

District No. 1 – Kevin Parnell
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

January 23, 2025

via electronic mail

Carol Chadwick
1208 Fairfax Gln
Lake City, FL 32025

Re: SD241203

Ms. Chadwick,

Please use this letter as notification that your application, SD241203, as submitted on December 13, 2024 for a Minor subdivision was approved on January 16, 2025 by the Columbia County Board of Commissioners.

Louie Goodin
County Planner
Columbia County, Florida

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

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. The first meeting of every month is at 9:30AM while the second meeting of every month takes place at 5:30PM. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 1/8/2025 Meeting Date: 1/16/2025

Department: Zoning Department

1. Nature and purpose of agenda item:

Petition for a minor subdivision by Carol Chadwick, agent for Brandon Stalvey, to create a minor subdivision (Salem Heights) of 3 lots on the lands described as PID #'s 06-3S-002010-002 & 06-3S-16-02010-000. This is in District 3.

2. Recommended Motion/Action:

approve SD 24-1203

3. Fiscal impact on current budget.

This item has no effect on the current budget.

THIS ITEM WAS APPROVED WITHOUT EXCEPTION BY THE BOARD OF
COUNTY COMMISSIONERS ON
1/16/2025



Columbia County Gateway to Florida

68599
FOR PLANNING USE ONLY

Application # SD 241203

Application Fee \$1,000.00

Receipt No. 769165

Filing Date 12-13-2024

Completeness Date 1-23-25

Minor Subdivision Application



A. PROJECT INFORMATION

1. Project Name: SALEM HEIGHTS
2. Address of Subject Property: TBD NW LAKE JEFFERY ORAD, LAKE CITY, FL
3. Parcel ID Number(s): 06-3S-16-02010-002 & 06-3S-16-02010-000
4. Future Land Use Map Designation: A-3
5. Zoning Designation: A-3
6. Acreage: 20.95
7. Existing Use of Property: VACANT
8. Proposed use of Property: RESIDENTIAL
9. Total Number of Lots 3

PLEASE NOTE: All subdivisions, whether minor or major, require a pre-application conference with the Land Development Regulation Administrator prior to submittal of an application for subdivision.

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER
Company name (if applicable): _____
Mailing Address: 1208 SW FAIRFAX GLEN
City: LAKE CITY State: FL Zip: 32025
Telephone: () 307.680.1772 Fax: () Email: ccpewyo@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): G & S PROPERTY DEVELOPERS LLC
Mailing Address: 215 NW FAIRWAY HILLS GLEN, UNIT 19
City: LAKE CITY State: FL Zip: 32055
Telephone: (386) 867.2027 Fax: () Email: suebtowns@yahoo.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

NOTICE TO APPLICANT

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)

Date

Applicant/Agent Signature



Digitally signed by
Carol Chadwick
DN: c=US,
o=Florida,
dnQualifier=A014
10D0000018D463
B4E7500032FEE,
cn=Carol
Chadwick
Date: 2024.12.11
15:03:32 -05'00'

PLAT BOOK _____
PAGES _____
SHEET 2 OF 2



CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 11, 2024

re: Salem Heights Fire Flow Report

Fire suppression water shall be ported to the site.

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: 2024.12.11
15:03:03 -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 #FL24267

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 11, 2024

re: Salem Heights Concurrency Impact Analysis

The site is located in an area currently use for single family homes. The sites will be serviced by private septic systems and private wells water. Calculations were based on 4 bedroom homes.

Criteria for analyses:

- Trip generation was calculated per the ITE Trip Generation Manual, 9th edition, ITE code 210
- Potable Water Analysis per Chapter 64E-6.008 Florida Administrative Code, Table 1
- Sanitary Sewer Analysis Chapter 64E-6.008 Florida Administrative Code, Table 1
- Environmental Engineering: A Design Approach, Sincero and Sincero, 1996

Summary of analyses:

- Trip generation: 28.71 ADT & 3.03 Peak PM trips
- Potable Water: 4800 gallons per day
- Potable Water: 4800 gallons per day
- Solid Waste: 5.48 tons per year

See attached Concurrency Worksheet.

