



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD 241201

Application Fee \$300.00

Receipt No. 769270

Filing Date 12-16-2024

Completeness Date _____

Minor Site Plan Application

A. PROJECT INFORMATION

1. Project Name: MCCRA1 STORAGE SHE
2. Address of Subject Property: 4008 S US Hwy 441
3. Parcel ID Number(s): 0-17-45-17-08418-001
4. Future Land Use Map Designation: _____
5. Zoning Designation: Commercial
6. Acreage: 10 acres
7. Existing Use of Property: Commercial Storage
8. Proposed use of Property: Storage building
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 140 sq. ft.
 - () 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): Michael McHugh Title: Owner
Company name (if applicable): _____
Mailing Address: 1877 Tomoka Terrace
City: Lake City State: FL Zip: 32025
Telephone: (386) 752-5058 Fax: () Email: Stylus by mail - kuo ga ho. c

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: 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).

N/A

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.

N/A

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.

N/A

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.

N/A

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.

7. Legal Description with Tax Parcel Number (In Word Format).

8.

8. Proof of Ownership (i.e. deed).

N/A

- 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.

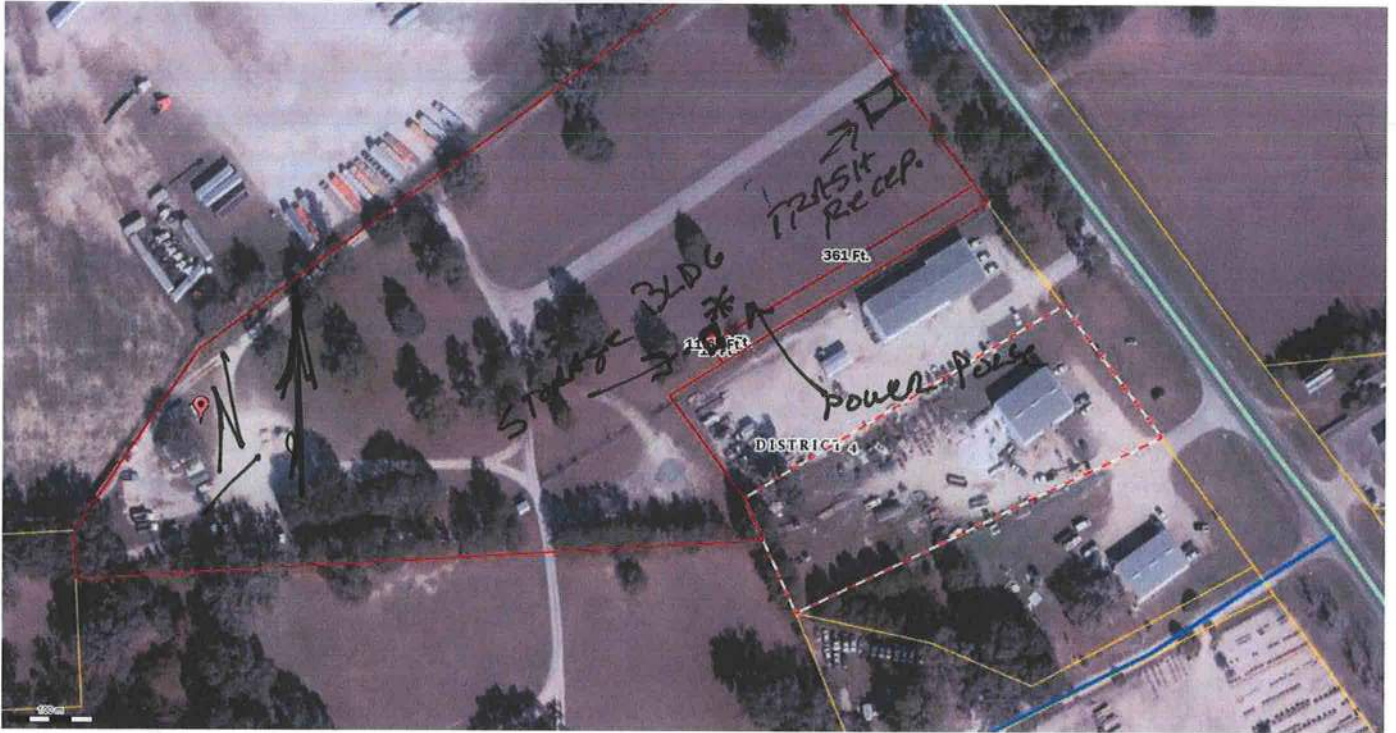
Michael McChay
Applicant/Agent Name (Type or Print)

