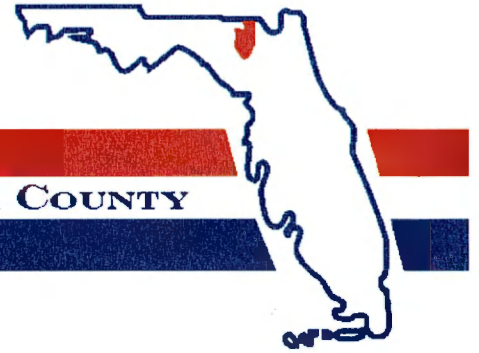


District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

July 30, 2025

VIA ELECTRONIC MAIL

Re: SDP250703
Determination Letter

Dear Mrs. Brown, your minor site and development plan application has been reviewed and approved. This approval is for an open pole structure of 4,000 square feet and apron area of 1,000 square feet upon parcel # 03015-000.

If you have any questions, please do not hesitate to contact me at tcrews@columbiacountyfla.com or (386) 758-1040.

Sincerely,

Troy Crews Interim
Community Development Coordinator
Land Development Regulations Admin.

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

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD 250703

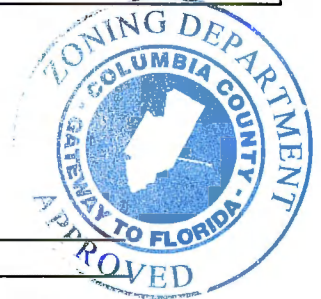
Application Fee \$300.00

Receipt No. 771308

Filing Date 7-29-2025

Completeness Date 7-30-2025

Minor Site Plan Application



A. PROJECT INFORMATION

1. Project Name: Storage Building
2. Address of Subject Property: 3309 SW SR 247
3. Parcel ID Number(s): 15-4S-16-03015-000
4. Future Land Use Map Designation: _____
5. Zoning Designation: SFRES1 OFFICE (0117)
6. Acreage: 3.25 AC
7. Existing Use of Property: Commercial Office building | SF Residence
8. Proposed use of Property: Commercial Office + Fab Shop | SF Residence
9. Type of Development (Check All That Apply):
 - () Increase of floor area to an existing structure: Total increase of square footage N/A
 - (☒) New construction: Total square footage 4000 under air | 1000 canopy
 - () Relocation of an existing structure: Total square footage N/A
 - () Increase in Impervious Area: Total Square Footages N/A

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Amy M. Brown Title: _____
Company name (if applicable): Foundation Professionals of Florida, Inc.
Mailing Address: 3309 SW SR 247
City: Lake City State: FL Zip: 32024
Telephone: (886) 755-3002 Fax: (886) 752-5456 Email: hmoore@foundationprosa.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): Same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Telephone: () _____ Fax: () _____ Email: _____

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: N/A
If yes, is the contract/option contingent or absolute: ☐ Contingent ☒ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes ☒ No
Variance Application No. V _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
2. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
- m. For multiple-family, hotel, motel, and mobile home park site plans:
 - i. Tabulation of gross acreage.
 - ii. Tabulation of density.
 - iii. Number of dwelling units proposed.
 - iv. Location and percent of total open space and recreation areas.
 - v. Percent of lot covered by buildings.

- vi. Floor area of dwelling units.
 - vii. Number of proposed parking spaces.
 - viii. Street layout.
 - ix. Layout of mobile home stands (for mobile home parks only).
3. Stormwater Management Plan—including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
 4. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (“ISO”) and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
 5. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
 6. Comprehensive Plan Consistency Analysis: An analysis of the application’s consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
 7. Legal Description with Tax Parcel Number (In Word Format).
 8. Proof of Ownership (i.e. deed).
 9. Agent Authorization Form (signed and notarized).
 10. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector’s Office).
 11. Fee. The application fee for a Minor Site and Development Plan Application is \$300. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

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

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

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

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

Amy M. Blum
Applicant/Agent Name (Type or Print)