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: 2024.12.11
15:02:51 -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 #FL24267

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Dwelling Units	Total ADT	Total PM Peak
210	Single Family Homes	9.57	1.01	3.00	28.71	3.03

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	12.00	4800.00

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

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Single Family Homes	400.00	12.00	4800.00

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

Solid Waste Analysis

Use	Tons Per Dwelling Unit**	Households	Total (Tons Per Year)
Single Family Homes	1.83	3.00	5.48

**0.73 tons per person per year x 2.5 person per household = 1.825 tons per dwelling unit

CAROL CHADWICK, P.E.

Civil Engineer

1208 S.W. Fairfax Glen

Lake City, FL 32025

307.680.1772

ccpewyo@gmail.com

www.carolchadwickpe.com

December 11, 2024

re: Salem Heights Comprehensive Plan Consistency Analysis

Salem Heights is consistent with Columbia County's Comprehensive Plan.

Future Land Use Element

GOAL 1 - IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE COUNTY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

- Objective 1.1 The county shall continue to direct future population growth and associated urban development to urban development areas as established within this comprehensive plan.

Consistency: The site is located A-3 zoning. The lots exceed the minimum size of 5 acres.

- 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 3 proposed lots meet the requirement for area and width for proposed plats. The lots will utilize private septic systems and private water wells.

- Policy 1.1.2 The county's future land use plan map shall allocate amounts and mixes of land uses for residential, commercial, industrial, public and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. Urban land uses shall be herein defined as residential, commercial and industrial land use categories.

Consistency: The site is located A-3 zoning. The lots exceed the minimum size of 5 acres.

- 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 2025.

Consistency: The subdivision of the land will be completed prior to 2025.

- Policy 1.1.4 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 with other agricultural and residential uses in the area and will not have any adverse environmental impacts on the existing land uses.

- Policy I.1.5 The county shall continue to regulate and govern future urban development within designated urban development areas in conformance with the land topography and soil conditions, and within an area which is or will be served by public facilities and services.

Consistency: The site is located A-3 zoning. The lots exceed the minimum size of 5 acres.

- 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 lots are compatible with the adjacent agricultural and residential uses.

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
84E7500032FEE,
cn=Carol
Chadwick
Date: 2024.12.11
15:02:32 -05'00'



