*BOUNDARY SURVEY 12-5-23*

I hereby certify that this plat accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.

12-5-23
Darrell Copeland Date
Professional Land Surveyor
Florida Certificate #4529

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
ERIC LEVY & TONI LEVY
ABSTRACT TRUST TITLE, LLC
FIDELITY NATIONAL TITLE INSURANCE CO.

JOB NO. 23-276


DARRELL COPELAND SURVEYING, INC.
LB#8141
7910 180TH STREET
McALPIN, FLORIDA 32062
(386) 209-4343 desurveyor@aol.com


| DRAWN | DATE | CHECKED | DATE |
|---|---|---|---|
| DWC | 12-5-23 | DARRELL | 12-5-23 |
| PARTY CHIEF | | FIELD BOOK | PAGE |
| DC | | SUW10 | 24-27 |

FILE NO.

CAROL CHADWICK, P.E.
*Civil Engineer*
1208 S.W. Fairfax Glen
Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

April 18, 2024

re: Cooper's Hideout Stormwater Management Plan

The Cooper's Hideout proposed site plan is consists of no pavement subjected to vehicular travel and a 7400 s.f. buildings. These amounts are under the threshold requiring stormwater management by SRWMD.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.04.18 21:10:22 -04'00'

Carol Chadwick, P.E.

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CC Job #FL23570

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Lake City, FL 32025
307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

April 18, 2024

re: Cooper's Hideout Fire Flow Report

ISO: NFF = (C) (O) [1 + (X + P)] = 1000*1.00[1+(0+0)] = 850 → **1000 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√A = 18*0.6*√7200 = 916 → 1000
Where:
F = the coefficient related to the construction type = 0.6
A = the effective building area (7200 s.f.)

NFPA: required flow **1000 gpm**

Per the attached Water Flow Report dated 02/01/24, the water flow is **5311 gpm** at 20 psi.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82500 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.04.18 21:10:39 -04'00'

Carol Chadwick, P.E.

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CC Job #FL23570

# City of Lake City
# Water flow report

HYDRANT # & LOCATION: 2230 SE Baya Drive | DATE: 2/1/2024

TEST BY: Daniel/John | Day: Thursday | Time: 10:55 | 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: | 45 | | |
| GPM: | 1001 | 0 | 0 |

