



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SPD 240301
Application Fee ~~\$500.00~~ \$300.00
Receipt No. 766472
Filing Date 3-4-2024
Completeness Date 3-20-2024

Site Plan Application



A. PROJECT INFORMATION

- Project Name: TOWNHOMES SITE PLAN
- Address of Subject Property: 133 NE NEWELL DRIVE, LAKE CITY, FL 32025
- Parcel ID Number(s): 02-4S-17-07479-000
- Future Land Use Map Designation: INDUSTRIAL
- Zoning Designation: INDUSTRIAL
- Acreage: 16
- Existing Use of Property: MOBILE HOME MANUFACTURING
- Proposed use of Property: MOBILE HOME MANUFACTURING
- 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 15,000 SF
 - ☐ Relocation of an existing structure: Total square footage _____
 - ☐ Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

- Applicant Status ☐ Owner (title holder) ☒ Agent
- 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.

- If the applicant is agent for the property owner*.
Property Owner Name (title holder): TOWNHOMES, LLC
Mailing Address: 133 SE NEWELL DRIVE
City: LAKE CITY State: FL Zip: 32025
Telephone: () 386.362.6306 Fax: () Email: toddfrer@windstream.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.

***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: NA
- 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=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.03.04
15:29:36 -05'00'

TOWNHOMES SECTION 02, TOWNSHIP 4 SOUTH, RANGE 17 EAST LAKE CITY, COLUMBIA COUNTY, FLORIDA



PROJECT SITE

LOCATION MAP
NOT TO SCALE

- NOTES
1. SITE PARCEL SEE ALSO 17-02479-000
 2. PLANNING BOARD CITY RESOLUTION
 3. SITE ADJACENT TO 1.52 DE NOVEL DRIVE, LAKE CITY, FL

- SHEET INDEX
1. COVER SHEET
 2. NOTES, LEGEND & DETAILS
 3. SITE PLAN

OWNER
TOWNHOMES, LLC
13001 W. 11TH AVE., SUITE 200
LAKE CITY, FL 32056

DESIGNER
CAROL CHANDLER, P.E.
13001 W. 11TH AVE., SUITE 200
LAKE CITY, FL 32056
407.885.1111
carol@carolchandler.com

CONTRACTOR
BUILDING ASSESSMENT & ENVIRONMENT
CONTACT: TERRY SMITH
407.885.1111
terry@buildingassessment.com

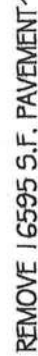
		COVER SHEET TOWNHOMES SITE PLAN DATE: 04/20/2024 DRAWN BY: CAROL CHANDLER CHECKED BY: CAROL CHANDLER SCALE: AS SHOWN	1 of 3 DATE: 04/20/24 DRAWN BY: CAROL CHANDLER CHECKED BY: CAROL CHANDLER SCALE: AS SHOWN
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Professional Engineer
Carol Chandler
State of Florida
License No. 13001
13001 W. 11TH AVE., SUITE 200
LAKE CITY, FL 32056
407.885.1111
carol@carolchandler.com

ENGINEER OF RECORD: CAROL CHANDLER, P.E.
P.E. NO. 13001



3419 S.F. DECREASE IMPERVIOUS SURFACES



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 3, 2024

re: Townhomes Stormwater Management Plan

The Townhomes proposed site plan is consists a new 150,000 s.f. open building partially constructed over existing impervious surfacing (1824 s.f.) and the removal of 16595 s.f. of impervious ac pavement. The proposed development will result in a decrease of 3419 s.f. of impervious surfacing. The attached site plan by others dated September 2, 1997 illustrates the permit impervious surfacing. The original SRWMD permit number is 4-87-00086.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
DN: c=US, o=Florida,
dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.03.04 15:24:13 -05'00'

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 #FL24040

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 3, 2024

re: Townhomes Site Plan Fire Flow Report

Per the site plan, a new 100' by 150' open building will be constructed in an area currently covered with asphalt. The site is currently serviced by the City of Lake City water system. The fire hydrant locations are shown on the attached aerial. The proposed building location is located in an area already serviced by existing fire hydrants.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



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Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A01410
D0000018D463B4E
7500032FEE,
cn=Carol Chadwick
Date: 2024.03.04
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Carol Chadwick, P.E.

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CC Job #FL24040



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Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

March 3, 2024

re: Townhomes Site Plan Concurrency Impact Analysis

The subject property is currently used for industrial purposes with existing warehouse buildings and an office. The proposed structure will be an open building with no water or sewer connections. The building will be used to protect employees and products under construction from the weather. The proposed site will have no impact on the existing infrastructure, public utilities or schools.