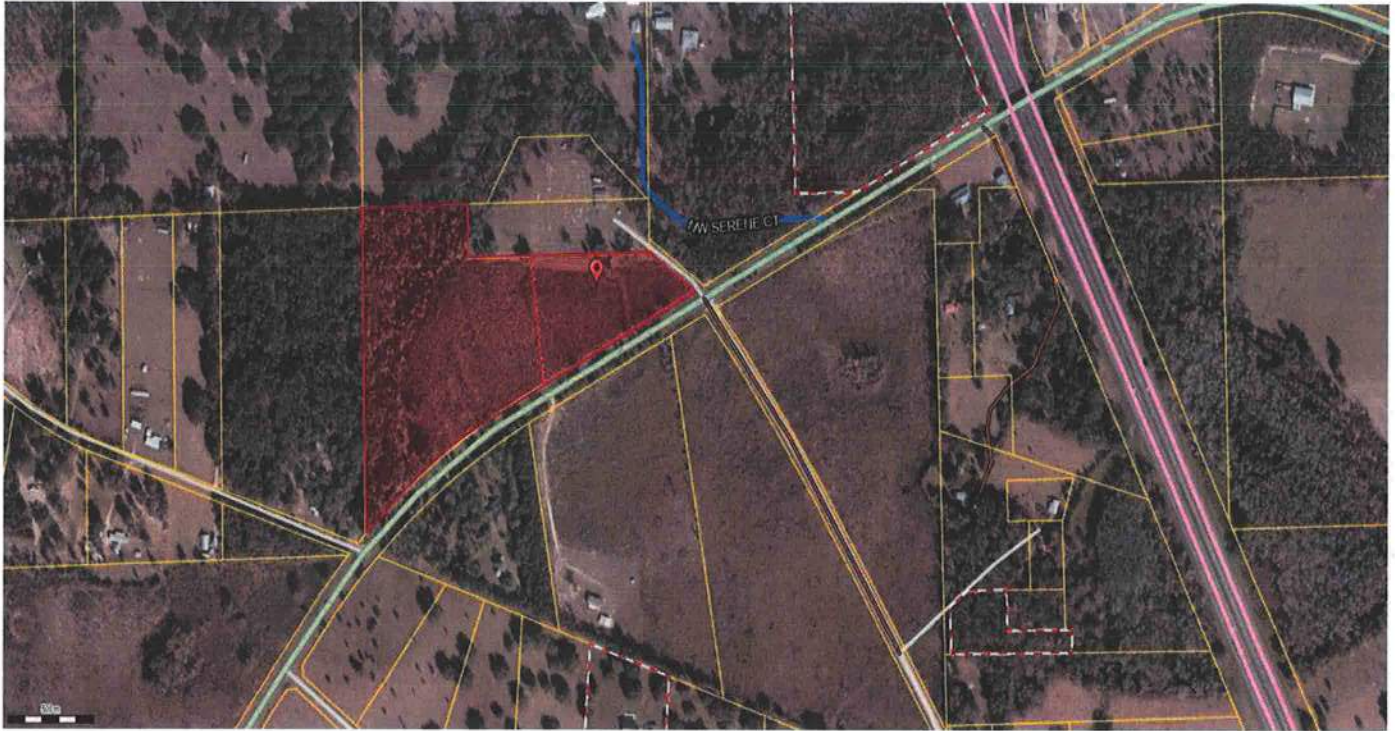
Carol Chadwick, P.E.

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 #FL23468

Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jan 08 2025 10:32:08 GMT-0500 (Eastern Standard Time)



Parcel No: 06-3S-16-02010-000
Owner: STALVEY BRANDON,
Subdivision:
Lot:
Acres: 5.14985371
Deed Acres: 5.15 Ac
District: District 3 Robbie Hollingsworth
Future Land Uses: Agriculture - 3
Flood Zones:
Official Zoning Atlas: A-3

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.

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

FOR FINAL PLATS:

1. Final Plats containing the following information: *(Note: The final plat shall be drawn clearly and legibly in ink at a scale of at least one inch equals 200 feet using a sheet size of 18 inches by 24 inches. Each sheet shall be drawn with a marginal line completely around the sheet and placed so as to leave a three-inch binding margin on the left side and a one-half-inch margin on the other three sides. If more than one sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Ten (10) sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in section 5.18 of the land development regulations.)*
 - a. Name of subdivision shall be shown in bold legible letters, as stated in F.S. chapter 177, as amended. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - b. Name and address of subdivider.
 - c. North arrow, graphic scale, and date of plat drawing.
 - d. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one inch to 2,000 feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.

- e. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
- f. Legal description of the tract.
- g. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency. Where no flood elevation is determined the area shall be determined by subdivider's engineer.
- h. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments (not less than three) shall be accurately described on the plat.
- i. Municipal and county lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- j. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
- k. Location, dimensions, and purposes of any land reserved or dedicated for public use.
- l. Exact locations, width, and names of all streets within and immediately adjoining the new subdivision.
- m. Street right-of-way lines shall show bearing distance along centerline of roads, radii, and arc length.
- n. Lot lines shall be shown with dimensions to the nearest one-hundredth foot and bearings.
- o. Lots shall be numbered in numerical order and blocks lettered alphabetically.
- p. Accurate location and description of monuments and markers.
- q. Covenants and restrictions.
- r. The date the board of county commissioners approved the preliminary plat.
- s. Certificate of Surveyor
- t. Certificate of the Subdivider's Engineer.
- u. Certificate of Approval by the Attorney for the County.
- v. Certificate of Approval by the Board of County Commissioners.
- w. Dedication. *A dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgage's interest to the dedication of public right-of-way.*