Amy Blum
Applicant/Agent Signature

07/14/2025
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 Megan Eberlin
(Name of Person to Act as my Agent)

for Foundation Professionals of Florida, Inc.
(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 Application
(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: Angela Anschultz

Applicant/Owner's Title: Owner

On Behalf of: Property Owner
(Company Name, if applicable)

Telephone: 386-755-3002 Date: 07/17/2025

Applicant/Owner's Signature: Angela Anschultz

Print Name: Angela Anschultz

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 17 day of July, 20 25, by Angela Anschultz,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Holly M. Moore
(Notary Signature) (SEAL)



Holly M. Moore
Comm.: HH 433033
Expires: Aug. 14, 2027
Notary Public - State of Florida

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 Megan Eberlin
(Name of Person to Act as my Agent)

for Foundation Professionals of Florida, Inc.
(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 Application
(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: Amy Brown

Applicant/Owner's Title: Owner

On Behalf of: Foundation Professionals of Florida, Inc.
(Company Name, if applicable)

Telephone: 386-755-3002 Date: 07/17/2025

Applicant/Owner's Signature: [Signature]

Print Name: Amy Brown

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 17th day of July, 20 25, by Amy Brown,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Holly M. Moore
(Notary Signature)

(SEAL)



Holly M. Moore
Comm.: HH 433033
Expires: Aug. 14, 2027
Notary Public - State of Florida

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 Megan Eberlin
(Name of Person to Act as my Agent)

for Foundation Professionals of Florida, Inc.
(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 Application
(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: Linda Creamer

Applicant/Owner's Title: Owner

On Behalf of: Property Owner
(Company Name, if applicable)

Telephone: 386-755-3002 Date: 07/17/2025

Applicant/Owner's Signature: Linda Creamer

Print Name: Linda Creamer

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 17th day of July, 2025, by Linda Creamer,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Holly M. Moore
(Notary Signature) (SEAL)



Holly M. Moore
Comm.: HH 433033
Expires: Aug. 14, 2027
Notary Public - State of Florida

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 Megan Eberlin
(Name of Person to Act as my Agent)

for Foundation Professionals of Florida, Inc.
(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 Application
(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: Abigail Stalvey

Applicant/Owner's Title: Owner

On Behalf of: Cal-Tech Testing
(Company Name, if applicable)

Telephone: 386-755-3633 Date: 07/17/2025

Applicant/Owner's Signature: Abigail Stalvey

Print Name: Abigail Stalvey

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 17th day of July, 2025, by Abigail Stalvey,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Holly M. Moore
(Notary Signature)

(SEAL)



Holly M. Moore
Comm.: HH 433033
Expires: Aug. 14, 2027
Notary Public - State of Florida

PREPARED BY & RETURN TO:

Name: ENRIQUE CHAVEZ

Address: 1824 SW SKYLINE LP.
FORT WHITE, FL 32038

Parcel No.: A PART OF 03815-146

Inst: 202512016378 Date: 07/21/2025 Time: 3:57PM
Page 1 of 2 B: 1545 P: 130, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ll*
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **CORRECTIVE WARRANTY DEED**, made the 21ST day of July, 2025, by **DONALD L. HOLLAND, A WIDOWER** hereinafter called the Grantor, to **ENRIQUE CHAVEZ, A MARRIED MAN** whose post office address is 1824 SW SKYLINE LP. FORT WHITE, FL 32038, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

See Attached Exhibit A

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

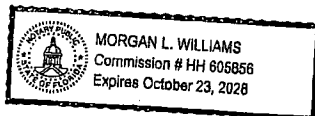
Morgan L. Williams
Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 157 W Duval St.
Lake City, FL 32055

Donald L. Holland
Name: DONALD L. HOLLAND L.S.
Address: 1824 SW SKYLINE LP., FORT WHITE, FL 32038

Stephan Fanning
Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 157 W Duval St.
Lake City, FL 32055