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: 2024.03.04
15:22:55 -05'00'



Carol Chadwick, P.E.

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CC Job #FL24040

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Civil Engineer

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Lake City, FL 32025

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ccpewyo@gmail.com

www.carolchadwickpe.com

March 3, 2024

re: Townhomes Site Plan Comprehensive Plan Consistency Analysis

The Townhomes Site Plan proposed minor site plan is consistent with Columbia County's Comprehensive Plan. The site currently contains multiple buildings. The proposed building will be an open storage building with no sewer or water.

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 subject property is zoned Industrial in a designated industrial area.

- 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 located in an industrial park with direct access to SE State Road 100. The site is serviced by the City of Lake City water distribution system. The proposed building will have no bathrooms or water connections.

- 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 subject property is located in an industrial district.

- 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 2023.

Consistency: The site will be constructed 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 proposed use of the subject property is consistent other industrial uses in the area.

- 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: No impacts to adjacent land topography or soil conditions will result due to the construction of the site.

- Policy I.1.6 The county's land development regulations shall be based on and be consistent with the following land use classifications and corresponding standards for densities and intensities within the designated urban development areas of the county. For the purpose of this policy and comprehensive plan, the phrase "other similar uses compatible with" shall mean land uses that can co-exist in relative proximity to other uses in a stable fashion over time such that no other uses within the same land use classification are negatively impacted directly or indirectly by the use.

Consistency: The proposed site is compatible with other uses in the area.

Please contact me at 307.680.1772 if you have any questions.

Respectfully,



Digitally signed by Carol Chadwick
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dnQualifier=A01410D0000018D46
3B4E7500032FEE, cn=Carol
Chadwick
Date: 2024.03.04 15:22:35 -05'00'

Carol Chadwick, P.E.

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CC Job #FL24040

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values

updated: 2/8/2024

Parcel: << 02-4S-17-07479-000 (27888) >>

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☐ Sales

Owner & Property Info

Result: 1 of 0

Owner	TOWNHOMES LLC 133 SE NEWELL DR LAKE CITY, FL 32025		
Site	133 SE NEWELL DR, LAKE CITY		
Description*	COMM AT NE COR OF SW1/4 OF SE1/4 RUN S 209.65 FT, W 863.95 FT FOR POB, CONT W 524.15 FT, NE 1530.32 FT TO SW R/W OF GS&F R/R, SE ALONG R/W 587.12 FT, S 1165.83 FT TO POB. ORB 618-610, 763-2279, 785-852 (THE OLD CLAYTON INDUSTRIES) 807-2442, TO TRUST 984-227 ...more>>>		
Area	16 AC	S/T/R	02-4S-17
Use Code**	LIGHT MANUFACTURE (4100)	Tax District	2

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$212,800	Mkt Land	\$212,800
Ag Land	\$0	Ag Land	\$0
Building	\$1,095,276	Building	\$1,095,276
XFOB	\$70,135	XFOB	\$70,135
Just	\$1,378,211	Just	\$1,378,211
Class	\$0	Class	\$0
Appraised	\$1,378,211	Appraised	\$1,378,211
SOH Cap [?]	\$106,842	SOH Cap [?]	\$0
Assessed	\$1,378,211	Assessed	\$1,378,211
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$1,271,369 city:\$0 other:\$0 school:\$1,378,211	Total Taxable	county:\$1,378,211 city:\$0 other:\$0 school:\$1,378,211



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
10/22/2004	\$1,450,000	1028/2684	WD	I	Q	
6/3/2003	\$1,250,000	0984/2280	WD	I	Q	
6/2/2003	\$100	0984/2278	WD	I	U	06
7/14/1995	\$971,000	0807/2442	WD	I	Q	
1/21/1994	\$698,500	0785/0852	WD	I	U	12
8/17/1992	\$500,000	0763/2279	WD	I	U	12
3/1/1987	\$80,000	0618/0610	WD	I	U	01

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	MANUF LGHT (8000)	1987	90907	102241	\$1,095,276

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0260	PAVEMENT-ASPHALT	1987	\$60,535.00	1.00	0 x 0
0140	CLFENCE 6	0	\$8,000.00	1.00	0 x 0
0060	CARPORT F	2013	\$1,600.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
4100	LIGHT MFG (MKT)	16.000 AC	1.0000/1.0000 1.0000/.9500000 /	\$13,300 /AC	\$212,800

Search Result: 1 of 0

Prepared by and return to:
John E. Norris
Attorney at Law
Norris & Johnson, P.A.
P.O. Drawer 2349
253 N.W. Main Blvd.
Lake City, FL 32056-2349
386-752-7240
File Number: G554-1