- x. Certificate of payment of taxes. *Certification that all payable taxes have been paid and all tax sales against the land redeemed.*
 - y. Certificate of title and encumbrances. *Title certification as required by F.S. chapter 177, as amended.*
-
- 2. 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. ***Note: Not required for minor replats.***
 - 3. 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. ***Note: Not required for minor replats unless the replat is creating additional lots.***
 - 4. 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).
 - 5. Legal Description with Tax Parcel Number (In Microsoft Word Format).
 - 6. Proof of Ownership (i.e. deed).
 - 7. Agent Authorization Form (signed and notarized).
 - 8. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
 - 9. Fee. \$1,000.00 - No application shall be accepted or processed until the required application fee has been paid.

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 12/5/2024

Parcel: << 06-3S-16-02010-002 (47023) >>

Owner & Property Info

Owner	STALVEY BRANDON 215 NW FAIRWAY HILLS GLN UNIT 19 LAKE CITY, FL 32055		
Site			
Description*	BEGIN AT NW COR OF SW1/4 OF NW1/4, RUN E 489.10 FT, S 209.46 FT, S 738.69 FT TO R/W LINE OF LAKE JEFFERY RD, THENCE SW'RLY ALONG CURVE 497 FT, N 1248.32 FT TO POB.(PRCL A) & ALSO COMM AT NW COR OF SW1/4 OF NW1/4 OF SEC, RUN E 489.10 FT, S 209.46 FT TO POB, ...more>>>		
Area	16.07 AC	S/T/R	06-3S-16
Use Code**	NON AG ACREAGE (9900)	Tax District	3

*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

2024 Certified Values	2025 Working Values	
There are no 2025 Certified Values for this parcel	Mkt Land	\$86,778
	Ag Land	\$0
	Building	\$0
	XFOB	\$0
	Just	\$86,778
	Class	\$0
	Appraised	\$86,778
	SOH/10% Cap	\$16,193
	Assessed	\$86,778
	Exempt	\$0
Total		county:\$70,585 city:\$0
Taxable		other:\$0 school:\$86,778

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9900	AC NON-AG (MKT)	16.070 AC	1.0000/1.0000 1.0000/1.0000000 /	\$5,400 /AC	\$86,778

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Columbia County Property Appraiser

Jeff Hampton

Parcel: << 06-3S-16-02010-000 (47022) >>

2025 Working Values

updated: 12/5/2024

Owner & Property Info

Owner	STALVEY BRANDON 215 NW FAIRWAY HILLS GLN UNIT 19 LAKE CITY, FL 32055		
Site			
Description*	S1/2 OF NW1/4, EX 4 AC IN NE COR OF SW COR OF SW1/4 OF NW1/4 & N1/2 OF SW1/4 LYING N OF SUWANNEE RIVER & WHITE SPGS RD, EX 5.73 AC. ORB 301-292 & EX 20 AC IN NW1/4 OF SW1/4 & EX 4.06 ACRES AS DESC IN ORB 1293-257 & EX 46.27 AC DESC WD 1341-1114 & EX 16.07 ...more>>>		
Area	5.15 AC	S/T/R	06-3S-16
Use Code**	NON AG ACREAGE (9900)	Tax District	3
*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

2024 Certified Values		2025 Working Values	
Mkt Land	\$114,588	Mkt Land	\$37,080
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$114,588	Just	\$37,080
Class	\$0	Class	\$0
Appraised	\$114,588	Appraised	\$37,080
SOH/10% Cap	\$29,856	SOH/10% Cap	\$14,460
Assessed	\$114,588	Assessed	\$37,080
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$84,732 city:\$0 other:\$0 school:\$114,588	Total Taxable	county:\$22,620 city:\$0 other:\$0 school:\$37,080

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/12/2024	\$135,000	1519 / 668	WD	V	Q	01
5/17/2018	\$76,400	1360 / 1019	WD	V	Q	01
2/15/2018	\$0	1354 / 111	WD	V	U	11
2/14/2018	\$0	1354 / 106	QC	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
9900	AC NON-AG (MKT)	5.150 AC	1.0000/1.0000 1.0000/.9000000 /	\$7,200 /AC	\$37,080

© Columbia County Property Appraiser | Jeff Hampton | Lake City, Florida | 386-758-1083

by: GrizzlyLogic.com

The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 12/5/2024 and may not reflect the data currently on file at our office.

