

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**

June 4, 2024

via electronic mail

James F. Boone  
970 SW Arlington Blvd.  
Lake City, FL 32056

Re: SDP240501

Mr. Boone,

Please use this letter as notification that your application SDP240501 as submitted on May 5, 2024 for a Minor Site Plan on that parcel identified as PIN #06-4S-17-08034-000 has been approved.

Louie Goodin  
County Planner  
Columbia County, Florida

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

65311  
FOR PLANNING USE ONLY

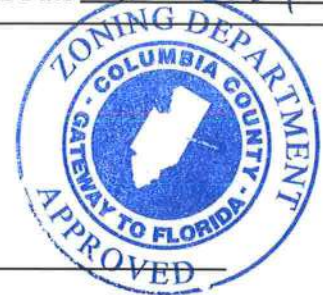
Application # SPD 240501

Application Fee \$300.00

Receipt No. 767044

Filing Date 5-13-2024

Completeness Date 6-11-2024



## Minor Site Plan Application

### A. PROJECT INFORMATION

1. Project Name: Boone Office Building
2. Address of Subject Property: 970 SW Arlington Blvd.
3. Parcel ID Number(s): 06-4S-17-08034-000
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Intensive
6. Acreage: 2.75 ac.
7. Existing Use of Property: Outside Construction Equipment Storage
8. Proposed use of Property: Office
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 7,500
  - ( ) 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): James F. Boone Title: \_\_\_\_\_  
Company name (if applicable): C A Boone Construction, Inc.  
Mailing Address: PO Box 3236  
City: Lake City State: FL Zip: 32056  
Telephone: ( ) 752-0270 Fax: ( ) Email: CABoone<caboone@isgroup.net>

**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?  
If yes, list the names of all parties involved: No  
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.

**James F. Boone**

Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature

**8/4/2023**

Date

**BOONE OFFICE  
CR 341 (SISTERS WELCOME ROAD)**

**Attachment/Submittal Requirements**

1. Vicinity Map: See attachment and site plans.
2. Site Plan: See attached site plans
3. See attached site plans.
4. Fire Department Access and Water Supply Plan: Closest Fire Hydrant is 1,000' +/- north of site along CR 341. Water supply will need to be transported via Fire Tanker. Proposed Building will not be sprinkled.
5. Concurrency Impact Analysis: See attachment.
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). For text amendments to the Comprehensive Plan, the proposed text amendment in strike-thru and underline format.

**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 proposed commercial use is consistent with the types of uses allowed by the Commercial category. The property is located on CR 341 in an area surrounded by other commercial developments.***

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 proposed commercial site is located on CR 341 and there are public facilities available.***

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 subject property is located within a commercial area and public facilities are available.***

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 2040.

***Consistency: This area has substantial mixed commercial development and can only be expected to continue to see growth in this area.***

Policy I.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 subject property is located off CR 341 in an urban area and will have no adverse impacts on the existing land uses.***

Policy I.1.5 The county shall continue to regulate 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 commercial development on the subject property will be designed in accordance with the design standards of the County and other regulating agencies with jurisdiction.***

Policy I.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 proposed commercial development will meet the County LDR's for Commercial land use. Public facilities are available. No other uses should be negatively impacted.***

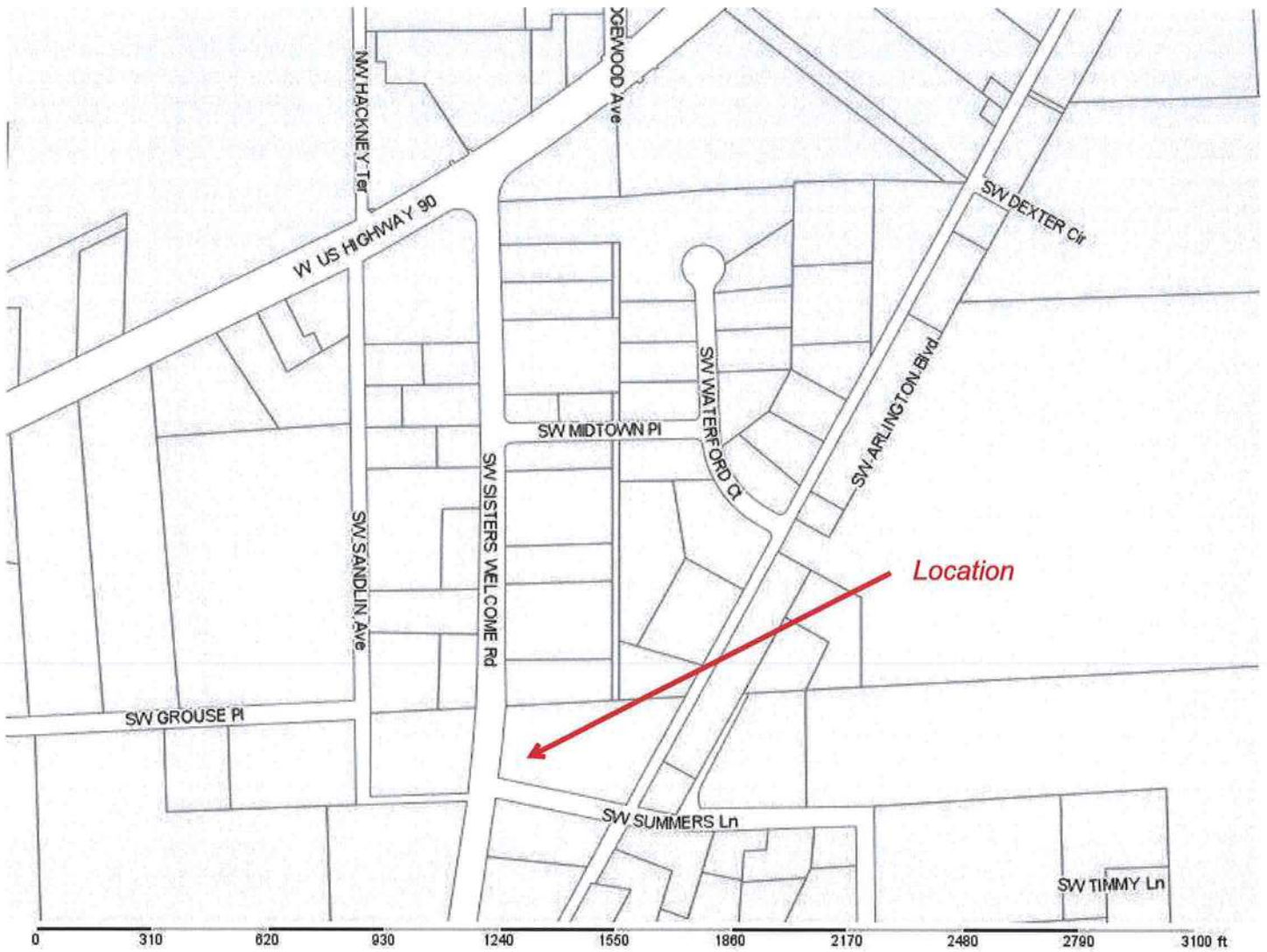
7. Legal Description with Tax Parcel Number: See attachment.