Michael McChay
Applicant/Agent Signature

12/16/24
Date

Columbia County, FLA - Building & Zoning Property Map

Printed: Mon Dec 16 2024 13:58:53 GMT-0500 (Eastern Standard Time)



Parcel No: 17-4S-17-08418-001
Owner: MCCRAY MICHAEL T, MCCRAY SANDRA M
Subdivision:
Lot:
Acres: 9.780275
Deed Acres: 10.01 Ac
District: District 4 Everett Phillips
Future Land Uses: Agriculture - 3, Industrial
Flood Zones: A,
Official Zoning Atlas: A-3, ILW

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

Columbia County, FLA - Building & Zoning Property Map

Printed: Mon Dec 16 2024 13:58:32 GMT-0500 (Eastern Standard Time)



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Owner: MCCRAY MICHAEL T, MCCRAY SANDRA M
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Tax Bill Detail

Payment Options

If Paid By 12/31/2024

This Bill:	\$0.00
All Bills:	\$1,349.99
Cart Amount:	\$0.00

Bill 28703 -- No Amount Due

Pay All Bills

 Print Bill / Receipt

Property Appraiser

Property Tax Account: R08418-001 MCCRAY MICHAEL T

Year: 2023 Bill Number: Owner: MCCRAY
Tax District: 28703 MICHAEL T
002 Property Type:
Real Estate

MAILING ADDRESS: PROPERTY ADDRESS:
MCCRAY MICHAEL T 4008 US HIGHWAY 441
MCCRAY SANDRA M LAKE CITY
1877 SW TOMAKA TER
LAKE CITY FL 32025

Year	Due
2024	\$1,349.99
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

Taxes All Unpaid Bills Assessments Legal Description
Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
BOARD OF COUNTY COMMISSIONERS	7.8150	\$771.64	\$771.64	\$0.00
COLUMBIA COUNTY SCHOOL BOARD				
DISCRETIONARY	0.7480	\$73.85	\$73.85	\$0.00
LOCAL	3.2170	\$317.64	\$317.64	\$0.00
CAPITAL OUTLAY	1.5000	\$148.11	\$148.11	\$0.00
Subtotal	5.4650	\$539.60	\$539.60	\$0.00
SUWANNEE RIVER WATER MGT DIST	0.3113	\$30.74	\$30.74	\$0.00
LAKE SHORE HOSPITAL AUTHORITY	0.0001	\$0.01	\$0.01	\$0.00
TOTAL	13.5914	\$1,341.99	\$1,341.99	\$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
FIRE ASSESSMENTS	\$3.06	\$3.06	\$0.00
TOTAL	\$3.06	\$3.06	\$0.00

BSG/lss
8731.01-21-039
2/20/2022

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addressees, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202212006802 Date: 04/07/2022 Time: 3:54PM
Page 1 of 5 B: 1463 P: 2287, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 0.70

WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this 5th day of April, 2022, by MICHAEL T. McCRAY (also known as Michael Tison McCray) and SANDRA MARLENE McCRAY, husband and wife, whose mailing address is 1877 SW Tomoka Terrace, Lake City, Florida 32025 (herein "Grantor") to MICHAEL TISON McCRAY and SANDRA MARLENE MCCRAY, husband and wife, whose mailing address is 1877 SW Tomoka Terrace, Lake City, Florida 32025, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to MICHAEL T. McCRAY and SANDRA MARLENE MCCRAY, as Trustees of the McCRAY FAMILY TRUST DATED April 5, 2022, whose mailing address is whose mailing address is 1877 SW Tomoka Terrace, Lake City, Florida 32025 (herein "Grantees");

WITNESSETH:

That Grantor, for and in consideration of love and affection, hereby grants, aliens, remises, releases, conveys and confirms unto Grantees, all that certain land situate in Columbia County, Florida, viz:

PARCEL ONE

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 7: Commence at the Northwest Corner of the Northeast 1/4, Section 7, Township 4 South, Range 17 East, Columbia County, Florida, and run S 1°02'10" E along the West line of said Northeast 1/4, said line also being the East right-of-way line County Graded Road, a distance of 615.97 feet to a concrete monument and the Point of Beginning; thence S 89°38'35" E, 208.71 feet to a concrete monument; thence S 1°02'10" E, 208.71 feet to a concrete monument; thence N 89°38'35" W, 208.71 feet to a concrete monument at its intersection with said West line Northeast 1/4 and the East right-of-way line County Grade; thence N 1°02'10" W, along said West line Northeast 1/4 and said East right-of-way line County Grade 208.71 feet to the POINT OF BEGINNING.

