

25 Ft.

20 Ft.

20 Ft.

25 Ft.

#15909

Scan all + give

20 Ft. back to Karen to

make sure she's

Good

you can see it

Mel 😊

20 Ft. 0.04 acres

## Karen Aiken-Smoot

---

**From:** Karen Aiken-Smoot  
**Sent:** Thursday, February 13, 2025 3:15 PM  
**To:** 'Michael Fuller'  
**Cc:** JT Hollnagel; Troy Crews; Melissa Garber; William Goodin; Chad Williams  
**Subject:** RE. Hollnagel Commercial Construction Project  
**Attachments:** Hollnagel\_Columbia\_County\_RAI\_Response\_02102025 (003) pdf

Missing or items still needing correction.

- Document provided is a digitally sign/sealed document, but the digital signature is not included.
- Hand written information is not dimensioned to scale. Front setback of 20 ft, side 0 ft'. Dumpster area within setback.
- Parking area cannot be grass for a commercial site without an approved Variance.
- Plans must show drainage grades for stormwater purposes.
- These proposed elevations need to be noted on the Site Plan and the future Building Plans for permitting

AS NOTED PRIOR: Special Flood Hazard Area, Flood Zone A. This will require Elevation Certificates prepared by a surveyor during the Building Permit and construction process. Flood Zone A has no base flood elevation established and is calculated at 2 ft above the Highest Adjacent Grade (HAG) and the FBC requires BFE plus 1 foot. Flood Vents cannot be utilized in the enclosed bathroom and office area (occupied portion of a commercial building).

There are several options to meet the Flood Zone Elevation requirements: Fill dirt could be brought in for the whole building and a portion of the parking; this area of Fill dirt will need to be noted as part of Site Plan grades. The ADA parking is required to not exceed a 2% grade and must be of concrete. Another option would be to install Flood Vents in the on-grade portion of the building (garage) below the required elevation and elevate the "occupied" portion of the building providing stairs and a possible ramp for access to the public portion of the building.

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:** Michael Fuller <EnvResTec@outlook.com>  
**Sent:** Monday, February 10, 2025 4:52 PM  
**To:** Karen Aiken-Smoot <ksmoot@columbiacountyfla.com>  
**Cc:** JT Hollnagel <jx4hollnagel@att.net>; Troy Crews <troy\_crews@columbiacountyfla.com>; Melissa Garber

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

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**From:** Michael Fuller [mailto:EnvResTec@outlook.com]  
**Sent:** Wednesday, November 20, 2024 2:08 PM  
**To:** Karen Aiken-Smoot <[ksmooth@columbiacountyfla.com](mailto:ksmooth@columbiacountyfla.com)>  
**Cc:** JT Hollnagel <[jx4hollnagel@att.net](mailto:jx4hollnagel@att.net)>  
**Subject:** Hollnagel Commercial Construction Project

Ms Smoot,  
Please find attached the documents prepared to date for the Hollnagel Commercial Building project  
Regards,  
Mike

Michael J Fuller  
Environmental Research and Technology, LLC  
356 SW Daytime LN  
Lake City FL 32024  
386.344.2625  
[envrestec@outlook.com](mailto:envrestec@outlook.com)



"Veteran Owned and Operated"

11/25/2024 Please read carefully and review the application bullet points for more details.

Green needs addressed, Blue notes that it has been addressed,

66875 Site Development Permit Application Notes:

**Application Requirements: D, 2, b, c, f, g, h, i, j, k are missing details on the site plan**

**LDR 4.14.7 Minimum yard requirements (depth of front and rear yard, width of side yard).**

(See section 4.2 for right-of-way setback requirements )1

All permitted uses and structures (unless otherwise specified).

Front 20 feet Rear 15 feet

Side None, except where a side yard is provided, then a side yard of at least five feet must be provided

CI Zoning 4.14.10

**Minimum landscaped buffering requirements.** (See also section 4.2.) 1. All permitted uses (unless otherwise specified).

Where a use listed under 1. above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than 30 feet in width along the affected rear and/or side yards as the case may be.

**Special provisions.** A minimum 35-foot natural buffer shall be required from wetlands, perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas. We have noted the information provided by Mike Fuller and will require a reduced 25' setback from the surface water pond and the retention pond. Please locate the setback 2' building is from gas buffer and the buffer should be provided on the adjacent lot.