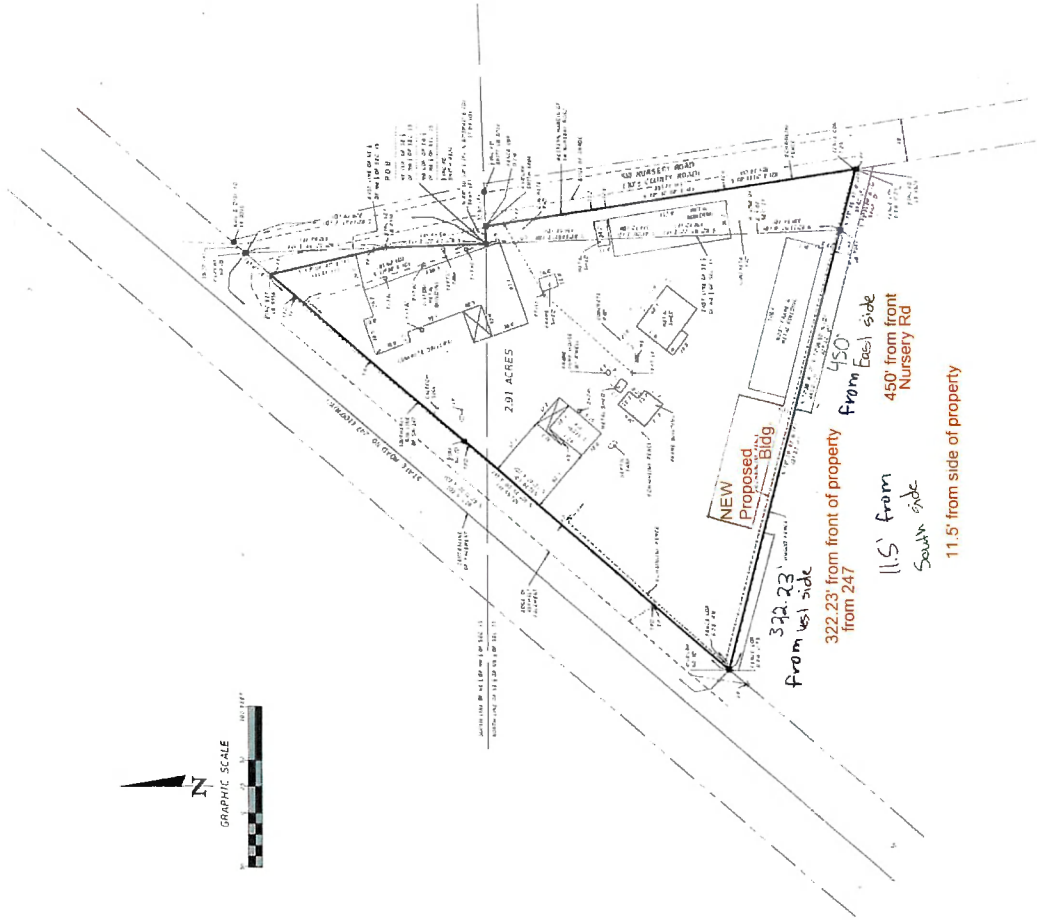
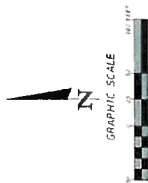
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21ST day of July, 2025, by DONALD L. HOLLAND, who is personally known to me or who has produced Driver's License as identification.



Morgan L. Williams
Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10-23-28

BOUNDARY SURVEY IN SECTION 15 TOWNSHIP 4 SOUTH, RANGE 16 EAST COLUMBIA COUNTY, FLORIDA



- NOTES:**
1. All measurements are in feet and are rounded to the nearest foot.
 2. Boundary survey is a representation of the actual boundary as shown by the survey. It is not a guarantee of the accuracy of the survey.
 3. The survey is based on the best available information and is subject to the usual uncertainties of a boundary survey.
 4. The survey is not a guarantee of the accuracy of the survey.
 5. The survey is not a guarantee of the accuracy of the survey.
 6. The survey is not a guarantee of the accuracy of the survey.
 7. The survey is not a guarantee of the accuracy of the survey.
 8. The survey is not a guarantee of the accuracy of the survey.
 9. The survey is not a guarantee of the accuracy of the survey.