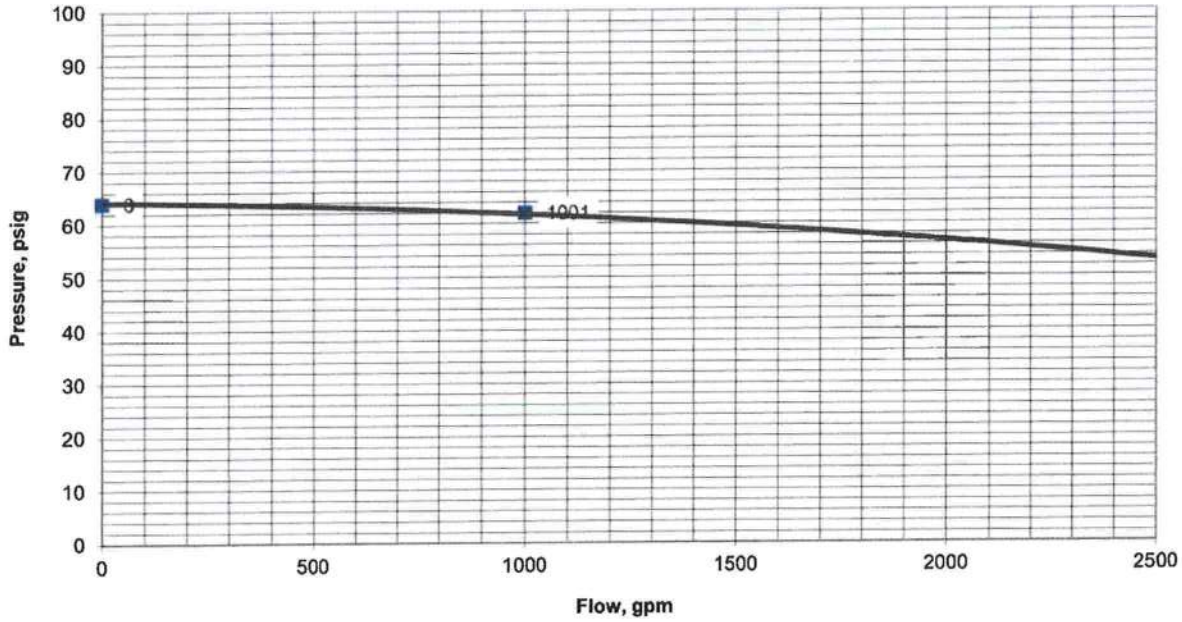
TOTAL FLOW DURING TEST: 1001 GPM

STATIC READING: 64 PSI | RESIDUAL: 62 PSI

RESULTS: AT 20 PSI RESIDUAL 5311 GPM | AT 0 PSI 6501 GPM

ESTIMATED CONSUMPTION: 2001 GAL.

REMARKS:



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307.680.1772
ccpewyo@gmail.com
www.carolchadwickpe.com

April 18, 2024

re: Cooper's Hideout Concurrency Impact Analysis

The site is currently vacant. The proposed commercial building will use the public water and private septic systems. The site will be used for the construction of a recreation facility for food truck events consisting of a 60'x80' open pole structure with a 20'x60' lean-to on each, 2 ADA bathrooms and 48 grass parking spaces and 2 concrete ADA parking spaces. Majority of the site will remain rustic with seating under the pole structure and spaced through the treed area.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 932
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: Tampa Typical Solid Waste Generation Rates

Summary of analyses:

- Trip generation: 725 ADT & 62 Peak PM trips
- Potable Water: 3000 gallons per day
- Potable Water: 3000 gallons per day
- Solid Waste: 52.50 c.y. per week

See attached Concurrency Worksheet.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82569 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2024.04.18 21:10:56 -04'00'

Carol Chadwick, P.E.

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**REVISED CONCURRENCY WORKSHEET**

**MICHIGAN PLAN**
**JAN. 25, 2022**

## Trip Generation Analysis

| ITE Code | ITE Use | ADT Multiplier | PM Peak Multiplier | Seats | Total ADT | Total PM Peak |
|---|---|---|---|---|---|---|
| 932 | high turnover/site down restaurant | 4.83 | 0.41 | 150.00 | 724.50 | 61.50 |

*Per seat: 150 seats

## 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) |
|---|---|---|---|
| Restaurant using single service artichle only operating less than 16 hours | 20.00 | 150.00 | 3000.00 |

* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can very 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) |
|---|---|---|---|
| Restaurant using single service artichle only operating less than 16 hours | 20.00 | 150.00 | 3000.00 |

* Multiplier is based upon Ch. 64E.6008, F.A.C. and can very 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 | CY per 1000 s.f. per day | S.F. | Total (c.y./week) |
|---|---|---|---|
| Restaurant | 1.25 | 7200 | 52.50 |

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www.carolchadwickpe.com

April 18, 2024

re: Cooper's Hideout Comprehensive Plan Consistency Analysis

The Cooper's Hideout site is consistent with Columbia County's Comprehensive Plan.

**Future Land Use Element**

GOAL I - 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 I.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 site is currently vacant and zoned CI. A commercial application is in compliance with the comprehensive plan.***

- Policy I.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 currently vacant and zoned CI. A commercial application is in compliance with the comprehensive plan.***

- Policy I.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 site is currently zoned CI which is compatible with the proposed use with an approved variance.***

- Policy I.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 202.

  ***Consistency: The site will be developed in 2024.***

□

- 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 site is currently vacant and zoned CI. A commercial application is in compliance with the comprehensive plan.***

- Policy 1.1.5 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: The site is currently vacant and zoned CI. A commercial application is in compliance with the comprehensive plan.***

- Policy 1.1.6 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 site is currently vacant and zoned CI. A commercial application is in compliance with the comprehensive plan.***

Please contact me at 307.680.1772 if you have any questions.

