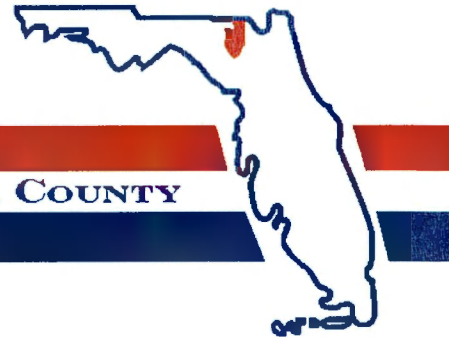


District No. 1 – Kevin Parnell
District No. 2 - Rocky Ford
District No. 3 - Robby Hollingsworth
District No. 4 – Everette Phillips
District No. 5 - Tim Murphy

BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY



Sept 26, 2025

VIA ELECTRONIC MAIL

Danie Young, P.E.

Re: Parcel 04-7S-17-09886-104
19816 S US HIGHWAY 441
High Springs, FL 32643

Your application SDP250803 was approved by the Columbia County Planning and Zoning Board on September 25th, 2025.

If you have any questions, please do not hesitate to contact me at clane@columbiacountyfla.com or (386) 754-7119.

Sincerely,

Seth Lane
Columbia County Planner

A handwritten signature in blue ink, which appears to read "Seth Lane", is written over a horizontal line.

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 Gateway to Florida

FOR PLANNING USE ONLY

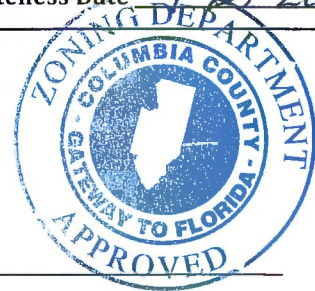
Application # SPD 250803

Application Fee \$500.00

Receipt No. 771531

Filing Date 8-25-2025

Completeness Date 9-25-2025



Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Pinnacle Office
2. Address of Subject Property: 19816 S US Highway 441
3. Parcel ID Number(s): 04-7S-17-09886-104
4. Future Land Use Map Designation: Agriculture - 3
5. Zoning Designation: A-3
6. Acreage: 15
7. Existing Use of Property: tree farm
8. Proposed use of Property: office and warehouse
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 11,300
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in impervious area: Total Square Footage _____

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Daniel Young, PE Title: Vice President of Engineering
Company name (if applicable): NV5, Inc.
Mailing Address: 11801 Research Dr
City: Alachua State: FL Zip: 32615
Telephone: () (352) 331-1976 Fax: () Email: daniel.young@nv5.com, permiteng@nv5.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): Pinnacle Site Solutions LLC
Mailing Address: 14620 W Newberry Rd Box 336
City: Newberry State: FL Zip: 32669
Telephone: () contact agent Fax: () Email: contact agent

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.**

self-certified → 10-2 Application

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 250301 _____

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.

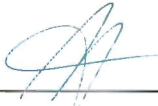
For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

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.

Daniel Young, PE

Applicant/Agent Name (Type or Print)



Applicant/Agent Signature

8/12/25

Date

CONSTRUCTION DOCUMENTS
FOR:

PINNACLE
OFFICE BUILDING

COLUMBIA COUNTY, FLORIDA

SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST
SUBMITTED TO:
COLUMBIA COUNTY
FLORIDA DEPARTMENT OF TRANSPORTATION
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

DEVELOPER/CLIENT
Pinnacle Office Building
14420 W. NEWBERRY RD. BOX 335
NEWBERRY, FL 32669
(352) 277-4537

ENGINEER OF RECORD
Civil Engineering
11801 Research Drive
Alachua, FL 32813
(352) 331-1878

LANDSCAPE ARCHITECT
Joseph Joseph Swanson
11801 Research Drive
Alachua, FL 32813
(352) 331-1878