DESCRIPTION:
The survey is a boundary survey of the property described in the plat. The survey is based on the best available information and is subject to the usual uncertainties of a boundary survey. The survey is not a guarantee of the accuracy of the survey.

DATE	DESCRIPTION
10/21/25	CLIENT NAME REVISED



REVISIONS DATE DESCRIPTION 10/21/25 CLIENT NAME REVISED		NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 32056 LAKE CITY, FLORIDA 32056 PHONE: 407.522.4073 FAX: 407.522.4073 WWW.NFPS.NET LIC. NO. 128856	JOB NO. 1250408FIV C.A. # 29011	SHEET NO. 1
FOUNDATION PROFESSIONALS OF FLORIDA, INC.		TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA		

Alice Geiger

COLUMBIA COUNTY Property Appraiser

Parcel 15-4S-16-03015-000

<https://search.ccpafl.com/parcel/03015000164S15>

3309 SW STATE ROAD 247

Owners

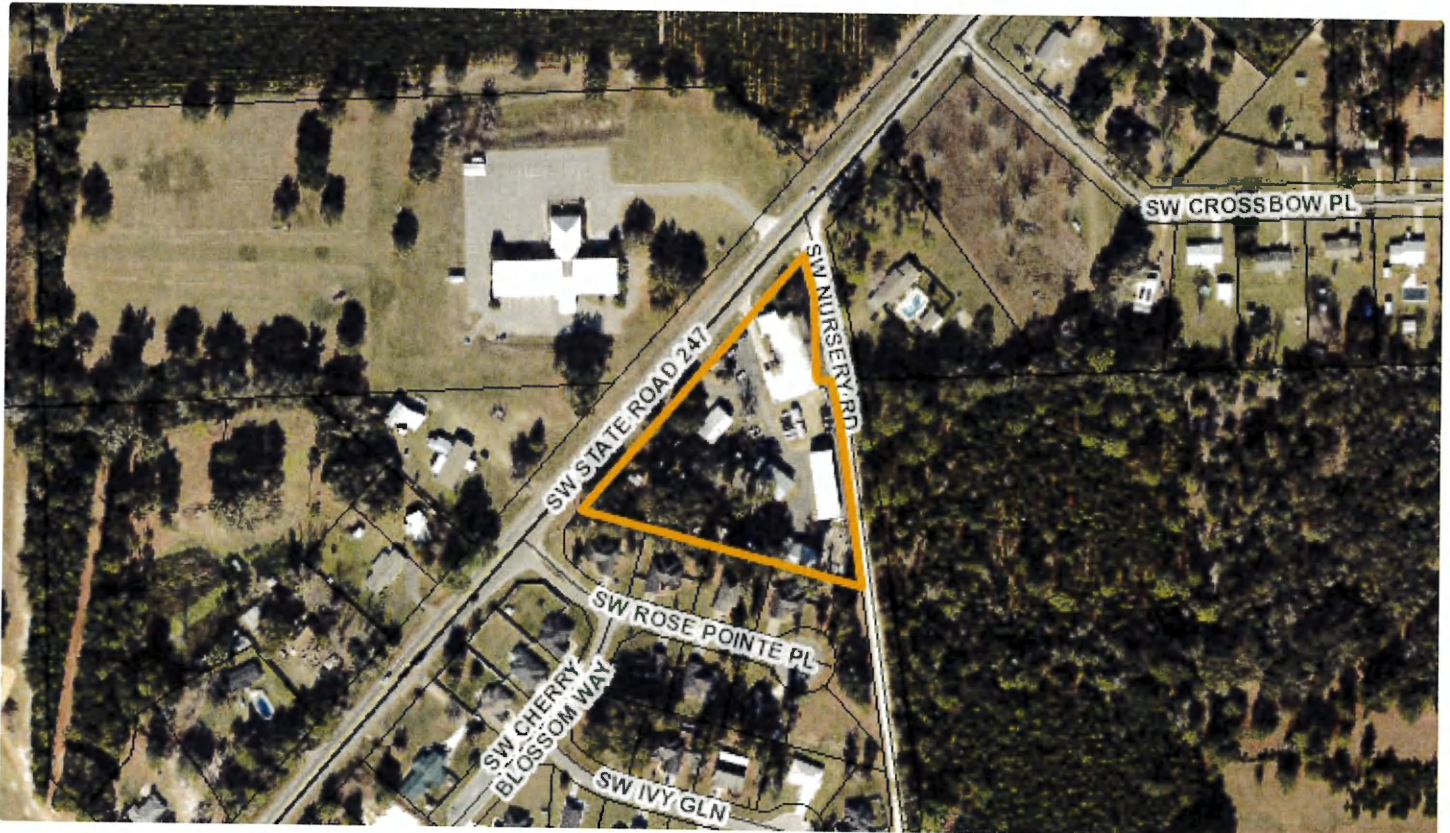
CREAMER LINDA M
BROWN AMY M
ANSCHULTZ ANGELA M
STALVEY ABIGAIL M
P O BOX 1625
LAKE CITY, FL 32056