Prepared By and Return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20235

Inst: 202412015292 Date: 07/17/2024 Time: 9:24AM
Page 1 of 4 B: 1519 P: 668, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 945.00

Warranty Deed

This Warranty Deed made this 12 day of July, 2024, between Everland MHP 1, LLC, a Florida Limited Liability Company, whose address is 500 Westover Drive, #19844, Sanford, NC 27330, hereinafter called the Grantor, to G & S PROPERTY DEVELOPERS LLC, a Florida Limited Liability Company, and Brandon Stalvey, whose post office address is: 215 Northwest Fairway Hills Glen, Unit 19, Lake City, FL 32055, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor, in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantee heirs and assigns forever, the following described land, situate lying and being in Columbia County, Florida:

See Exhibit "A" attached hereto and made a part hereof

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for the current tax year and subsequent years, not yet due and payable; covenants restrictions, easements, reservations and limitations of record, if any.

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that 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.

In Witness Whereof, grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jamie Ann Mayeaux
Witness

Jamie Ann Mayeaux
Print Name

5135 US Highway 19 N. #284, New Port Richey, FL 34652
Witness Address

Kenneth P. Mayeaux
Witness

Kenneth P. Mayeaux
Print Name

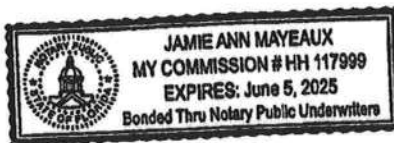
5135 US Highway 19 N. #284, New Port Richey, FL 34652
Witness Address

BSZ
Scott Todd, Manager of EVERLAND EQUITY, LLC,
a Florida Limited Liability Company as Manager of
Everland MHP 1, LLC, a Florida Limited Liability
Company

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ()
online notarization this 12 day of July, 2024 by Scott Todd, as Manager of Everland Equity,
LLC, Florida Limited Liability Company, as Manager of Everland MHP 1, LLC, a FL Limited
Liability Company, on behalf of the Limited Liability Company.

Jamie Ann Mayeaux
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____

In Witness Whereof, grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Sara Cull

Witness

Sarena Clark

Print Name

7141 E Rancho Vista dr.

Witness Address

Scottsdale, AZ 85251

Witness

Daniel Drasin

Print Name

8612 Long Meadow Ct Glenside, MD 21045

Witness Address

Mark Podolsky, Manager of EVERLAND EQUITY, LLC, a Florida Limited Liability Company as Manager of Everland MHP 1, LLC, a Florida Limited Liability Company

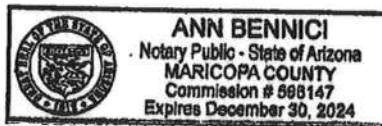
STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization this 12th day of July, 2024 by Mark Podolsky, as Manager of Everland Equity, LLC, Florida Limited Liability Company, as Manager of Everland MHP 1, LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

Ann Bennici

Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally known: _____

OR Produced Identification: Drivers License

Type of Identification Produced: Drivers License

Exhibit "A"
Property Description

TOWNSHIP 3 SOUTH, RANGE 16 EAST

SECTION 6: That part of the SW 1/4 of the NW 1/4, North of NW Lake Jeffery Road, (also known as County Road C-250) a County Maintained Road. Less and Except four acres in the Northeast Corner of the SW 1/4 of the NW 1/4 IN COLUMBIA COUNTY, FLORIDA.