Inst: 2004023848 Date: 10/22/2004 Time: 15:43
Doc Stamp-Deed : 10150.00
B DC, P. DeWitt Cason, Columbia County B: 1028 P: 2684

Parcel Identification No. 02-4S-17-07479-103 and 02-4S-17-07479-000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 22nd day of October, 2004 between Great South Timber & Lumber, Inc., a Florida corporation, whose post office address is P. O. Box 2249, Lake City, FL 32056, of the County of Columbia, State of Florida, grantor, and TownHomes, LLC, a Florida limited liability company, whose post office address is 615 NW Harris Lake Drive, Lake City, FL 32055, of the County of Columbia, State of Florida, grantee.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's successors and assigns forever, the land, situate, lying and being in Columbia County, Florida, described in Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Ad valorem taxes and special assessments for 2004 and subsequent years; restrictions and easements of record; easements shown by a plat of the property; and visible easements.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has caused these presents to be executed by its duly authorized officer the day and year first above written.

Signed, sealed and delivered in our presence:

Great South Timber & Lumber, Inc., a Florida corporation

By: Roland T. Stern
Roland T. Stern, President

Witness Name: John E. Norris

Witness Name: Diane A. Crews

(Corporate Seal)

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 22nd day of October, 2004 by Roland T. Stern, President of Great South Timber & Lumber, Inc., a Florida corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:

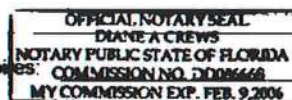


Exhibit A

Parcel 1:

Lot 3, COLUMBIA COUNTY INDUSTRIAL DEVELOPMENT PARK PHASE I, as recorded in Plat Book 6, Page 185, public records of Columbia County, Florida.

Parcel Identification Number: 02-4S-17-07479-103

and

Parcel 2:

TOWNSHIP 4 SOUTH, RANGE 17 EAST

Section 2: Commence at the Northeast Corner of the SW 1/4 of the SE 1/4 of said Section 2, Columbia County, Florida and run South 00°30'48" West, along the East line of said SW 1/4 of SE 1/4 a distance of 209.65 feet; thence North 89°28'58" West, 863.95 feet for the Point of Beginning; thence continue North 89°28'58" West, 524.15 feet; thence North 09°59'18" East, 1530.32 feet to a point on the Southwesterly right of way line of the Georgia Southern and Florida Railroad; thence South 51°43'24" East, along said Southwesterly right of way line 587.12 feet; thence South 09°59'18" West 1165.83 feet to the Point of Beginning. Containing 16.00 acres, more or less.

Parcel Identification Number: 02-4S-XXXXXXXXXX

Inst:2004023848 Date:10/22/2004 Time:15:43

Doc Stamp-Deed : 10150.00

_____, P. DeWitt Cason, Columbia County B:1028 P:2685



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

Detail by Entity Name

Florida Limited Liability Company
TOWNHOMES, LLC

Filing Information

Document Number L04000076598
FEI/EIN Number 58-2684158
Date Filed 10/18/2004
State FL
Status ACTIVE

Principal Address

133 SE NEWELL DRIVE
LAKE CITY, FL 32025

Changed: 04/26/2005

Mailing Address

12788 US HWY 90W
LIVE OAK, FL 32060

Changed: 10/28/2021

Registered Agent Name & Address

ROBINSON, KRIS B
582 W DUVAL ST.
LAKE CITY, FL 32055

Name Changed: 10/28/2021

Address Changed: 10/28/2021

Authorized Person(s) Detail

Name & Address

Title MGRM

FRIER, TODD D
12788 US HWY 90W
LIVE OAK, FL 32060

Title MGRM

FRIER, MATTHEW W
12788 US HWY 90W
LIVE OAK, FL 32060

Title MGRM

FRIER, WAYNE D
12788 US HWY 90W
LIVE OAK, FL 32060

Annual Reports

Report Year	Filed Date
2021	01/11/2021
2022	02/24/2022
2023	02/23/2023

Document Images

02/23/2023 -- ANNUAL REPORT	View image in PDF format
02/24/2022 -- ANNUAL REPORT	View image in PDF format
10/28/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
02/11/2019 -- ANNUAL REPORT	View image in PDF format
05/04/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/14/2016 -- ANNUAL REPORT	View image in PDF format
05/06/2015 -- ANNUAL REPORT	View image in PDF format
04/28/2014 -- ANNUAL REPORT	View image in PDF format
03/21/2013 -- ANNUAL REPORT	View image in PDF format
05/01/2012 -- ANNUAL REPORT	View image in PDF format
03/17/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
06/25/2009 -- ANNUAL REPORT	View image in PDF format
02/05/2008 -- ANNUAL REPORT	View image in PDF format
02/15/2007 -- ANNUAL REPORT	View image in PDF format
03/21/2006 -- ANNUAL REPORT	View image in PDF format
04/26/2005 -- ANNUAL REPORT	View image in PDF format
10/18/2004 -- Florida Limited Liabilities	View image in PDF format