VICINITY MAP

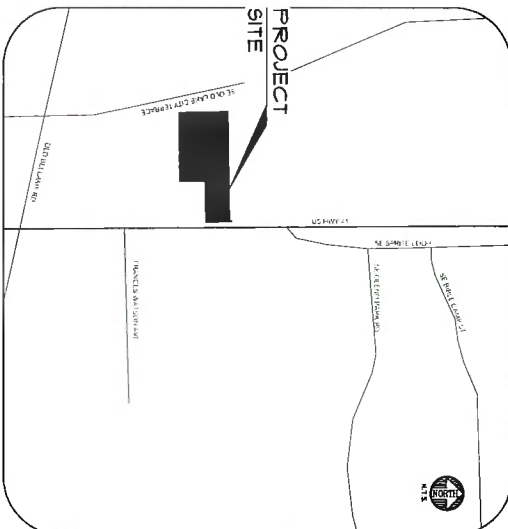
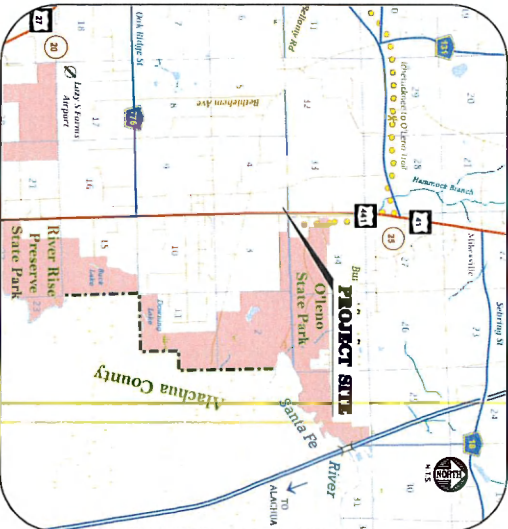


TABLE 1: GENERAL NOTES

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TABLE 3: SHEET INDEX

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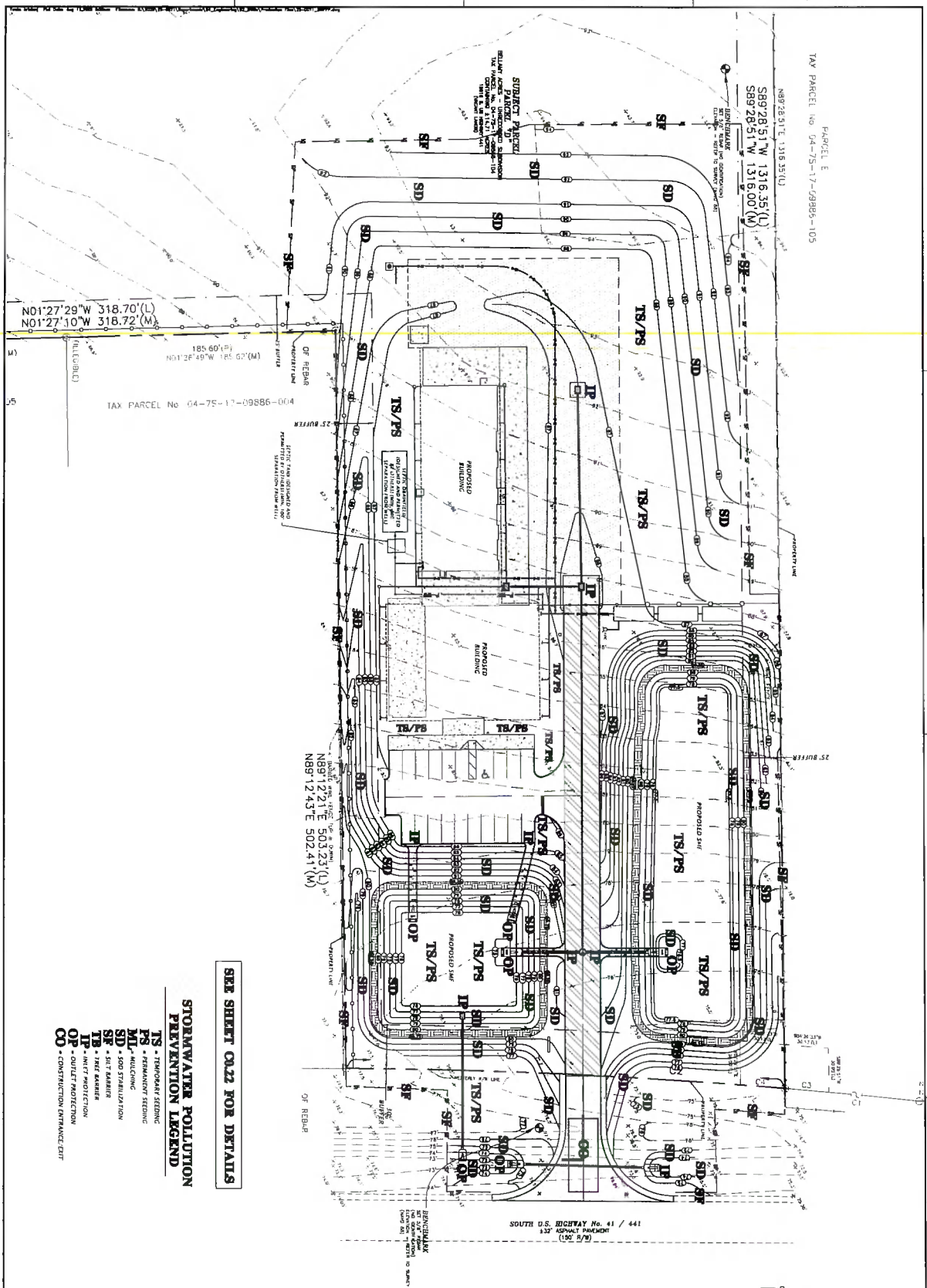