**4.14.11 Minimum off-street parking requirements.**

**Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena.** One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

ADA parking requirements met, 1 per 25 spaces

**4.14.12**

**On-street parking and off-street parking in areas of public use, including streets, lighting, access. The required off-street parking and off-street parking facilities shall be:**

1. Identified as to purpose and location when not clearly evident
2. Surfaced with one inch of type II asphaltic concrete surface course or the equivalent as approved as meeting standards established within article 5 of these land development regulations and maintained in a smooth, well-graded condition. Driveways, access aisles, and parking spaces for public and private schools offering academic courses, may be surfaced with grass or lawn. In addition, all special exceptions, as well as, churches and other houses of worship located in Conservation, Environmentally Sensitive and Agricultural zoning districts may be surfaced with grass or lawn.
3. Drained so as not to cause any nuisance on adjacent property.
4. So lighted as to prevent glare or excessive light on adjacent property.

HOLLNABEL

10-11/2024 Please read carefully and review the application bullet points for more details.

66875 Site Development Permit Application Notes:

**Application Requirements:** D.2.b,c,f,g,h,i,j,k are missing details on the site plan

**LDR 4.14.7 Minimum yard requirements (depth of front and rear yard, width of side yard).**

(See section 4.2 for right-of-way setback requirements.)<sup>1</sup>

All permitted uses and structures (unless otherwise specified)

Front: 20 feet

Side: None, except where a side yard is provided, then a side yard of at least five feet must be provided

Rear: 15 feet

*Special provisions.* A minimum 35-foot natural buffer shall be required from wetlands, perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

**4.14.11 Minimum off-street parking requirements.2.**

*Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena.* One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings used for any type of sales, display, or activity.

**Application Requirements:** 3. Stormwater Management Plan

None provided with application

**Application Requirements:** 4. Fire Department Access and water supply plan.

None provided with application

**Application Requirements:** 5 Concurrency Impact Analysis

None provided with application

**Application Requirements:** 5 Comprehensive Plan Consistency Analysis

None provided with application

Review of Elevation Certificate: Flood Zone A has no defined Base Flood Elevation and therefore the elevation requirement is determined via section 8.5.2 of the LDR. BFE = whichever is greater: 2' above HAG; or 1' above highest paved or paved easement; or 1' above highest elevation of adjacent road or easement. Sec 8.5.2

The elevation requirement for the building finished floor will be the Base Flood plus 1'.

**Karen Aiken-Smoot**

---

**From:** Karen Aiken-Smoot  
**Sent:** Tuesday, September 3, 2024 12 19 PM  
**To:** 'jx4hollnagel@att.net'  
**Cc:** William Goodin  
**Subject:** Minor Site plan application invoice  
**Attachments:** BNZ Invoice 2024-09-03.pdf

65909 (1)  
-2/12/2016

James, please click on the blue link within the invoice to make the payment online. Once you provide the requested information for the County Engineer and a more complete site plan we can send it to the various departments for a full review. The size of the project does not require that it go before the Planning and Zoning Board or County Commissioners. Please indicate the building location with required setbacks from the property lines, dumpster area, required parking, paved parking area with driveway apron and any stormwater information.

Note: At the time of applying for the building permit, since I did not see a FEMA Letter of Map Revision in the previous information sent, and with the site being completely in the Flood Zone A, a Special Flood Hazard Area, a detailed site plan showing the proposed building elevation will required and a Construction-based Elevation Certificate indicating any flood vents that would be used.