8. Proof of Ownership: See attached deed

9. No Agent

10. See attachment

11. \$300.00 for application.



**REVISED CONCURRENCY  
WORKSHEET**

**CA Boone Office Building  
May 10, 2024**

**Trip Generation Analysis**

<b>ITE Code</b>	<b>ITE Use</b>	<b>ADT Multiplier</b>	<b>PM Peak Multiplier</b>	<b>Employees*</b>	<b>Total ADT</b>	<b>Total PM Peak</b>
715	Single Tenant Office Bldg	3.70	0.51	3.00	11.10	1.53

\*Per employee

**Potable Water Analysis**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Office Building	15.00	3.00	45.00

\* Multiplier is based upon Ch. 64E.6008, Florida Administrative Code and can vary 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**

<b>Ch. 64E-6.008, F.A.C. Use</b>	<b>Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)</b>	<b>Ch. 64E-6.008, F.A.C. Multiplier*</b>	<b>Total (Gallons Per Day)</b>
Office Building	15.00	3.00	45.00

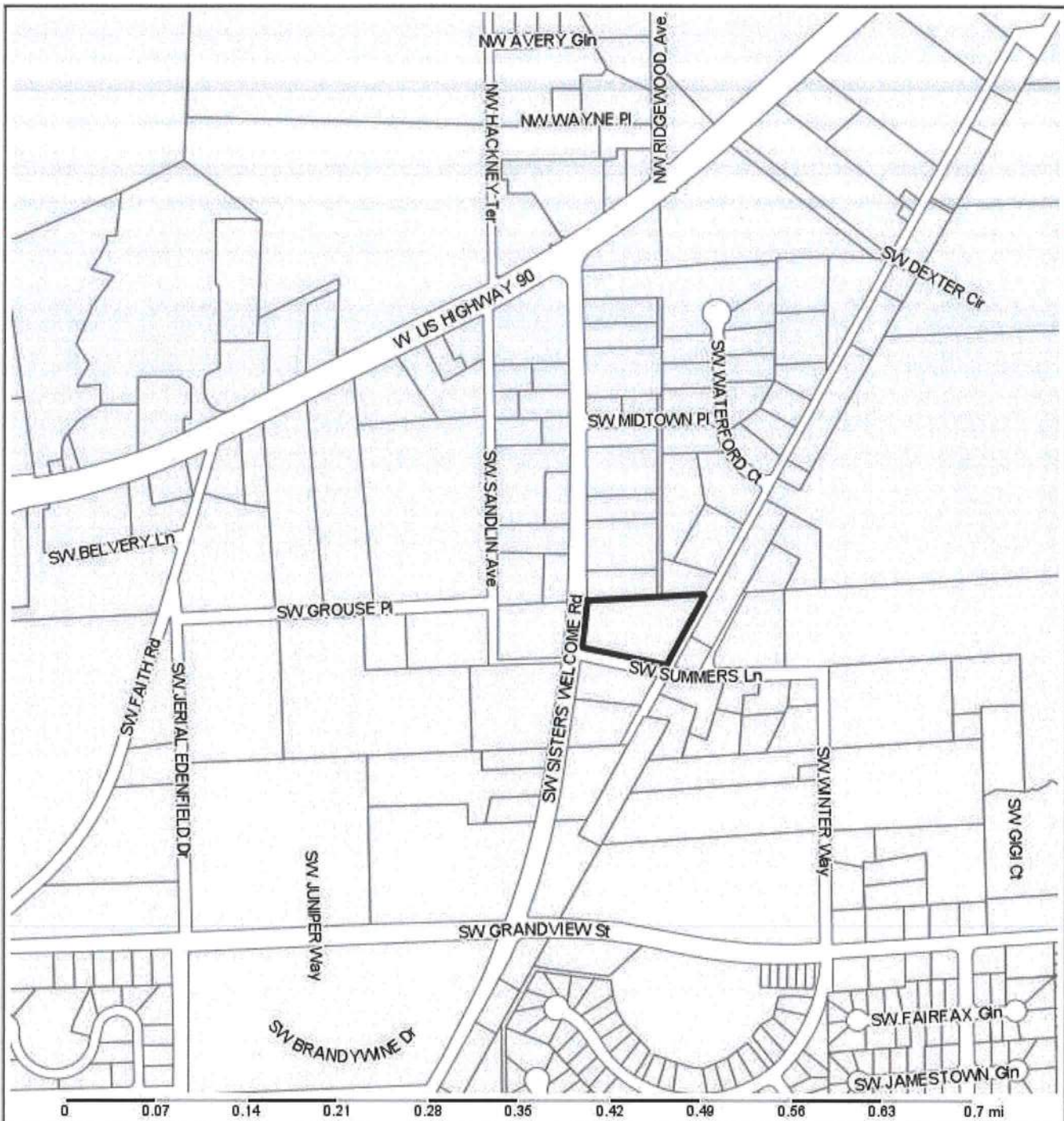
\* Multiplier is based upon Ch. 64E.6008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