11801 Research Drive
Alachua, Florida 32816
(352) 331-1878
www.mv5.com

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(352) 331-1878
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WASH. STATE[illegible]

NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.
2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.



TAX PARCEL No. 04-75-17-09886-105

S89°28'51\"/>

N01°27'29\"/>

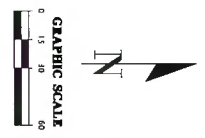
TAX PARCEL No. 04-75-17-09886-004

SOUTH D.S. HIGHWAY No. 41 / 441

SEE SHEET C022 FOR DETAILS

STORMWATER POLLUTION PREVENTION LEGEND

- TS • TEMPORARY SEEDING
- PS • PERMANENT SEEDING
- MU • MULCHING
- SD • SOIL STABILIZATION
- SF • SILT FARMING
- TS • TRAP AND HOLD
- IP • INLET PROTECTION
- CO • CONSTRUCTION ENTRANCE CATCH

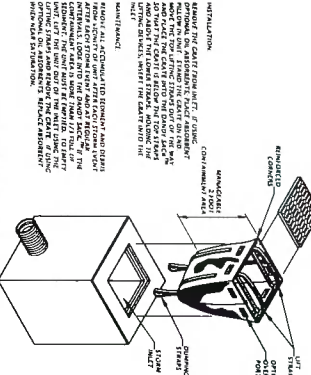


33801 Research Drive Alachua, Florida 32818 (352)332-1378 www.nv5.com	N/V/5	SHEET 25-0071	PROJECT STORMWATER POLLUTION PREVENTION PLAN	CLIENT RAINFALL SITE SOLUTIONS, LLC	DATE 05/14/2020
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THAT ARE LOCATED WITHIN 50 FEET OF ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS.

[illegible]

