

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

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

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100

D4



# Columbia County Gateway to Florida

6/27/24

64971

FOR PLANNING USE ONLY

Application # SPD 240402

Application Fee \$500.00

Receipt No. 767170Filing Date 4-19-2024Completeness Date 6-27-2024

## 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: C1
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 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.

---

Applicant/Agent Name (Type or Print)

---

Applicant/Agent Signature

---

Date



Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A0141  
0D0000018D463B4  
E7500032FEE,  
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,



Digitally signed by  
Carol Chadwick  
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o=Florida,  
dnQualifier=A0141  
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4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.05.21  
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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.**

SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST  
LAKE CITY, COLUMBIA COUNTY, FLORIDA



NOT TO SCALE

[illegible]

1. GATE PARCEL: 34-25-170627D-006 (PORTION OF PARCEL)
2. SITE ADDRESS: 1835 SE HAWA DRIVE, LAKE CITY, FL
3. EXISTING FUTURE LAND USE: COMMERCIAL

- 1 COVER SHEET
- 2 NOTES, GENERAL & DETAILS
- 3 SCHEDULES, SPECIFICATIONS & MEASUREMENTS

**SURVEYOR:**  
DARRELL COPELAND SURVEYING, INC.  
7910 180TH STREET  
MCALPIN, FL  
356.209.4343  
desurvey@aol.com













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,



Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
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B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.04.18  
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Carol Chadwick, P.E.

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CC Job #FL23570

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 Fire Flow Report

ISO:  $NFF = (C) (O) [1 + (X + P)] = 1000 * 1.00 [1 + (0 + 0)] = 850 \rightarrow 1000 \text{ gpm}$

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

$C = 18F\sqrt{A} = 18 * 0.6 * \sqrt{7200} = 916 \rightarrow 1000$

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,

Digitally signed by  
Carol Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.04.18  
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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**

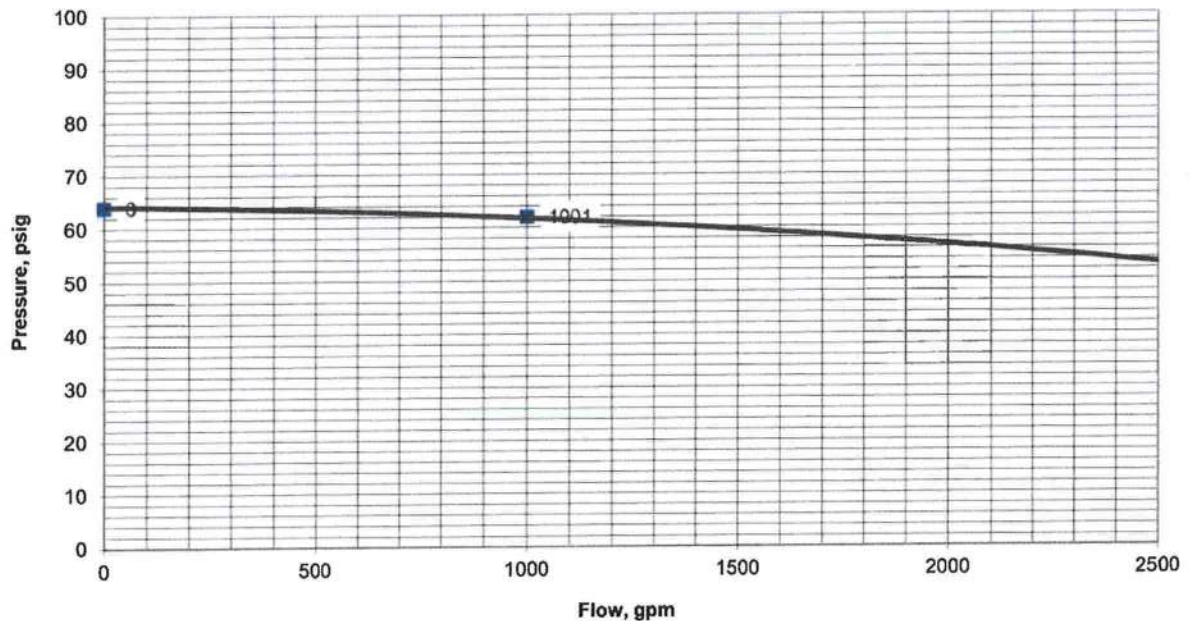
GPM

ESTIMATED CONSUMPTION:

**2001**

GAL.