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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# Columbia County Gateway to Florida

66875

FOR PLANNING USE ONLY

Application # SPD 240803

Application Fee \$300.00

Receipt No. 768056

Filing Date 8-28-2024

Completeness Date \_\_\_\_\_

## Minor Site Plan Application

### A. PROJECT INFORMATION

1. Project Name: JAMES HOLLMAQEL
2. Address of Subject Property 225 SW BUSINESS POINT DRIVE 32025
3. Parcel ID Number(s): 1345-16-02952-~~HS~~HS 302
4. Future Land Use Map Designation: COMMERCIAL
5. Zoning Designation: COMMERCIAL ENTER
6. Acreage: 1.97
7. Existing Use of Property: \_\_\_\_\_
8. Proposed use of Property. AUTO SHOP
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 45X70
  - 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 HOLLMAQEL Title: OWNER  
 Company name (if applicable): JAMES HOLLMAQEL  
 Mailing Address: 309 SW DAINY ST  
 City LAKE CITY State FL Zip 32024  
 Telephone: (886) 254-0046 Fax: ( ) Email: EX4 HOLLMAQEL@ATT.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: 309 SW DAINY ST
  - City LAKE CITY FL State FL Zip 32024
  - Telephone: (886) 254-0046 Fax: ( ) Email: EX4 HOLLMAQEL

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 \_\_\_\_\_  
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**

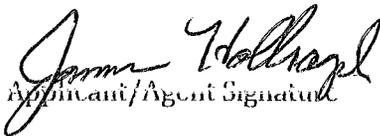
All eleven (11) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing.

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.

SAMUEL HOLLNAGEL  
Applicant/Agent Name (Type or Print)

  
Applicant/Agent Signature

Date

# COLUMBIA COUNTY Property Appraiser

Parcel 13-4S-16-02952-302 <https://search.ccpafl.com/parcel/02952302164S13>

## Owners

HOLLNAGEL JAMES R  
309 SW DAIRY ST  
LAKE CITY, FL 32024

**Use:** 0000: VACANT

**Subdivision:** SOUTHRN AP

## Legal Description

LOT 2 SOUTHERN APPROACHES UNIT 2 & BEG AT  
THE SE  
CORNER LOT 10 SOUTHERN APPROACHES UNIT 1, S  
332.02 FT, W 20 FT, SW 278 FT, NW 313.53 FT TO  
TO E R/W OF SW BUSINESS POINT DRIVE, N ALONG...



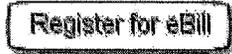
30° 08' 57" N 82° 40' 19" W

# Columbia County Tax Collector

generated on 9/3/2024 11 01 32 AM EDT

## Tax Record

Last Update 9/3/2024 10 59 52 AM EDT



### 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

Account Number	Tax Type	Tax Year
R02952-302	REAL ESTATE	2023
<b>Mailing Address</b> SCHNEERER LORI 249 SW BUSINESS POINT DR LAKE CITY FL 32025	<b>Property Address</b>	<b>GEO Number</b> 134S16-02952-302

Exempt Amount	Taxable Value
See Below	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> 13-4S-16 0000/00001.97 Acres LOT 2 SOUTHERN APPROACHES UNIT 2 & BEG AT THE SE CORNER LOT 10 SOUTHERN APPROACHES UNIT 1, S 332.02 FT, W 20 FT, SW 278 FT, NW 313.53 FT TO TO E R/W OF SW BUSINESS POINT DRIVE, N ALONG R/W 227.03 FT, CONT NE ALONG CURVE 35.46 FT, SE 96.82 FT, E 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	21,990	0	\$21,990	\$171.85
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	28,137	0	\$28,137	\$21.04
LOCAL	3.2170	28,137	0	\$28,137	\$90.52
CAPITAL OUTLAY	1.5000	28,137	0	\$28,137	\$42.21
SUWANNEE RIVER WATER MGT DIST	0.3113	21,990	0	\$21,990	\$6.85
LAKE SHORE HOSPITAL AUTHORITY	0.0001	21,990	0	\$21,990	\$0.00
<b>Total Millage</b>	<b>13.5914</b>	<b>Total Taxes</b>			<b>\$332.47</b>

### Non-Ad Valorem Assessments

Code	Levying Authority	Amount
FFIR	FIRE ASSESSMENTS	\$3.19

<b>Total Assessments</b>	\$3.19
<b>Taxes &amp; Assessments</b>	\$335.66
<b>If Paid By</b>	<b>Amount Due</b>
	\$0.00

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2023	PAYMENT	2200593.0002	2023	\$322.23

Prior Years Payment History

### Prior Year Taxes Due

NO DELINQUENT TAXES

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of  
Integrity Title Services, LLC  
Address: 757 WEST DUVAL STREET  
Lake City, FL 32055  
File No 23-09010TL  
Parcel No - 13-4S-16-02952-302