INLET PROTECTION OPTIONS DETAIL



STANDARD CONSTRUCTION EXIT

THRESHOLD

DOOR

DOOR HANDLE

DOOR LOCK

10' MIN. WIDE

8' MIN. HIGH

10' MIN. LONG

10' MIN. DEEP

CONSTRUCTION EXIT WITH WALL SET

WALL SET DETAIL

WALL SET

DOOR

DOOR HANDLE

DOOR LOCK

10' MIN. WIDE

8' MIN. HIGH

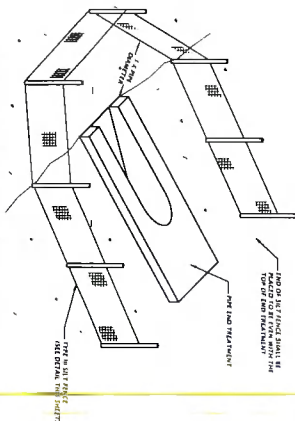
10' MIN. LONG

10' MIN. DEEP

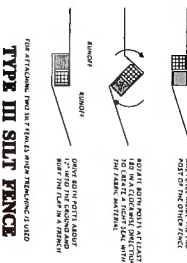
TEMPORARY CONSTRUCTION EXIT

CONSTRUCTION EXIT WITH WALL SET

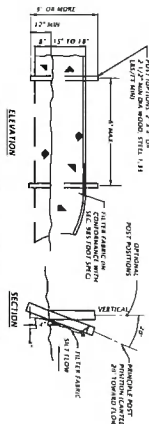
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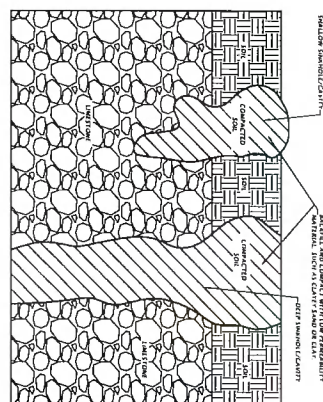
11/1/94



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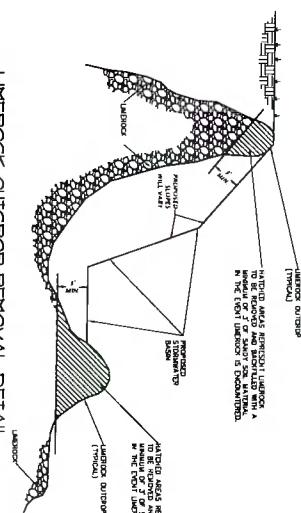
SUBFACTORY MANAGEMENT FACILITIES (SMF)

FUNCTIONS

THE SYSTEM SHALL BE ACCURATELY INSPECTED AND MAINTAINED BY THE FRANCHISEE TO INSURE THAT THE EQUIPMENT IS CONTROLLED AND DOES NOT TRANSFER TO PERSONS DISCLOSED TO THE STATE. ANY VIOLATION ESTABLISHED FOR INSPECTION CONTROL SHALL BE IMMEDIATELY MAINTAINED FOR FUNCTION.

ON-ENTRY, OFF-ENTRY AND PROTECTORS

As stated previously, the 1977 Panel of Regional, Interregional and National Academies for the Americas met in the Americas to discuss the role of the social sciences in the development of the region. The Panel was composed of representatives of the social sciences from the Americas, Europe, and Africa. The Panel's report, "The Role of the Social Sciences in the Development of the Americas," was published in 1978. The Panel's report was a landmark document in the history of the social sciences in the Americas. It was the first time that the social sciences were recognized as a key component of the development of the region. The Panel's report was a landmark document in the history of the social sciences in the Americas. It was the first time that the social sciences were recognized as a key component of the development of the region.

[illegible]

27

[illegible]

TAX PARCEL No. 04-75-17-09886-105

PARCEL E

N89°28'51"W 1316.35'(L)
S89°28'51"W 1316.00'(M)

REMARKS: SEE SHEET 15 FOR SUBJECT PARCEL

SUBJECT PARCEL
PARCEL E
TAX PARCEL No. 04-75-17-09886-105

N01°27'29"W 318.70'(L)
N01°27'10"W 318.72'(M)

TAX PARCEL No. 04-75-17-09886-004

DATE	DESCRIPTION	BY	CHECKED
01/11/17	DESIGN	W. J. WILSON	W. J. WILSON
01/11/17	DESIGN	W. J. WILSON	W. J. WILSON
01/11/17	DESIGN	W. J. WILSON	W. J. WILSON
01/11/17	DESIGN	W. J. WILSON	W. J. WILSON

N89°12'21"E 503.23'(L)
N89°12'43"E 502.41'(M)