**Solid Waste Analysis**

<b>Use</b>	<b>Pounds Per Thousand Sq Ft</b>	<b>Total Floor Area*</b>	<b>Total (Lbs Per Day)</b>
Office Building	5.50	7.50	41.25

\*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

**Note: Concurrency provided however there will be no increased demand for services since this new building will replace an existing office building located across CR 341 with same number of employees.**



## Columbia County Property Appraiser

Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 06-4S-17-08034-000 (29425) | SINGLE FAMILY (0100) | 2.75 AC**

COMM NW COR OF SEC 6, RUN E ALONG SEC LINE 330.7 FT FOR POB, CONT E 544.47 FT TO W R/W LINE OF ACL RR, S 29 DEG W ALONG SAID W R/W 365.5 FT, N 77 DEG

### C A BOONE CONSTRUCTION INC

Owner: P O BOX 3236  
LAKE CITY, FL 32056  
Site: 970 SW ARLINGTON BLVD, LAKE CITY  
Sales 11/19/2021 \$245,000 I(U)  
Info 6/2/2017 \$0 I(U)

### 2024 Working Values

Mkt Lnd	\$122,510	Appraised	\$179,855
Ag Lnd	\$0	Assessed	\$179,855
Bldg	\$56,895	Exempt	\$0
XFOB	\$450	county:	\$179,855
Just	\$179,855	city:	\$0
		other:	\$0
		school:	\$179,855
		Total Taxable	

### NOTES:

Columbia County, FL



The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 4/25/2024 and may not reflect the data currently on file at our office.

GrizzlyLogic.com

Sale Price \$ 245,000.00  
Doc Stamp

PREPARED BY & RETURN TO:

Name: Jenna Nettles, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055

File No. 21-10021

Parcel No.: R08034-000

Inst: 202112023868 Date: 11/23/2021 Time: 1:50PM  
Page 1 of 2 B: 1453 P: 487, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy ClerkDoc Stamp-Deed: 1715.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This WARRANTY DEED, made the 19th day of November, 2021, by DALE B. MERRITT, and DEBBIE MERRITT HALL, EACH CONVEYING NON-HOMESTEAD PROPERTY, hereinafter called the Grantors, to C.A. BOONE CONSTRUCTION, INC., A Florida Profit Corporation, having its principal place of business at PO BOX 3236, LAKE CITY, FL 32056, hereinafter called the Grantee:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do 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:

Commence at the N.W. corner of Section 6, Township 4 South, Range 17 East and run thence North 88 degrees 05 minutes East along North line of said Section 6, 330.7 feet for a point of beginning, thence continue North 88 degrees 05 minutes East along said North line 544.47 feet to the west right-of-way line of A. C. L. Railroad, thence run South 29 degrees 40 minutes West along said West right-of-way line, 365.5 feet, thence run North 77 degrees 44 minutes West, 371.70 feet to the centerline of Ridgewood Ave. extended, thence run North 0 degree 01 minute East along said centerline extended, 219.20 feet to the point of beginning. Said lands lying in and being part of the NW 1/4 of the NW 1/4, Section 6, Township 4 South, Range 17 East, Columbia County, Florida. LESS AND EXCEPT road right-of-way.

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

SUBJECT TO TAXES FOR THE YEAR 2021 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in the presence of:

B. Note

Witness Signature  
Printed Name: Bridgett Lola

Latricia Lang

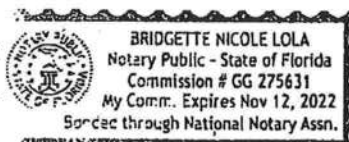
Witness Signature  
Printed Name: Latricia Lang

Debbie M. Hall  
Name: DEBBIE MERRITT HALL  
Address: 1052 D. KELLY, CLOVER, SC 29170

L.S.

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of November, 2021, by DEBBIE MERRITT HALL, who are personally known to me or who have produced Drivers license as identification.



B. Note  
Signature of Notary  
Printed Name: Bridgett Lola  
My commission expires: 11-12-22

[Signature]  
Witness Signature  
Printed Name: Chelsea Tishy Phillips

[Signature]  
Witness Signature  
Printed Name: Amenda Brown

[Signature] L.S.  
Name: DALE B. MERRITT  
Address: 1052 D. KELLY, CLOVER, SC 29170

STATE OF North Carolina  
COUNTY OF Catawba

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of November, 2021, by DALE B. MERRITT, who are personally known to me or who have produced SC DL as identification.