Respectfully,

CAROL J. CHADWICK LICENSE No. 82560 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Carol Chadwick
DN: c=US, o=Florida, dnQualifier=A01410D0000018D463B4E7500032FEE, cn=Carol Chadwick
Date: 2024.04.18 21:11:13 -04'00'

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 #FL23570

# COLUMBIA COUNTY
# Property Appraiser

## Parcel 34-3S-17-06970-000

### Owners

COLE RICHARD C
CRAPPS DANIEL
P O BOX 16
LAKE CITY, FL 32056

### Parcel Summary

| | |
|---|---|
| Location | |
| Use Code | 1000: VACANT COMMERCIAL |
| Tax District | 2: COUNTY |
| Section | 34 |
| Township | 3S |
| Range | 17 |
| Acreage | 5.1000 |
| Subdivision | DIST 2 |

### Working Values

| | 2024 |
|---|---|
| Total Building | $0 |
| Total Extra Features | $0 |
| Total Market Land | $179,946 |
| Total Ag Land | $0 |
| Total Market | $179,946 |
| Total Assessed | $179,946 |
| Total Exempt | $0 |
| Total Taxable | $179,946 |
| SOH Diff | $0 |

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# 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 PLAN, VARIANCE REQUEST & OTHER APPICATIONS FOR PROJECT
(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: Bellaire Land Trust

Applicant/Owner's Title: Mgr/Trustee

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

Telephone: _____ Date: _____

Applicant/Owner's Signature: Daniel Crapps Manag

Print Name: Daniel Crapps

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing insturment was acknoeledged before me this 8 day of April, 2024. by Daniel Crapps whom is personally known by me ☑ OR produced identification ☐.

Type of Identification Produced _____

Vera Lisa Hicks
(Notary Signature) (SEAL)

VERA LISA HICKS
MY COMMISSION # HH 275069
EXPIRES: August 23, 2026

Tax Record

print

Account Number
1 of 1

Last Update: 4/18/2024 9:05:55 PM EDT

**Details**
Tax Record
» Print View
Legal Desc.
Tax Payment
Payment History
Print Tax Bill NEW!
Change of Address

**Searches**
Account Number
GEO Number
Owner Name
Property Address
Mailing Address

**Site Functions**
Tax Search
Local Business Tax
Contact Us
County Login
Home

Register for eBill

## Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

| Account Number | Tax Type | Tax Year |
|---|---|---|
| R06970-000 | REAL ESTATE | 2023 |

**Mailing Address**
COLE RICHARD C
CRAPPS DANIEL
P O BOX 16
LAKE CITY FL 32056

**Property Address**

**GEO Number**
343S17-06970-000

| Exempt Amount | Taxable Value |
|---|---|
| See Below | See Below |

**Exemption Detail** NO EXEMPTIONS

**Millage Code** 002

**Escrow Code**

**Legal Description (click for full description)**
34-3S-17 1000/10005.10 Acres COMM AT SW COR OF SE1/4 OF SW1/4, RUN N 887.02 FT, E 156.92 FT FOR POB, N 386.43 FT E 53.08 FT TO S R/W OF BAYA AV E ALONG R/W 795.89 FT. CONT E 355.85 FT, S 419.79 FT, W 1189.60 FT TO POB EX 1.02 AC DESC ORB 784-1125 See Tax Roll For Extra Legal

### Ad Valorem Taxes

| Taxing Authority | Rate | Assessed Value | Exemption Amount | Taxable Value | Taxes Levied |
|---|---|---|---|---|---|
| BOARD OF COUNTY COMMISSIONERS | 7.8150 | 179,946 | 0 | $179,946 | $1,406.28 |
| COLUMBIA COUNTY SCHOOL BOARD | | | | | |
| DISCRETIONARY | 0.7480 | 179,946 | 0 | $179,946 | $134.60 |
| LOCAL | 3.2170 | 179,946 | 0 | $179,946 | $578.89 |
| CAPITAL OUTLAY | 1.5000 | 179,946 | 0 | $179,946 | $269.92 |
| SUWANNEE RIVER WATER MGT DIST | 0.3113 | 179,946 | 0 | $179,946 | $56.02 |
| LAKE SHORE HOSPITAL AUTHORITY | 0.0001 | 179,946 | 0 | $179,946 | $0.02 |

| Total Millage | 13.5914 | Total Taxes | $2,445.73 |
|---|---|---|---|

### Non-Ad Valorem Assessments

| Code | Levying Authority | Amount |
|---|---|---|
| FFIR | FIRE ASSESSMENTS | $3.19 |

| Total Assessments | $3.19 |
|---|---|
| Taxes & Assessments | $2,448.92 |

| If Paid By | Amount Due |
|---|---|
| | $0.00 |

| Date Paid | Transaction | Receipt | Item | Amount Paid |
|---|---|---|---|---|
| 1/10/2024 | PAYMENT | 2306447.0001 | 2023 | $2,399.94 |