Legal Description

BEG NE COR OF SE1/4 OF NW1/4, RUN E 17.03 FT TO
W R/W OF SW NURSERY RD, SE ALONG R/W 355.81
FT,
NW 486.74 FT TO SE R/W OF BRANFORD HWY, NE
ALONG
R/W 530.28 FT, S 201.62 FT TO POB.
...

Use: 0117: SFRES/OFFICE

Subdivision: DIST 3



Tax Bill Detail

Payment Options

Year	Due
2024	\$0.00
2023	\$0.00
2022	\$0.00
2021	\$0.00
2020	\$0.00
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00

Property Tax Account: R03015-000
CREAMER LINDA M

Year: 2024 **Bill Number:** **Owner:** CREAMER
Tax District: 3 11917 **LINDA M**
Property Type:
Real Estate


MAILING ADDRESS: **PROPERTY ADDRESS:**
CREAMER LINDA M 3309 STATE ROAD 247
BROWN AMY M LAKE CITY 32024
P O BOX 1625
LAKE CITY FL 32056

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

Bill 11917 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

 Register for E-Billing

Property Appraiser

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$1,969.81	\$1,969.81	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$199.79	\$199.79	\$0.00
LOCAL	3.1430	\$839.48	\$839.48	\$0.00
CAPITAL OUTLAY	1.5000	\$400.64	\$400.64	\$0.00
Subtotal	5.3910	\$1,439.91	\$1,439.91	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.2936	\$74.01	\$74.01	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.03	\$0.03	\$0.00
TOTAL	13.4997	\$3,483.76	\$3,483.76	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$282.22	\$282.22	\$0.00
SOLID WASTE - ANNUAL	\$190.14	\$190.14	\$0.00
TOTAL	\$472.36	\$472.36	\$0.00



Building and Zoning Department

Site Development Plan Application

Invoice

72417

Applicant Information

BROWN AMY M
3309 SW SR 247

Invoice Date

07/29/2025

Permit

SDP250703

Amount Due

\$300.00

Job Location

Parcel: 15-4S-16-03015-000
Owner: CREAMER LINDA M, BROWN AMY M,
Address: 3309 SW SR 247

Contractor Information

Invoice History

Date	Description	Amount
07/29/2025	Fee: Minor Site & Development Plan Approval	\$300.00
Amount Due:		\$300.00

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

[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.



Zoning Department

Receipt Of Payment

Applicant Information

BROWN AMY M
3309 SW SR 247

Method

Credit Card
14733019

Date of Payment

07/29/2025

Payment

771308

Amount of Payment

\$300.00

AppID: 72417 Development #: SDP250703
Site Development Plan
Parcel: 15-4S-16-03015-000
Address: 3309 SW SR 247

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

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
07/29/2025	Fee: Minor Site &Development Plan Approval	\$300.00
07/29/2025	Payment: Credit Card 14733019	(\$300.00)
		<hr/> \$0.00