AND

SECTION 6: That part of the SE 1/4 of the NW 1/4, North of NW Lake Jeffery Road, (also known as County Road C-250) a County Maintained Road and West of NW Salem Church Court, a Private Road IN COLUMBIA COUNTY, FLORIDA.



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

Detail by Entity Name

Florida Limited Liability Company
G & S PROPERTY DEVELOPERS LLC

Filing Information

Document Number L23000403716
FEI/EIN Number 93-3133382
Date Filed 08/28/2023
State FL
Status ACTIVE

Principal Address

215 NW FAIRWAY HILLS GLN UNIT 19
LAKE CITY, FL 32055

Mailing Address

215 NW FAIRWAY HILLS GLN UNIT 19
LAKE CITY, FL 32055

Registered Agent Name & Address

UNITED STATES CORPORATION AGENTS, INC.
476 RIVERSIDE AVE.
JACKSONVILLE, FL 32202

Authorized Person(s) Detail

Name & Address

Title AMBR

TOWNS, GARY C
215 NW FAIRWAY HILLS GLN UNIT 19
LAKE CITY, FL 32055

Title AMBR

TOWNS, SUE B
215 NW FAIRWAY HILLS GLN UNIT 19
LAKE CITY, FL 32055

Annual Reports

Report Year	Filed Date
2024	02/29/2024

Document Images

[02/29/2024 – ANNUAL REPORT](#)

[View image in PDF format](#)

[08/28/2023 – Florida Limited Liability](#)

[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 SUBDIVISION APPLICATION
(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: Gary Towns

Applicant/Owner's Title: Managing Member

On Behalf of: G & S Property Developers LLC
(Company Name, if applicable)

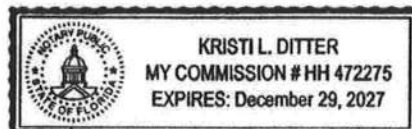
Telephone: 386-397-3518 Date: 12/10/2024

Applicant/Owner's Signature: *Gary C Towns*
Print Name: GARY C TOWNS

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 10th day of December, 20 24, by Gary Towns,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced —

Kristi L Ditter
(Notary Signature) Kristi L. Ditter (SEAL)