Inst: 202312018447 Date: 10/02/2023 Time: 10:45AM  
Page 1 of 2 B: 1499 P: 2586, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VCW  
Deputy Clerk Doc Stamp-Deed: 70.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 29th day of September, 2023, by **LORI SCHNEERER, CONVEYING NON-HOMESTEAD PROPERTY**, hereinafter called the Grantor, to **JAMES R. HOLLNAGEL**, whose post office address is **309 SW DAIRY STREET, LAKE CITY, FL 32024**, hereinafter called the Grantee:

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

**SEE EXHIBIT "A" ATTACHED**

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

SUBJECT TO TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in the presence of

Jessica L. Nettles  
Witness Signature  
Printed Name: Jessica L. Nettles

Lori Schneerer L.S  
Name: LORI SCHNEERER  
Address: 249 SW BUSINESS POINT DRIVE, LAKE CITY, FL  
32025

Patricia Lang  
Witness Signature  
Printed Name: PATRICIA LANG

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29th day of September, 2023, by LORI SCHNEERER, who is personally known to me or who has produced as identification.

Patricia Lang  
Signature of Notary  
Printed Name: PATRICIA LANG  
My commission expires: 2-5-27

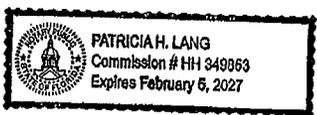


EXHIBIT "A"

Lot 2 of Southern Approaches Unit Two, according to the Plat thereof as recorded in Plat Book 6, Page(s) 89-89A,  
of the Public Records of COLUMBIA County, Florida.  
AND

BEGIN AT THE SE CORNER OF LOT 10 OF SOUTHERN APPROACHES UNIT ONE AS PER PLAT THEREOF RECORDED  
IN PLAT BOOK 6 PAGE 88 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND, RUN THENCE S. 03  
DEGREES 40 MINUTES 58 SECONDS W., ALONG THE WEST RIGHT-OF-WAY OF SW BONANZA GLEN, A DISTANCE  
OF 332.02 FEET; THENCE N. 86 DEGREES 09 MINUTES 47 SECONDS W., A DISTANCE OF 20.00 FEET, THENCE S. 51  
DEGREES 45 MINUTES 00 SECONDS W., A DISTANCE OF 278.00 FEET; THENCE N. 24 DEGREES 50 MINUTES 57  
SECONDS W., A DISTANCE OF 313.53 FEET TO THE EAST RIGHT-OF-WAY OF SW BUSINESS POINT DRIVE, THENCE  
N. 02 DEGREES 09 MINUTES 03 SECONDS E., ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 227.03 FEET TO  
THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 96.10 FEET, A CENTRAL ANGLE OF  
21 DEGREES 08 MINUTES 31 SECONDS, A TANGENT LENGTH OF 17.93 FEET, A CHORD BEARING OF N. 12  
DEGREES 43 MINUTES 18 SECONDS E AND A CHORD LENGTH OF 35.26 FEET; THENCE ALONG THE ARC OF SAID  
CURVE, AN ARC LENGTH OF 35.46 FEET TO THE END OF SAID CURVE BEING A POINT ON THE SOUTH LINE OF  
SAID LOT 10, THENCE S. 61 DEGREES 30 MINUTES 00 SECONDS E., ALONG SAID SOUTH LINE, A DISTANCE OF  
96.82 FEET; THENCE N. 89 DEGREES 30 MINUTES 00 SECONDS E., STILL ALONG SAID SOUTH LINE, A DISTANCE OF  
289.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT LANDS IN BOOK 1486, PAGE 1819, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.