Prior Years Payment History

### Prior Year Taxes Due

NO DELINQUENT TAXES

Parcel: 34-3S-17-06970-000

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 34; THENCE ON THE EAST BOUNDARY THEREOF, S6°17'02"W, A DISTANCE OF 419.70 FEET TO THE NORTH BOUNDARY OF BELLAIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66; THENCE ON SAID NORTH BOUNDARY S88°59'52"W, A DISTANCE OF 560.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTH BOUNDARY, S88°59'52"W, A DISTANCE OF 258.77 FEET; THENCE N00°25'39"W, A DISTANCE OF 317.34 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 49°53'12"; THENCE ON THE ARC OF SAID CURVE A DISTANCE OF 34.83 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N22°19'14"E A DISTANCE OF 33.74 FEET TO THE CURVE'S END AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE BAYA DRIVE, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1474.39 FEET AND A CENTRAL ANGLE OF 09°05'03"; THENCE ON SAID RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE A DISTANCE OF 233.76 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N87°39'03"E A DISTANCE OF 233.52 FEET; THENCE S02°25'22"E, A DISTANCE OF 353.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES, MORE OR LESS.

# Building and Zoning Department

*Variances Application*

# Invoice

**64968**

| Applicant Information | Invoice Date | Permit # | Amount Due |
|---|---|---|---|
| TBD SE Baya Dr, Lake City FL | 04/19/2024 | V240403 | **$950.00** |

**Job Location**
Parcel: 34-3S-17-06970-000
Owner:
Address: TBD SE Baya Dr, Lake City FL

**Contractor Information**

,

**Contact Us**

Phone:
(386) 758-1008

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 4:30 P.M.

Email:
bldginfo@columbiacountyfla.com

Website:
http://www.columbiacountyfla.com/BuildingandZoning.asp

Address:
Building and Zoning Ste. B-21
135 NE Hernando Ave.
Lake City, FL 32055

## Invoice History

| Date | Description | Amount |
|---|---|---|
| 04/19/2024 | Fee: Variance | $950.00 |
| | **Amount Due:** | **$950.00** |

Credit card payments can be made online here (fees apply)

***Fee balances are not immediately updated using online Credit Card. If you have paid permit fees using the online application site or by another method such as check or cash, please allow time for your payment to be processed.***

**Inspection Office Hours**

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

**Regular Inspection Schedules**

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

**Inspection Requests**

Online: (Preferred Method)
www.columbiacountyfla.com/InspectionRequest.asp

Voice Mail: 386-719-2023 or Phone: 386-758-1008

All Driveway Inspections: 386-758-1019

Septic Release Inspections: 386-758-1058

**IMPORTANT NOTICE:**
Any inspection requested after 4:30 pm, no matter the method, will be received the next business day and will be scheduled by the earliest time slot.

**All Inspections require 24 hours notice.**
Emergencies will be inspected as soon as possible.

# Columbia County, FL. Building and Zoning

## Payment Options

1) Cash:
   Payments can be made in cash by visiting the Building and Zoning office at:

   135 NE Hernando St.
   Lake City FL. 32025

2) Checks and Money Orders:
   Please make checks out to "Board of County Commissioners" (be sure and reference the application number on the check) and deliver in person or mail to:

   Building and Zoning
   Post Office Box 1529
   Lake City, FL 32056-1529

3) Online with Credit Card (Visa, Master Card, Discovery, AmEX)
   The card processing company charges an additional 3% for a convenience fee.
   You may receive a separate email receipt from PayGov.US

Payments are not accepted by phone.