Parcel Number: 07-4S-17-08158-003

PARCEL TWO

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 17: Commence at the point of intersection of the Easterly right-of-way line of County Road No. 131 and the South line of Section 17, Township 4 South, Range 17 East, Columbia County, Florida, and run N 87°26'14" E along the South line of said Section 17 a distance of 210.11 feet to a point on the East line of a parcel of land described in Official Records Book 388, Page 233, of the public records of Columbia County, Florida, and the POINT OF BEGINNING; thence N 01°39'09" W along the East line of said parcel of land 53.65 feet to the Northeast corner of said parcel of land; thence N 34°16'51" E 271.54 feet to the Southwest corner of a parcel of land described in Official Records Book 192, Page 286 of the public records of Columbia County, Florida; thence N 53°42'24" E along the

Southeasterly line of said parcel of land 873.00 feet to the Northeast corner of said parcel of land, said corner being on the Southwesterly right-of-way line of U.S. Highway No. 41; thence S 36°17'58" E along said Southwesterly right-of-way line 434.61 feet; thence S 58°09'08" W 450.75 feet; thence S 36°17'58" E parallel to the Southwesterly right-of-way line of said U. S. Highway No.. 41 a distance of 155.96 feet; thence S 22°07'20" E 46.82 feet to a point on the South line of said Section 17; thence S 87°26'14" W along said South line 840.24 feet to the POINT OF BEGINNING.

Parcel Number: 17-4S-08418-001

PARCEL THREE

TOWNSHIP 4 - RANGE 17 EAST

PARCEL A:

Section 20: A part of the NE 1/4 of Section 20, Township 4 South, Range 17 East, more particularly described as follows: Commence at the intersection of the North line of said Section 20 and the East right-of-way line of State Road No. 131 and run S 1°42'26" E, along said right-of-way, 153.61 feet for a POINT OF BEGINNING; thence run N 80°11'05" E, 210.0 feet; thence N 1°39'09" W, 156.35 feet to the North line of said Section 20; thence S 87°26'14" E along said North line, 839.48 feet; thence S 22°07'20" E, 311.41 feet; thence S 70°35'47" W, 133.03 feet; thence S 22°07'20" E, 110.58 feet; thence S 87°36'13" W, 1070.08 feet to the said East right-of-way of State Road #131; thence N 1°42'26" W, along the said right-of-way, 279.52 feet to the POINT OF BEGINNING. Columbia County, Florida.

PARCEL B:

Section 20: A part of the NE 1/4 of Section 20, Township 4 South, Range 17 East, more particularly described as follows: Commence at the Southeast corner of the N 1/2 of the NE 1/4 of said Section 20 and run S 87°36'13" W along the South line thereof, 1416.88 feet; thence N 1°42'26" W, 360.84 feet; thence S 87°36'13" W, 398.07 feet for a POINT OF BEGINNING; thence continue S 87°36'13" W, 810.40 feet to the Easterly right-of-way of State Road #131; thence N 1°42'26" W along said right-of-way, 538.05 feet; thence N 87°36'13" E, 810.40 feet; thence S 1°42'26" E, 538.05 feet to the POINT OF BEGINNING. Columbia County, Florida.

**LESS AND EXCEPT those Lands from Parcel Three as described in Warranty Deed dated December 26, 2007, from Michael T. McCray and Sandra Marlene McCray, his wife, to Dustin W. McCray, recorded on December 26, 2007, in Official Record Book 1139, Page 520, public records of Columbia County, Florida, and identified as Tax Parcel Number 20-4S-17-08583-021.
Parcel Number: 20-4S-17-08583-008**

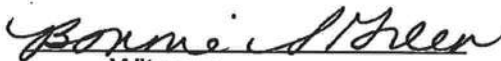
This deed is given subject to easements, restrictions, reservations and limitations, of record, if any, and land use and zoning rules and regulations.