# Building and Zoning Department

## Site Development Plan Application

# Invoice

66875

### Applicant Information

HOLLNAGEL JAMES R,  
225 SW Business Bark Dr

### Invoice Date

09/03/2024

### Permit #

SDP240803

### Amount Due

**\$300.00**

### Job Location

Parcel: 13-4S-16-02952-302  
Owner: HOLLNAGEL JAMES R, ,  
Address: 225 SW Business Bark Dr

### Contractor Information

### Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
09/03/2024	Fee: Minor Site & Development Plan Approval	\$300.00
<b>Amount Due:</b>		<b>\$300.00</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/3u/ildingandZoning.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: 336-719-2023 or Phone: 336-758-1008

All Driveway Inspections: 336-758-1019

Septic Release Inspections: 336-758-1058

### 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.



# Building Department

## Receipt Of Payment

Applicant Information	Method	Date of Payment	Payment #	Amount of Payment
HOLLNAGEL JAMES R, 225 SW Business Bark Dr	Cash	09/04/2024	768056	<b>\$300.00</b>
AppID: 66875 Permit #: SDP240803 Site Development Plan Parcel: 13-4S-16-02952-302 Owner: HOLLNAGEL JAMES R, , Address: 225 SW Business Bark Dr				

### Contractor Information

### Payment History

Date	Description	Amount
09/03/2024	Fee Minor Site & Development Plan Approval	\$300 00
09/04/2024	Payment Cash	(\$300 00)
		<b>\$0 00</b>

### Contact Us

Phone:  
(386) 753-1008

After Hours:  
(386) 753-1124

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: 386-753-1008, 386-753-1124, 386-719-2023, 386-753-1007 (Leave A Message)

To Call for an Access (Driveway) Inspection: 386-753-1019

Septic Release Inspections: 386-753-1038

**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.

U.S. DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
National Flood Insurance Program

OMB Control No 1660-0008  
Expiration Date 06/30/2026

**ELEVATION CERTIFICATE**

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1 Building Owner's Name <u>Jim Hollnagel</u>	Policy Number: _____
A2 Building Street Address (including Apt., Unit, Suite, and/or Bldg No ) or P O Route and Box No <u>TBD SW Business Point Drive</u>	Company NAIC Number _____
City <u>Lake City</u> State <u>FL</u> ZIP Code <u>32024</u>	
A3 Property Description (e g , Lot and Block Numbers or Legal Description) and/or Tax Parcel Number <u>Lot 2 Southern Approaches Unit 2</u>	
A4 Building Use (e g , Residential, Non-Residential, Addition, Accessory, etc ) <u>Residential</u>	
A5 Latitude/Longitude Lat. <u>30 089736°</u> Long <u>-83 089333°</u> Horiz Datum <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6 Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8)	
A7 Building Diagram Number <u>1B</u>	
A8 For a building with a crawlspace or enclosure(s)	
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1 0 foot above adjacent grade Non-engineered flood openings <u>0</u> Engineered flood openings <u>0</u>	
d) Total net open area of non-engineered flood openings in A8 c <u>0</u> sq in	
e) Total rated area of engineered flood openings in A8 c (attach documentation – see Instructions) <u>0</u> sq ft.	
f) Sum of A8 d and A8 e rated area (if applicable – see Instructions) <u>0</u> sq ft	
A9 For a building with an attached garage	
a) Square footage of attached garage <u>N/A</u> sq ft	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1 0 foot above adjacent grade Non-engineered flood openings <u>0</u> Engineered flood openings <u>0</u>	
d) Total net open area of non-engineered flood openings in A9 c <u>0</u> sq in	
e) Total rated area of engineered flood openings in A9 c (attach documentation – see Instructions) <u>0</u> sq ft.	
f) Sum of A9 d and A9 e rated area (if applicable – see Instructions) <u>0</u> sq ft.	

**SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION**

B1 a NFIP Community Name <u>Columbia</u>	B1 b NFIP Community Identification Number <u>120070</u>
B2 County Name <u>Columbia</u>	B3. State <u>FL</u> B4 Map/Panel No. <u>12023C</u> B5 Suffix <u>B</u>
B6 FIRM Index Date <u>11/02/2018</u>	B7 FIRM Panel Effective/Revised Date <u>11/02/2018</u>
B8. Flood Zone(s) <u>A</u>	B9 Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth) _____
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9 <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other _____	
B11. Indicate elevation datum used for BFE in Item B9 <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13 Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt , Unit, Suite, and/or Bldg No ) or P O Route and Box No TBD SW Business Point Drive	<b>FOR INSURANCE COMPANY USE</b>
City <u>Lake City</u> State <u>FL</u> ZIP Code <u>32024</u>	Policy Number _____ Company NAIC Number _____

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1 Building elevations are based on  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete

C2 Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99 Complete Items C2 a–h below according to the Building Diagram specified in Item A7 In Puerto Rico only, enter meters  
Benchmark Utilized spike in power pole Vertical Datum NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below

NGVD 1929  NAVD 1988  Other \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE Conversion factor used?  Yes  No

If Yes, describe the source of the conversion factor in the Section D Comments area

Check the measurement used

- |  |              |  |
|--|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)  | <u>114.5</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions)   | <u>N/A</u>   | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions)  | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters            |
| d) Attached garage (top of slab)   | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters            |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area) | <u>109.8</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished              | <u>110.3</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished             | <u>N/A</u>   | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support   | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters            |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information I certify that the information on this Certificate represents my best efforts to interpret the data available I understand that any false statement may be punishable by fine or imprisonment under 18 U S Code, Section 1001

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Check here if attachments and describe in the Comments area

Certifier's Name L. Scott Britt License Number LS 5757

Title Owner

Company Name Britt Surveying and Mapping, LLC

Address 1438 SW Main Boulevard

City Lake City State FL ZIP Code 32025

Telephone (386) 752-7163 Ext. \_\_\_\_\_ Email scott@brittsurvey.com

Signature  Date 10/02/2024

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner

Comments (including source of conversion factor in C2, type of equipment and location per C2 e, and description of any attachments)  
L-30792

No building or structure on site at this time

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg No ) or P O Route and Box No TBD SW Business Point Drive	<b>FOR INSURANCE COMPANY USE</b>
City <u>Lake City</u> State <u>FL</u> ZIP Code <u>32024</u>	Policy Number _____ Company NAIC Number _____

## SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5 For Items E1–E4, use natural grade, if available If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C Check the measurement used In Puerto Rico only, enter meters

Building measurements are based on  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete

- E1 Provide measurements (C 2 a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG
- E2 For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2 b in applicable Building Diagram) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG
- E3 Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG
- E4 Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG
- E5 Zone AO only If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown The local official must certify this information in Section G

## SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area

Property Owner or Owner's Authorized Representative Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Telephone \_\_\_\_\_ Ext \_\_\_\_\_ Email \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg No ) or P O Route and Box No
TBD SW Business Point Drive
City Lake City State FL ZIP Code 32024
FOR INSURANCE COMPANY USE
Policy Number
Company NAIC Number

SECTION G - COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate Complete the applicable item(s) and sign below when

- G1 The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information
G2 a A local official completed Section E for a building located in Zone A (without a BFE) Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO
G2 b A local official completed Section H for insurance purposes
G3 In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H
G4 The following information (Items G5-G11) is provided for community floodplain management purposes
G5 Permit Number G6 Date Permit Issued
G7 Date Certificate of Compliance/Occupancy Issued
G8 This permit has been issued for New Construction Substantial Improvement
G9 a Elevation of as-built lowest floor (including basement) of the building
G9 b Elevation of bottom of as-built lowest horizontal structural member
G10 a BFE (or depth in Zone AO) of flooding at the building site
G10 b Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member
G11 Variance issued? Yes No If yes, attach documentation and describe in the Comments area

The local official who provides information in Section G must sign here I have completed the information in Section G and certify that it is correct to the best of my knowledge If applicable, I have also provided specific corrections in the Comments area of this section

Local Official's Name Title
NFIP Community Name
Telephone Ext Email
Address
City State ZIP Code
Signature Date

Comments (including type of equipment and location, per C2 e, description of any attachments, and corrections to specific information in Sections A, B, D, E, or H)

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt , Unit, Suite, and/or Bldg No ) or P O Route and Box No TBD SW Business Point Drive	<b>FOR INSURANCE COMPANY USE</b>
City <u>Lake City</u> State <u>FL</u> ZIP Code <u>32024</u>	Policy Number _____ Company NAIC Number _____

## SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.*

H1 Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG)

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom \_\_\_\_\_  feet  meters  above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is \_\_\_\_\_  feet  meters  above the LAG

H2 Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes  No

## SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* Note: If the local floodplain management official completed Section H, they should indicate in Item G2 b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area

Property Owner or Owner's Authorized Representative Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Telephone \_\_\_\_\_ Ext. \_\_\_\_\_ Email \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments