



Columbia County Gateway to Florida

68598

FOR PLANNING USE ONLY	
Application # SPD	50P250202
Application Fee	\$300.00
Receipt No.	300.00
Filing Date	02/24/25
Completeness Date	02/24/25

Minor Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Columbia EMS
2. Address of Subject Property: 4008 South US Highway 441 Lake City, FL 32025
3. Parcel ID Number(s): 17-45-17-08418-001 (31394)
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: 10
7. Existing Use of Property: Commercial
8. Proposed use of Property: Commercial
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 _____
☐ Relocation of an existing structure: Total square footage _____
☐ Increase in Impervious Area: Total Square Footages _____

B. APPLICANT INFORMATION

1. Applicant Status: Owner (title holder) ☒ Agent
2. Name of Applicant(s): Justin Peeler Title: Owner
Company name (if applicable): Columbia EMS
Mailing Address: 360 NW Bascom North Drive
City: Lake City State: FL Zip: 32055
Telephone: (386) 248-4422 Fax: () Email: justin.ccd@outlook.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): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: () _____ Fax: () _____ Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property? ☒ No
If yes, list the names of all parties involved: _____
2. Has a previous application been made on all or part of the subject property: ☒ No
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
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 (ie. deed).
- 9. Agent Authorization Form (signed and notarized).
- 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 11. Fee. The application fee for a Minor Site and Development Plan Application is \$300. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing.

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

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

Justin Peeler
Applicant/Agent Name (Type or Print)

[Signature]
Applicant/Agent Signature

2/13/25
/Date

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 Justin Peeler
(Name of Person to Act as my Agent)

for Columbia EMS
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Minor Site Plan
(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: Mike McCray
Applicant/Owner's Title: Owner

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

Telephone: (386)-365-8357 Date: 2/13/25

Applicant/Owner's Signature: Michael T. McCray
Print Name: Michael McCray

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 13th day of
February, 2025, by Michael T. McCray,
whom is personally known by me ☒ OR produced identification ☐.

Type of Identification Produced _____
Sonya G. Stuhl
(Notary Signature)

(SEAL)



SONYA G. STUHL
Notary Public
State of Florida
Comm# HH367715
Expires 3/7/2027



Zoning Department
Receipt Of Payment

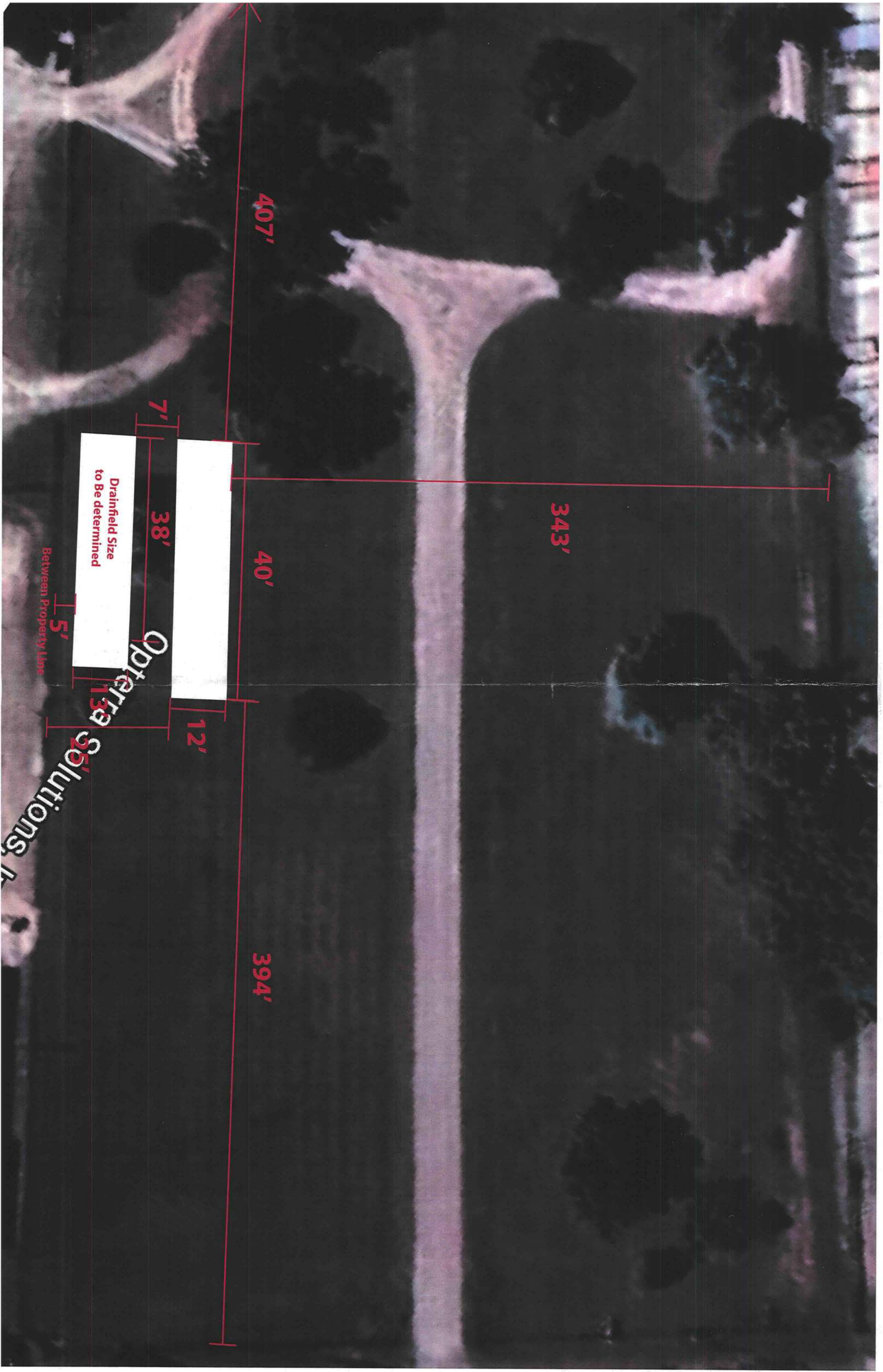
Applicant Information		
Justin Peeler 4008 S US Hwy 441		
Method	Date of Payment	Payment #
Check 1285	02/24/2025	769841
ApplID: 69598 Development #: SDP250202 Site Development Plan Parcel: 17-4S-17-08418-001 Address: 4008 S US Hwy 441		Amount of Payment
		\$300.00

Payment History

Date	Description	Amount
02/24/2025	Fee: Minor Site &Development Plan Approval	\$300.00
02/24/2025	Payment: Check 1285	(\$300.00)
		\$0.00

Contact Us

Phone: (386) 719-1474
Customer Service Hours: Monday-Friday From 8:00 A.M. to 5:00 P.M.
Email: zoneinfo@columbiacountyfla.com
Website: http://www.columbiacountyfla.com/BuildingandZoning.asp
Address: Building and Zoning 135 NE Hernando Ave. Lake City, FL 32055



407'

343'

40'

394'

7'

38'

12'

Drainfield Size
to Be determined

5'

Opterra
Solutions, Inc.

Between Property Line