[Signature]  
Signature of Notary  
Printed Name: Jason M. Brown  
My commission expires: 03/17/2025





Kyle Keen, Tax Collector  
Proudly Serving The People of Columbia County

Site Provided by...  
aumentumtech.com 1.11

Tax Record

print 1 2 3 4 5 6 7 8 9 10 11 12 Account Number  
1 of 1

Last Update: 5/1/2024 10:22:20 PM EDT

Details

Tax Record

» Print View

Legal Desc.

Tax Payment

Payment History

Print Tax Bill **NEW!**

Change of Address

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.

Searches

Account Number

GEO Number

Owner Name

Property Address

Mailing Address

<b>Account Number</b> R08034-000	<b>Tax Type</b> REAL ESTATE	<b>Tax Year</b> 2023
<b>Mailing Address</b> C A BOONE CONSTRUCTION INC P O BOX 3236 LAKE CITY FL 32056	<b>Property Address</b> 970 ARLINGTON LAKE CITY  <b>GEO Number</b> 064S17-08034-000	
<b>Exempt Amount</b> See Below	<b>Taxable Value</b> See Below	
<b>Exemption Detail</b> NO EXEMPTIONS	<b>Millage Code</b> 002	<b>Escrow Code</b>
<b>Legal Description (click for full description)</b> 06-4S-17 0100/01002.75 Acres COMM NW COR OF SEC 6, RUN E ALONG SEC LINE 330.7 FT FOR POB, CONT E 544.47 FT TO W R/W LINE OF ACL RR, S 29 DEG W ALONG SAID W R/W 365.5 FT, N 77 DEG W 371.70 FT, N 219.20 FT TO POB. WD 46-52, WD 122-73, DC 1335-2426, PB 1338-531,533, DC 1445-154, WD 1453-487,		
<b>Ad Valorem Taxes</b>		
<b>Taxing Authority</b>	<b>Rate</b>	<b>Assessed Value</b>
BOARD OF COUNTY COMMISSIONERS	7.8150	179,855
COLUMBIA COUNTY SCHOOL BOARD		
DISCRETIONARY	0.7480	179,855
LOCAL	3.2170	179,855
CAPITAL OUTLAY	1.5000	179,855
SUWANNEE RIVER WATER MGT DIST	0.3113	179,855
LAKE SHORE HOSPITAL AUTHORITY	0.0001	179,855
		<b>Exemption Amount</b>
		0
		<b>Taxable Value</b>
		\$179,855
		<b>Taxes Levied</b>
		\$1,405.57
		\$134.53
		\$578.59
		\$269.78
		\$55.99
		\$0.02
<b>Total Millage</b>	13.5914	<b>Total Taxes</b>
		\$2,444.48
<b>Non-Ad Valorem Assessments</b>		
<b>Code</b>	<b>Levying Authority</b>	<b>Amount</b>
FFIR	FIRE ASSESSMENTS	\$285.98
GGAR	SOLID WASTE - ANNUAL	\$198.06
<b>Total Assessments</b>		\$484.04
<b>Taxes &amp; Assessments</b>		\$2,928.52
<b>If Paid By</b>		<b>Amount Due</b>
		\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/28/2023	PAYMENT	3500710.0043	2023	\$2,811.38

[Prior Years Payment History](#)



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

## Detail by Entity Name

Florida Profit Corporation

C.A. BOONE CONSTRUCTION, INC.

### Filing Information

<b>Document Number</b>	J32288
<b>FEI/EIN Number</b>	59-2719736
<b>Date Filed</b>	09/05/1986
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	03/21/2022
<b>Event Effective Date</b>	NONE

### Principal Address

400 SW SISTERS WELCOME RD.  
LAKE CITY, FL 32025

Changed: 01/21/2010

### Mailing Address

P.O. BOX 3236  
LAKE CITY, FL 32056-3236

Changed: 01/13/1999

### Registered Agent Name & Address

BOONE, JAMES F  
182 SW GROUSE PLACE  
LAKE CITY, FL 32025

Name Changed: 04/18/1994

Address Changed: 07/05/2005

### Officer/Director Detail

#### **Name & Address**

Title PD

BOONE, JAMES F  
182 SW GROUSE PLACE  
LAKE CITY, FL 32025

Title S

FONT, SHERRY  
182 SW GROUSE PLACE  
LAKE CITY, FL 32025

Title V

BOONE, JESSE JAMES  
1031 NW NASH RD  
LAKE CITY, FL 32025

#### Annual Reports

Report Year	Filed Date
2022	03/09/2022
2023	01/24/2023
2024	03/06/2024

#### Document Images

<a href="#">03/06/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/24/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/21/2022 -- Amendment</a>	View image in PDF format
<a href="#">03/09/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/20/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/11/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/17/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/12/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/03/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/13/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/18/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/04/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/07/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/21/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/21/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/22/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/18/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/06/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/25/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/05/2005 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/02/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/04/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2002 -- ANNUAL REPORT</a>	View image in PDF format

<a href="#">02/12/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/19/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/29/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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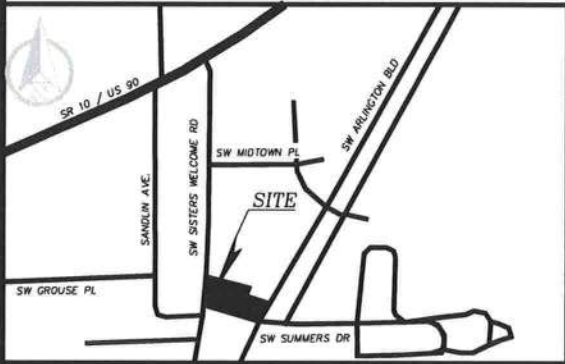
# CIVIL ENGINEER

AFFINE ENGINEERING AND SURVEYING INC.  
128 NW GREEN LANE, LAKE CITY FL 32825  
TELEPHONE: 407-421-5534

# SURVEYOR

AFFINE ENGINEERING AND SURVEYING INC.  
128 NW GREEN LANE, LAKE CITY FL 32825  
TELEPHONE: 407-421-5534

## VICINITY MAP



## LEGAL DESCRIPTION

COMMENCE AT THE N.W. CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 17 EAST AND RUN THEN NORTH 88 DEGREES 05 MINUTES EAST ALONG SAID NORTH LINE OF SECTION 6, 330.7 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 88 DEGREES 05 MINUTES EAST ALONG SAID NORTH LINE 544.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF A.C.L. RAILROAD, THENCE RUN 29 DEGREES 40 MINUTES WEST ALONG SAID WEST RIGHT-OF-WAY, 365.5 FEET, THENCE RUN NORTH 77 DEGREES 44 MINUTES WEST, 371.70 FEET TO THE CENTERLINE OF RIDGEWOOD AVE. EXTENDED, THENCE RUN NORTH 0 DEGREE 01 MINUTE EAST ALONG SAID CENTERLINE EXTENDED 219.20 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN AND BEING PART OF THE NW 1/4 OF THE NW 1/4, SECTION 6 TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY

AND

LOT 26 OF RIDGEWOOD MANOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLATBOOK 2 PAGE 105 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



COLUMBIA COUNTY SUBMITTAL  
NOT FOR CONSTRUCTION

STORM WATER MANAGEMENT SYSTEM DESIGN HAS  
BEEN DONE IN REASONABLE CONFORMANCE WITH THE  
SUNMANEE RIVER WATER MANAGEMENT DISTRICT  
DESIGN CRITERIA AND THE LAKE CITY LAND DEV.  
REGULATIONS



AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS SURVEYORS

TELEPHONE NUMBER 407-421-5534  
10354 JEPSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION: No 29140

## ENGINEERING PLANS

## Boone's Office

Lake City FLORIDA

PREPARED FOR  
**C.A. Boone Construction**  
400 SW SISTERS WELCOME LAKE CITY FL 32025

PHONE: (386) 752-0270

## SITE DATA

PARCEL ID: 06-34-17-08034-000  
ZONING: CN  
PROJECT AREA: ±3.421 ACRES  
BUILDING SETBACKS: FRONT 25'; BACK 15'; SIDES 10'

## PRE DEVELOPMENT SITE DATA

PRE DEV PERVIOUS AREA: ± 149,018 SF  
PRE DEV IMPERVIOUS AREA: ± 1530 SF  
PRE DEV IMPERVIOUS % 0.01%  
PRE DEV PERVIOUS % 99.9%

## POST DEVELOPMENT SITE DATA

POST DEV IMPERVIOUS AREA: 23,522 SF  
POST DEV POND AREA: ± 5,127 SF  
POST DEV PERVIOUS AREA: ± 120,369 SF  
POST DEV IMPERVIOUS % 23%  
POST DEV PERVIOUS % 77%

## PARKING REQUIREMENTS

SPACES PROVIDED:  
(OFFICE BUILDING) 1 SPACE FOR 200' OF FLOOR AREA 5  
ACCESSIBLE SPACES 1 FOR EVERY 25 1

## CABLE

COMCAST  
2288 SW MAIN BOULEVARD  
LAKE CITY, FL  
TEL: (407) 513-1351

## FIRE

LAKE CITY FIRE DEPARTMENT  
225 NW MAIN BLVD.  
LAKE CITY, FL  
TEL: (386) 752-4344

## POWER

FLORIDA POWER & LIGHT  
2618 NE BASCOM NORRIS DR  
LAKE CITY, FLORIDA 32055  
TEL: (800) 226-3545

## SHEET INDEX

- 1 COVER SHEET
- 2 NOTES AND DETAILS
- 3 PAVING AND GRADING
- 4 UTILITY PLAN
- 5 PAVING MARKINGS
- 6 DETAILS

PREPARED FOR  
**C.A. BOONE CONSTRUCTION, INC**

AFFINE ENGINEERING  
AND SURVEYING, INC.  
CERTIFICATE OF  
AUTHORIZATION No. 29140



Victor  
O  
Marrero

Digitally signed  
by Victor O  
Marrero  
Date:  
2024.05.12  
22:02:17 -04'00'

VICTOR O. MARRERO  
FLORIDA P.E. # 78630

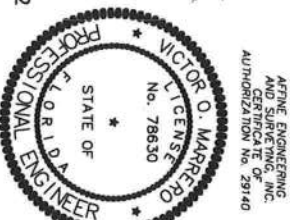
SHEET 1

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM IN (NAVD 83)

- CLEARING AND EROSION CONTROL NOTES

1.  $B_1$  = PIPE O.D.  $B_2$  = TRENCH WIDTH AT TRENCH MAX. DIA. OF WELL = 12" (305 mm)  
2. DEPTH FOR REMOVAL OF UNSUITABLE EXISTING MATERIAL. DEPTH SHALL BE

- Digitally signed  
by Victor O  
Marrero  
Date: 2024.05.12  
22:06:09 -04'00'



DRAWING  
23010-01  
SHEET  
2

PREPARED FOR:  
C.A BOONE CONSTRUCTION

## NOTES



AFFINE ENGINEERING AND SURVEYING, INC.  
CIVIL ENGINEERS SURVEYORS

TELEPHONE NUMBER 407-421-5534  
128 NW GREEN LN, LAKE CITY, FLORIDA 32055  
CERTIFICATE OF AUTHORIZATION No. 28140

[illegible]

CIVIL ENGINEER

AFFINE ENGINEERING AND SURVEYING, INC.  
128 NW GREEN LANE, LAKE CITY, FL 32825  
TELEPHONE: 407-421-5534

SURVEYOR

AFFINE ENGINEERING AND SURVEYING, INC.  
128 NW GREEN LANE, LAKE CITY, FL 32825  
TELEPHONE: 407-421-5534

VICINITY MAP



ENGINEERING PLANS

Boone's Office

Lake City, Florida

PREPARED FOR

C.A. Boone Construction

400 SW SISTERS WELCOME LAKE CITY FL 32025

PHONE: (386) 752-0270

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POST DEV PERVIOUS %: 77%

PARKING REQUIREMENTS

SPACES PROVIDED: (OFFICE BUILDING) 1 SPACE FOR 200' OF FLOOR AREA  
ACCESSIBLE SPACES 1 FOR EVERY 25

5

1

- 1 COVER SHEET
- 2 NOTES AND DETAILS
- 3 PAVING AND GRADING
- 4 UTILITY PLAN
- 5 PAVING MARKINGS
- 6 DETAILS

PREPARED FOR

C.A. BOONE CONSTRUCTION, INC.

AFFINE ENGINEERING AND SURVEYING, INC.  
CERTIFICATE OF AUTHORIZATION No. 29140



Victor O. Marrero  
Digitally signed by Victor O. Marrero  
Date: 2024.05.12 22:02:17 -04'00'

VICTOR O. MARRERO  
FLORIDA P.E. # 78630



COLUMBIA COUNTY SUBMITTAL  
NOT FOR CONSTRUCTION

STORM WATER MANAGEMENT SYSTEM DESIGN HAS  
BEEN DONE IN RESPONSIBLE CONFORMANCE WITH THE  
DESIGN CRITERIA AND THE LAKE CITY LAND DEV.  
REGULATIONS.



AFFINE ENGINEERING AND SURVEYING, INC.  
CIVIL ENGINEERS  
SURVEYORS

TELEPHONE NUMBER 407-421-5534  
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION No. 29140

SHEET 1





1. ELEVATIONS BASED ON AN NAVD 88 DATUM
2. CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES
3. EXISTING UTILITIES AS PROVIDED BY THE CITY OF LAKE CITY



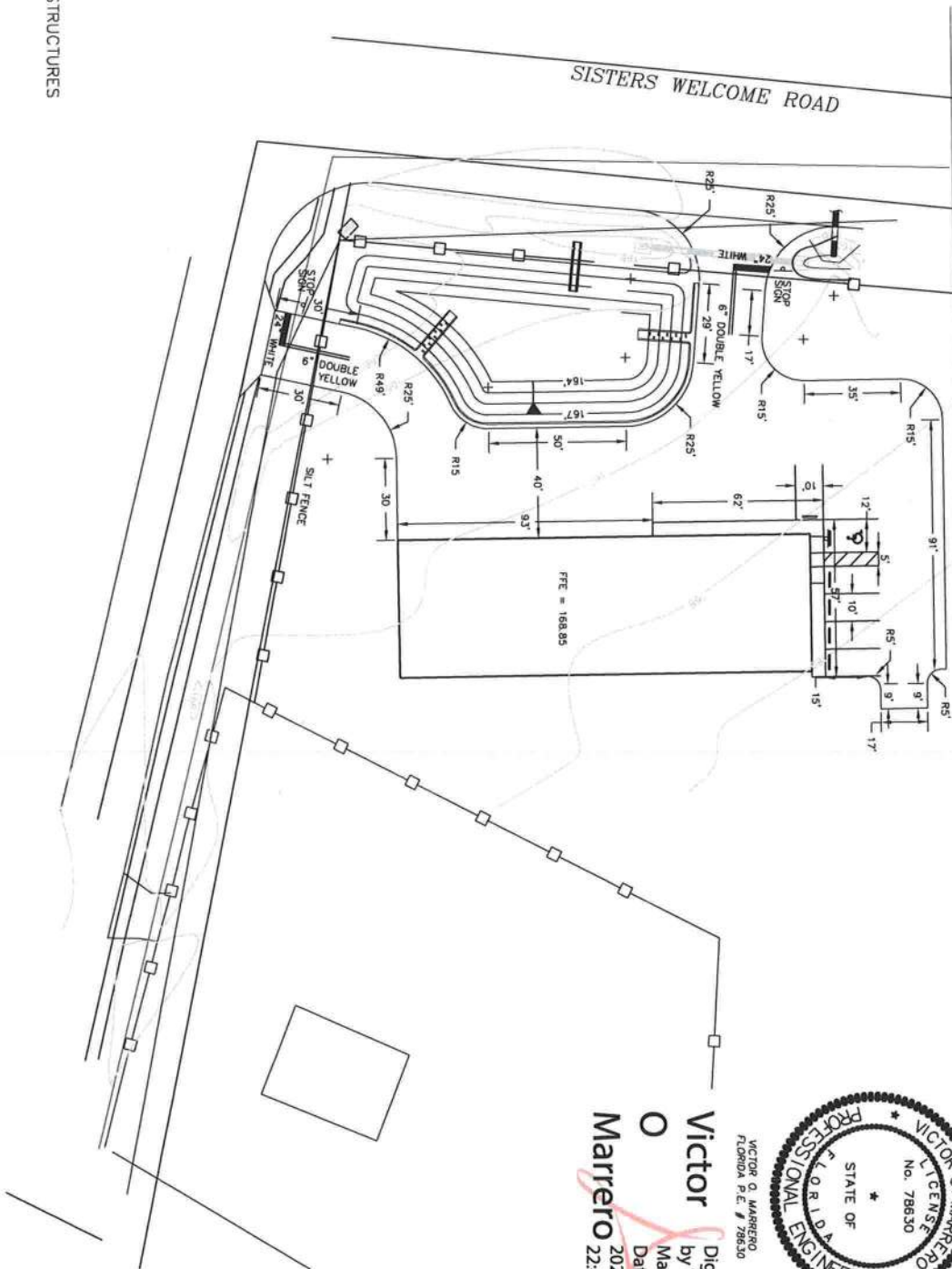
VICTOR O. MARRERO  
FLORIDA P.E. # 78630

BY	#		REVISIONS	
DRAWN BY			SM	
CHECKED BY			NS	
DATE			2/21/24	
SCALE			1"=60'	
JOB #			23010	

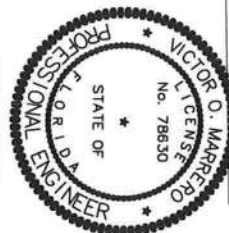
**AFFINE ENGINEERING AND SURVEYING, INC**  
CIVIL ENGINEERS SURVEYORS  
TELEPHONE NUMBER 407-421-5534  
128 NW GREEN LANE LAKE CITY, FLORIDA 32055  
CERTIFICATE OF AUTHORIZATION No. 29140



## 1. ELEVATIONS BASED ON AN NAVD 88 DATUM



AFFINE ENGINEERING  
AND SURVEYING, INC.  
CERTIFICATE OF  
AUTHORIZATION No. 29140



VICTOR O. MARRERO  
FLORIDA P.E. # 78630

Victor O Marrero  
Digitally signed by Victor O Marrero  
Date: 2024.05.12 22:40:51 -0400



BOONEBASE.DWG

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.

DRAWING  
23010-01  
SHEET  
5

PREPARED FOR:  
C.A BOONE CONSTRUCTION  
PAVING MARKINGS AND GEOMETRY



AFFINE

AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS SURVEYORS

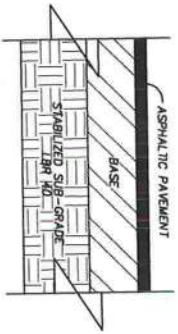
TELEPHONE NUMBER 407-421-5534  
120 NW GREEN LANE, LAKE CITY, FLORIDA 3205  
CERTIFICATE OF AUTHORIZATION No. 38140

BY	#		REVISIONS	

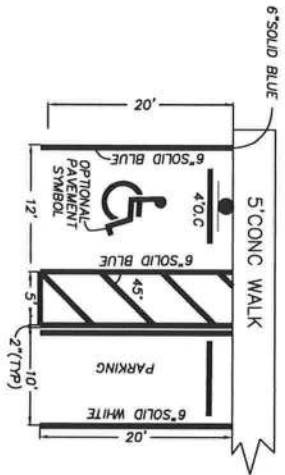
DRAWN BY	LM
CHECKED BY	NR
DATE	7/23/24
SCALE	1"=60'
JOB #	23010

# PAVEMENT DESIGN



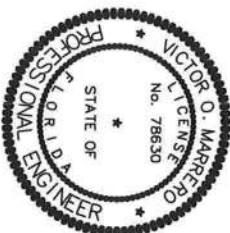
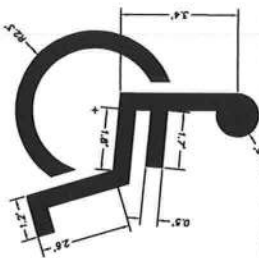
ASPHALT	1.5"	TYPE SP 12.5 ASPHALTIC CONCRETE
BASE	6"	SURFACE COURSE
BASE	12"	LAYER BASE MIN LBR 100 COMPACT TO FLOOT STANDARDS
BASE	12"	STABILIZED SUB-BASE LBR 40 COMPACT TO FLOOT STANDARDS

# H.C. PARKING



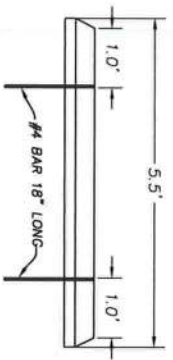
NOTE: SUGGESTED HANDICAP PARKING LAYOUT SEE PARKING PLAN FOR PROPOSED LOCATION

# PARKING SYMBOL



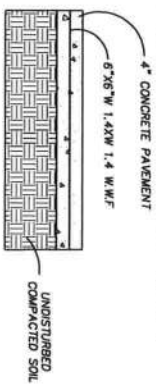
VICTOR O. MARRERO  
FLORIDA P.E. # 78630

# WHEEL STOP

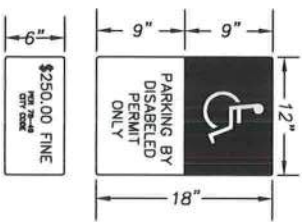


Victor O. Marrero  
Digitally signed by Victor O. Marrero  
Date: 2024.05.12  
22:41:36 -0400

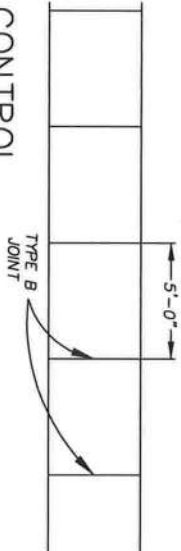
# SIDEWALK SECTION



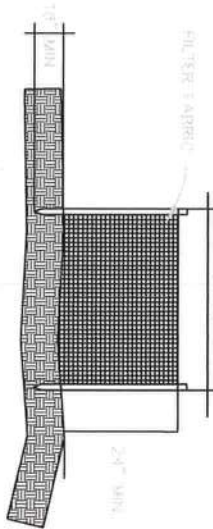
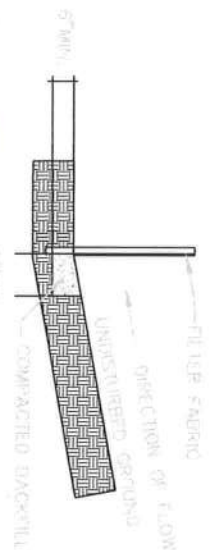
# SIGN DETAIL



# EROSION CONTROL



# EROSION CONTROL



BOONEBASC.DWG

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004 F.A.C.

DRAWING 23010-01	PREPARED FOR: C.A BOONE CONSTRUCTION
SHEET 6	DETAILS



AFFINE ENGINEERING AND SURVEYING, INC.  
CIVIL ENGINEERS SURVEYORS  
TELEPHONE NUMBER 407-421-5534  
120 NW GREEN LAKE DRIVE SUITE 3005  
OCEAN RIDGE, FLORIDA 32065  
CERTIFICATE OF AUTHORIZATION No. 28140

REVISIONS	
BY	#

DRAWN BY	VM
CHECKED BY	MB
DATE	7/21/24
SCALE	1"=50'
JOB #	23010



## Building Department

### Receipt Of Payment

#### Applicant Information

James Boone  
970 SW Arlington Rd

#### Method

Check 41307

#### Date of Payment

05/15/2024

#### Payment #

767044

#### Amount of Payment

**\$300.00**

AppID: 65311 Permit #: SDP240501  
Site Development Plan  
Parcel: 06-4S-17-08034-000  
Owner: C A BOONE CONSTRUCTION INC.,  
Address: 970 SW Arlington Rd

#### Contractor Information

### Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/14/2024	Fee: Minor Site & Development Plan Approval	\$300.00
05/15/2024	Payment: Check 41307	(\$300.00)
		<b>\$0.00</b>

#### 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](http://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.

## Karen Aiken-Smoot

---

**From:** Karen Aiken-Smoot  
**Sent:** Tuesday, June 4, 2024 8:09 AM  
**To:** Chad Williams; Troy Crews; Lance Hill; Jeff Crawford  
**Cc:** William Goodin  
**Subject:** FW: Plans Boone  
**Attachments:** SHEET 1 SandS.pdf; SHEET 2 SandS.pdf; SHEET 3 Sand S.pdf; SHEET 4 Sand S.pdf; SHEET 5 Sand S.pdf; SHEET 6 SandS.pdf; Zoning Application 20240513 212156 (1).pdf; Site Plan 20240516 095329.pdf

All,

We have received no comments back on this Site Development Plan request and will be moving the project forward for final review and approval.

Thank you!

*Karen Aiken-Smoot*

Planning Technician  
Columbia County  
135 N.E. Hernando Ave.  
Lake City, FL 32055  
386.719-1474

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**From:** Karen Aiken-Smoot  
**Sent:** Tuesday, May 14, 2024 1:02 PM  
**To:** Jeff Crawford <jeff\_crawford@columbiacountyfla.com>; Lance Hill <lhill@columbiacountyfla.com>  
**Subject:** FW: Plans Boone

**From:** Karen Aiken-Smoot  
**Sent:** Tuesday, May 14, 2024 12:09 PM  
**To:** Troy Crews <troy\_crews@columbiacountyfla.com>; Chad Williams <chad\_williams@columbiacountyfla.com>; 'ljones@jonesengineering.net' <ljones@jonesengineering.net>  
**Cc:** William Goodin <wgoodin@columbiacountyfla.com>  
**Subject:** FW: Plans Boone

Please review the attached application and plans for code and regulation requirements. Please respond with comments by May 31<sup>st</sup>, 2024.

## Karen Aiken-Smoot

---

**From:** Troy Crews  
**Sent:** Tuesday, June 4, 2024 8:39 AM  
**To:** Karen Aiken-Smoot  
**Subject:** RE: Plans Boone

I'm good.

**From:** Karen Aiken-Smoot <[ksmoot@columbiacountyfla.com](mailto:ksmoot@columbiacountyfla.com)>  
**Sent:** Tuesday, June 4, 2024 8:09 AM  
**To:** Chad Williams <[chad\\_williams@columbiacountyfla.com](mailto:chad_williams@columbiacountyfla.com)>; Troy Crews <[troy\\_crews@columbiacountyfla.com](mailto:troy_crews@columbiacountyfla.com)>; Lance Hill <[lhill@columbiacountyfla.com](mailto:lhill@columbiacountyfla.com)>; Jeff Crawford <[jeff\\_crawford@columbiacountyfla.com](mailto:jeff_crawford@columbiacountyfla.com)>  
**Cc:** William Goodin <[wgoodin@columbiacountyfla.com](mailto:wgoodin@columbiacountyfla.com)>  
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*Karen Aiken-Smoot*

Planning Technician  
Columbia County  
135 N.E. Hernando Ave.  
Lake City, FL 32055  
386.719-1474

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**To:** Jeff Crawford <[jeff\\_crawford@columbiacountyfla.com](mailto:jeff_crawford@columbiacountyfla.com)>; Lance Hill <[lhill@columbiacountyfla.com](mailto:lhill@columbiacountyfla.com)>  
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