PARCEL NO's: 06-35-16-02010-002 & 06-35-16-02010-000

DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE EAST 1 2 OF THE NE 1 4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.89 15'31"E., ALONG THE NORTH LINE OF SAID EAST 1 2 OF NE 1 4, 1249.62 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE THENCE RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES:
S.06 45'28"W., 63.94 FEET THENCE S.04 43'05"E., 97.88 FEET THENCE
S.17 04'09"E., 88.82 FEET THENCE S.06 26'40"W., 87.82 FEET THENCE
S.17 35'04"W., 47.93 FEET THENCE S.54 17'38"W., 89.81 FEET THENCE
S.38 49'11"E., 76.21 FEET THENCE S.06 09'02"W., 90.06 FEET THENCE
S.25 28'08"W., 33.57 FEET THENCE S.55 46'37"W., 57.87 FEET THENCE
S.42 45'12"W., 95.51 FEET THENCE S.16 03'12"W., 74.78 FEET THENCE
S.38 41'18"W., 88.42 FEET THENCE S.50 17'24"W., 109.17 FEET THENCE
S.23 53'24"W., 61.21 FEET THENCE S.01 55'35"E., 69.10 FEET THENCE
N.78 47'28"E., 104.91 FEET THENCE S.44 21'23"E., 105.95 FEET THENCE
S.25 19'18"W., 92.86 FEET THENCE S.19 53'29"W., 98.86 FEET THENCE
S.14 28'17"W., 80.85 FEET THENCE S.28 38'57"E., 58.68 FEET THENCE
S.34 50'27"W., 90.47 FEET THENCE S.21 29'28"W., 47.29 FEET THENCE
S.01 07'24"W., 89.57 FEET TO THE POINT OF BEGINNING THENCE S.73 15'28"E.,
47.25 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST,
HAVING A RADIUS OF 1240.92 FEET AND AN INCLUDED ANGLE OF 32 26'29"
THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF
702.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE
OF S.00 26'33"W., 693.27 FEET TO THE END OF SAID COURSES FOLLOWING THE
WESTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE AND TO THE
INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NW REAL TERRACE
THENCE RUN S.19 48'29"W., ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NW
REAL TERRACE, 48.48 FEET THENCE S.56 02'19"W., STILL ALONG SAID NORTHERLY
RIGHT-OF-WAY LINE OF NW REAL TERRACE, 622.12 FEET THENCE N.09 02'35"W.,
37.40 FEET THENCE N.70 19'45"E., 55.34 FEET THENCE N.45 34'54"E., 32.32
FEET THENCE N.36 09'52"E., 44.05 FEET THENCE N.14 04'12"E., 38.96 FEET
THENCE N.16 06'55"W., 32.30 FEET THENCE N.26 55'39"W., 38.72 FEET THENCE
N.07 23'18"E., 47.28 FEET THENCE N.35 32'07"E., 39.28 FEET THENCE
N.18 24'25"W., 52.14 FEET THENCE N.74 39'42"W., 79.93 FEET THENCE
S.87 41'11"W., 62.65 FEET THENCE N.27 32'58"W., 51.28 FEET THENCE
N.01 57'35"E., 81.49 FEET THENCE N.02 07'09"W., 60.77 FEET THENCE
N.45 58'41"W., 86.11 FEET THENCE N.55 14'29"W., 51.52 FEET N.36 14'10"E.,
33.88 FEET THENCE N.52 06'26"E., 83.36 FEET THENCE N.24 47'07"E., 65.30
FEET THENCE N.74 14'38"E., 83.69 FEET THENCE N.73 01'51"E., 95.88 FEET
THENCE N.61 04'22"E., 66.73 FEET THENCE N.71 27'41"E., 103.01 FEET THENCE
N.59 20'00"E., 99.76 FEET THENCE N.27 23'22"E., 85.16 FEET THENCE
N.20 42'41"W., 66.63 FEET THENCE N.70 01'54"E., 75.58 FEET THENCE
S.80 33'13"E., 55.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.04 ACRES, MORE OR LESS.



Building and Zoning Department

Subdivision Application

Invoice

68599

Applicant Information

Carol Chadwick
TBD NW Lake Jeffery Rd

Invoice Date

12/13/2024

Permit

SD241203

Amount Due

\$1,000.00

Job Location

Parcel: 06-3S-16-02010-002
06-3S-16-02010-000
Owner: STALVEY BRANDON, , STALVEY BRANDON, ,
Address: TBD NW Lake Jeffery Rd

Contractor Information

Invoice History

Date	Description	Amount
12/13/2024	Fee: An application for Subdivision Plat Approval Minor Subdivision	\$1000.00
Amount Due:		\$1000.00

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

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.

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

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 SUBDIVISION APPLICATION
(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: Brandon Stalvey

Applicant/Owner's Title: _____

On Behalf of: _____
(Company Name, if applicable)

Telephone: 386-623-4139 Date: 12-16-24

Applicant/Owner's Signature: [Signature]

Print Name: Brandon Stalvey

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 16th day of December, 2024, by Brandon Stalvey,
whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Barbara Beck
(Notary Signature)

(SEAL)





Building Department

Receipt Of Payment

Applicant Information

Carol Chadwick
TBD NW Lake Jeffery Rd

Method

Check 1008

Date of Payment

12/16/2024

Payment

769165

Amount of Payment

\$1000.00

AppID: 68599 Permit #: SD241203
Subdivision
Parcel: 06-3S-16-02010-002
06-3S-16-02010-000
Owner: STALVEY BRANDON, , STALVEY BRANDON, ,
Address: TRD NW Lake Jeffery Rd

Contractor Information

Payment History

Date	Description	Amount
12/13/2024	Fee: An application for Subdivision Plat Approval Minor Subdivision	\$1000.00
12/16/2024	Payment: Check 1008	(\$1000.00)
		\$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.