REMARKS:





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 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, 9<sup>th</sup> 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 Chadwick, P.E.

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CC Job #FL23570

**REVISED CONCURRENCY  
WORKSHEET**

**MICHIGAN PLAN  
JAN. 25, 2022**

**Trip Generation Analysis**

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

\*Per seat: 150 seats

**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>
Restaurant using single service article only operating less than 16 hours	20.00	150.00	3000.00

\* 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>
Restaurant using single service article only operating less than 16 hours	20.00	150.00	3000.00

\* 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>CY per 1000 s.f. per day</b>	<b>S.F.</b>	<b>Total (c.y./week)</b>
Restaurant	1.25	7200	52.50

CAROL CHADWICK, P.E.

*Civil Engineer*

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Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

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 1 - 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 1.1 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 1.1.1 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 1.1.2 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 1.1.3 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 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 site is currently vacant and zoned CI. A commercial application is in compliance with the comprehensive plan.*

- Policy I.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 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 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,

Digitally signed  
by Carol  
Chadwick  
DN: c=US,  
o=Florida,  
dnQualifier=A014  
10D0000018D463  
B4E7500032FEE,  
cn=Carol  
Chadwick  
Date: 2024.04.18  
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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



## 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 APPLICATIONS 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: \_\_\_\_\_

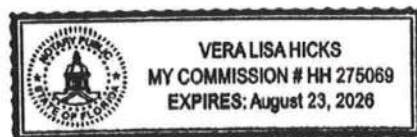
Applicant/Owner's Signature: Daniel Crapps *manos*

Print Name: Daniel Crapps

STATE OF FLORIDA  
COUNTY OF Columbia

The Foregoing instrument was acknowledged 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)







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

Site Provided by...  
aumentumtech.com 1.13

**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

**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

Account Number	Tax Type	Tax Year
R06970-000	REAL ESTATE	2023
<b>Mailing Address</b>	<b>Property Address</b>	
COLE RICHARD C CRAPPS DANIEL P O BOX 16 LAKE CITY FL 32056		
	<b>GEO Number</b>	
	343S17-06970-000	

Exempt Amount	Taxable Value
See Below	See Below

**Site Functions**

**Tax Search**

Local Business Tax  
Contact Us  
County Login  
Home

Exemption Detail	Millage Code	Escrow Code
NO EXEMPTIONS	002	
<b>Legal Description (click for full description)</b>		
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

<b>Total Millage</b>	13.5914	<b>Total Taxes</b>	\$2,445.73
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**Non-Ad Valorem Assessments**

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$3.19

<b>Total Assessments</b>	\$3.19
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<b>Taxes &amp; Assessments</b>	\$2,448.92
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<b>If Paid By</b>	<b>Amount Due</b>
	\$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

TBD SE Baya Dr, Lake City FL

#### Invoice Date

04/19/2024

#### Permit #

V240403

#### Amount Due

**\$950.00**

#### Job Location

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

Owner:

Address: TBD SE Baya Dr, Lake City FL

#### Contractor Information

### Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
04/19/2024	Fee: Variance	\$950.00
<b>Amount Due:</b>		<b>\$950.00</b>

#### 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](http://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	Method	Date of Payment	Payment #	Amount of Payment
Carol Chadwick TBD SE Baya Dr, Lake City FL	Check 5046	05/24/2024	767170	<b>\$500.00</b>
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)
		<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: <a href="http://www.columbiacountyfla.com/BuildingandZoning.asp">http://www.columbiacountyfla.com/BuildingandZoning.asp</a>
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.

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**

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

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



**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.**

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.

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