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 approval.
(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: _____

Applicant/Owner's Title: Town Homes / Todd Frier (Owner Member)

On Behalf of: Town Homes, LLC
(Company Name, if applicable)

Telephone: 386-362-2720 Date: 3/4/24

Applicant/Owner's Signature: Todd Frier

Print Name: Todd Frier

STATE OF FLORIDA
COUNTY OF Suwannee

The Foregoing instrument was acknowledged before me this 4th day of March, 20 24 by Todd Frier,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Brenda A Carroll
(Notary Signature)

(SEAL)



Columbia County Tax Collector

generated on 2/14/2024 8:57:58 AM EST

Tax Record

Last Update: 2/14/2024 8:56:48 AM EST

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.

Account Number	Tax Type	Tax Year			
R07479-000	REAL ESTATE	2023			
Mailing Address	Property Address				
TOWNHOMES LLC	133 NEWELL LAKE CITY				
133 SE NEWELL DR					
LAKE CITY FL 32025	GEO Number				
	024S17-07479-000				
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	002				
<u>Legal Description (click for full description)</u>					
02-4S-17 4100/410016.00 Acres COMM AT NE COR OF SW1/4 OF SE1/4 RUN S					
209.65 FT,W 863.95 FT FOR POB, CONT W 524.15 FT, NE 1530.32 FT TO SW R/W					
OF GS&F R/R, SE ALONG R/W 587.12 FT, S 1165.83 FT TO POB. ORB 618-610,					
763-2279, 785-852 (THE OLD CLAYTON INDUSTRIES) 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	1,271,369	0	\$1,271,369	\$9,935.75
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	1,378,211	0	\$1,378,211	\$1,030.90
LOCAL	3.2170	1,378,211	0	\$1,378,211	\$4,433.70
CAPITAL OUTLAY	1.5000	1,378,211	0	\$1,378,211	\$2,067.32
SUWANNEE RIVER WATER MGT DIST	0.3113	1,271,369	0	\$1,271,369	\$395.78
LAKE SHORE HOSPITAL AUTHORITY	0.0001	1,271,369	0	\$1,271,369	\$0.13
Total Millage	13.5914	Total Taxes		\$17,863.58	
Non-Ad Valorem Assessments					
Code	Levyng Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$5,197.03			
Total Assessments		\$5,197.03			
Taxes & Assessments		\$23,060.61			
If Paid By		Amount Due			
		\$0.00			
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/17/2023	PAYMENT	1000515.0002	2023	\$22,138.19	

Prior Years Payment History

Prior Year Taxes Due

NO DELINQUENT TAXES



Building and Zoning Department

Site Development Plan Application

Invoice

64436

Applicant Information

CAROL CHADWICK
133 NE NEWELL DR, LAKE
CITY, FL. 32025

Invoice Date

03/05/2024

Permit

SDP240301

Amount Due

\$300.00

Job Location

Parcel: 02-4S-17-07479-000
Owner: TOWNHOMES LLC
Address: 133 NE NEWELL DR, LAKE CITY, FL. 32025

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
03/05/2024	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.



Building Department

Receipt Of Payment

Applicant Information

CAROL CHADWICK
133 NE NEWELL DR, LAKE
CITY, FL. 32025

Method

Check 62218

Date of Payment

03/06/2024

Payment

766472

Amount of Payment

\$300.00

AppID: 64436 Permit #: SDP240301
Site Development Plan
Parcel: 02-4S-17-07479-000
Owner: TOWNHOMES LLC
Address: 133 NE NEWELL DR, LAKE CITY, FL. 32025

Contractor Information

Payment History

Date	Description	Amount
03/05/2024	Fee: Minor Site & Development Plan Approval	\$300.00
03/06/2024	Payment: Check 62218	(\$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

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 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

March 19, 2024

via electronic email

CAROL CHADWICK, P.E
1208 SW FAIRFAX GLEN
Lake City, FL., 32025

Subject: SDP240301 application

Please use this letter as approval for the subject application as submitted on February 4, 2024 for Townhomes, LLC on the existing 16-acre site located 133 SE Newell Dr. The proposed development is for the placement of an open pole barn and removal /installation of impervious surfaces resulting in a net loss of such surfaces.

Louie Goodin
County Planner

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

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100