# Building Department

*Receipt Of Payment*

| Applicant Information |
|---|
| Carol Chadwick<br>TBD SE Baya Dr, Lake City FL |

| Method | Date of Payment | Payment # | Amount of Payment |
|---|---|---|---|
| Check 5046 | 05/24/2024 | 767170 | **$500.00** |

AppID: 64971 Permit #: SDP240402
Site Development Plan
Parcel: 34-3S-17-06970-000
Owner: COLE RICHARD C, CRAPPS DANIEL
Address: TBD SE Baya Dr, Lake City FL

**Contractor Information**

,

## Payment History

| Date | Description | Amount |
|---|---|---|
| 04/19/2024 | Fee: Site & Development Plan Approval | $500.00 |
| 05/24/2024 | Payment: Check 5046 | ($500.00) |
| | | **$0.00** |

**Contact Us**

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

Customer Service Hours:
Monday-Friday
From 8:00 A.M. to 5:00 P.M.

Email:
laurie_hodson@columbiacountyfla.com

Website:
http://www.columbiacountyfla.com/BuildingandZoning.asp

Address:
Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

**Building Inspector Office Hours**

Monday - Friday
From 8:00 AM to 10:00 AM
and
From 1:30 PM to 3:00 PM

**Regular Inspection Schedules**

All areas North of County Road 242
From 10:00 AM to Noon

All areas South of County Road 242
From 3:00 PM to 5:00 PM

**To Request Inspections - (Residential, Commercial, Fire, Zoning, & County Driveway Access)**

**Online: (Preferred Method)**
www.columbiacountyfla.com/InspectionRequest.asp

Ph: 386-758-1008, 386-758-1124, 386-719-2023, 386-758-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-758-1019

Septic Release Inspections: 386-758-1058

**IMPORTANT NOTICE:**
Any inspection requested after 5:00 pm, no matter the method, will be received the next business day; then that inspection will be scheduled the following business day.

**All Inspections require 24 hours notice.**
Emergencies will be inspected as soon as possible.

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy

**BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY**

June 13, 2024

VIA ELECTRONIC MAIL

TO: Classifieds, Lake City Reporter

FROM: Louie Goodin Community Development Coordinator

SUBJECT: Petition No. SPD240402

Notice of Public Hearings
Before the Board of Adjustment
Concerning Variance Request

Please find attached the above referenced public notice to be published in the legal section of the Lake City Reporter on Saturday, **June 15, 2024**

**PLEASE INVOICE: BOARD OF COUNTY COMMISSIONERS**
**COLUMBIA COUNTY**
**P.O. DRAWER 1529**
**LAKE CITY, FL 32056-1529**

Subsequent to the publication of this notice, I will pick up the original affidavit; however, please send a copy of the affidavit of proof of publication to:

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY
P. O. DRAWER 1529
LAKE CITY, FL 32056-1529

**Attachment**

**NOTICE OF PUBLIC HEARING**
**CONCERNING A ZONING AMENDMENT AS PROVIDED FOR**
**IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS**

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations, as amended, objections, recommendations and comments concerning the variance, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on June 27, 2024 at 5:30 p.m., or as soon thereafter as the matters can be heard, in the Tourist Development Office 971 West Duval Street Suite 145, Lake City, Florida.

SPD240402, a petition by Carol Chadwick, agent for Trustee Daniel Crapps for a Recreation Facility / Venue utilizing only the Eastern 2.02 acres of property of the area in the lands as described below:

Parcel # 34-3S-17-06970-000

COMM AT SW COR OF SE1/4 OF SW1/4, RUN N 887.02 FT, E 156.92 FT FOR POB, N 386.43 FT E 53.08 FT TO S R/W OF BAYA AV E ALONG R/W 795.89 FT. CONT E 355.85 FT, S 419.79 FT, W 1189.60 FT TO POB EX 1.02 AC DESC ORB 784-1125 ORB 643-452 & EX 2.50 AC DESC ORB 1057-1029 & EX 1.90 AC DESC ORB 1082-2041-2044

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the variance.

Copies of the variance are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1006 or by Telecommunication Device for Deaf at (386)758-2139.

# PUBLIC NOTICE:
# NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.

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## FOR MORE INFORMATION, CONTACT Louie Goodin, COUNTY PLANNER AT (386) 754-7119