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

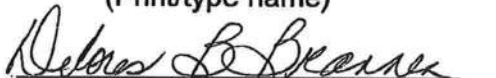
AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered
in the presence of:



Witness
BONNIE S. GREEN

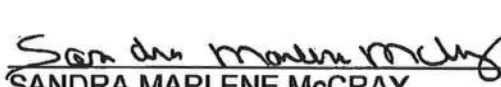
(Print/type name)


Witness
Delores B. Brannen

(Print/type name)

Witnesses as to Grantor

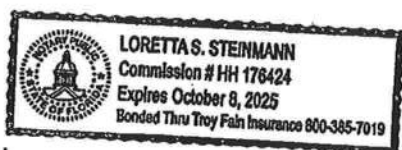
 (SEAL)
MICHAEL T. McCRAY

 (SEAL)
SANDRA MARLENE McCRAY

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of April, 2022, by MICHAEL T. McCRAY and SANDRA MARLENE McCRAY, who are personally known to me or produced FL DRIVERS LICENSE as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires:

COMM PT OF INTERS OF E R/W CR-131 & S LINE OF SEC, RUN E 210.11 FT FOR POB, RUN N 53.65 FT, N 34 DEG E 271.54 FT, N 53 DEG E 873 FT TO A PT ON SW'LY R/W US-41, RUN S 36 DEG E 434.61 FT, S 58 DEG W 450.75 FT, S 36 DEG E 155.96 FT, S 22 DEG E 46.82 FT TO S LINE OF SEC, RUN W 840.24 FT TO POB. 775-179, LE 1463-2287,



Building and Zoning Department

Site Development Plan Application

Invoice
68654

Applicant Information

MCCRAY MICHAEL T, MCCRAY
SANDRA M
4008 S US HIGHWAY 441

Invoice Date

12/16/2024

Permit

SDP241201

Amount Due

\$300.00

Job Location

Parcel: 17-4S-17-08418-001
Owner: MCCRAY MICHAEL T, MCCRAY SANDRA M,
Address: 4008 S US HIGHWAY 441

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/16/2024	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.

Electrical Service Application #68557

Wednesday, December 11, 2024 4:33 PM



APPLICANT: michael t mccray3863

PHONE: (386) 752-1505

ADDRESS: 1877 sw tomoka terrace

OWNER: MCCRAY MICHAEL T, MCCRAY SANDRA M

PHONE: (386) 752-1505

ADDRESS: 4008 S US HIGHWAY 441 LAKE CITY, FL 32025

PARCEL ID: 17-4S-17-08418-001

SUBDIVISION:

LOT: BLOCK: PHASE: UNIT: ACRES:

CONTRACTOR	TYPE	LIC#	BUSINESS NAME
michael mccray	General	FL	MCCRAY CONSTRUCTION

JOB DETAILS

Residential or Commercial?

Commercial

Is the power service?

What is the power service for?

Storage Building

Other job details:

Special Temporary Use Permit #

Type of RV Permit:

Power Company

Clay Electric

Meter or Account:

Meter or Account #:

Number of requested AMPS for electrical service:

200

Estimated Electrical Cost

0.00

Is the power currently on?

No

If No, how long has the power been disconnected?

Septic # (00-0000) or (X00-000)

How many houses on this property?

0

COMMERCIAL ONLY - Cost of Job?

Review Notes:



Building Department

Receipt Of Payment

Applicant Information

MCCRAY MICHAEL T, MCCRAY
SANDRA M
4008 S US HIGHWAY 441

Method

Check 1463

Date of Payment

12/27/2024

Payment

769270

Amount of Payment

\$300.00

AppID: 68654 Permit #: SDP241201
Site Development Plan

Parcel: 17-4S-17-08418-001

Owner: MCCRAY MICHAEL T, MCCRAY SANDRA M,
Address: 4008 S US HIGHWAY 441

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
12/16/2024	Fee: Minor Site & Development Plan Approval	\$300.00
12/27/2024	Payment: Check 1463	(\$300.00)
		\$0.00

Contact Us

Phone:
(386) 758-1008

After Hours:
(386) 758-1124

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

Email:
laurie_hodson@columbiacountyfla.com

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

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

Building Inspector Office Hours

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

Regular Inspection Schedules

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

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

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

Online: (Preferred Method)

www.columbiacountyfla.com/InspectionRequest.asp

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

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

Septic Release Inspections: 386-758-1058

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