- LEGEND:
- FOOT PAVED SHOULDER AND ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAILS)
 - HEAVY DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAILS)
 - STANDARD DUTY ASPHALT PAVEMENT (REFER TO C2.30 FOR DETAILS)
 - HEAVY DUTY CONCRETE PAVEMENT (REFER TO C2.30 FOR DETAILS)

- NOTES:
- SEE SHEET 15 FOR SUBJECT PARCEL
 - SEE SHEET 15 FOR SUBJECT PARCEL
 - SEE SHEET 15 FOR SUBJECT PARCEL
 - SEE SHEET 15 FOR SUBJECT PARCEL

GRAPHIC SCALE
0 15 30 60



CL 1.10

25.0071

REMARKS: SEE SHEET 15 FOR SUBJECT PARCEL

REMARKS: SEE SHEET 15 FOR SUBJECT PARCEL

REMARKS: SEE SHEET 15 FOR SUBJECT PARCEL

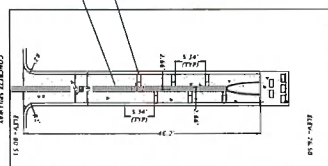
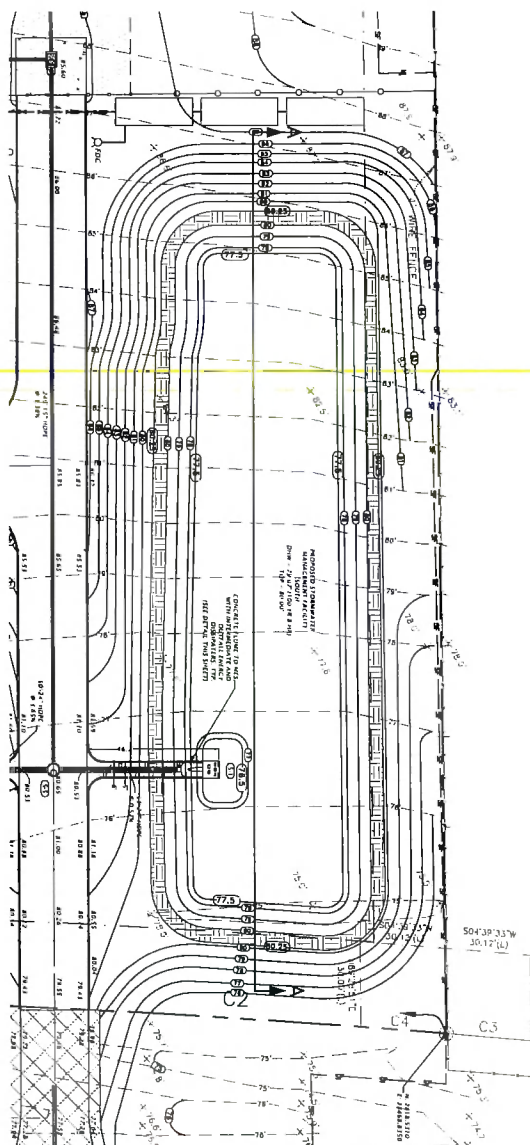
REMARKS: SEE SHEET 15 FOR SUBJECT PARCEL

REMARKS: SEE SHEET 15 FOR SUBJECT PARCEL

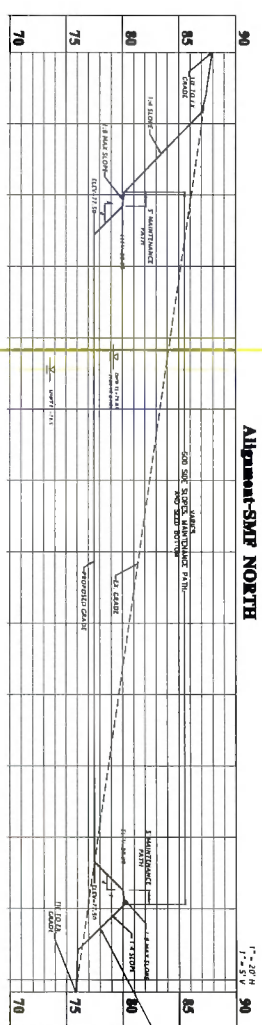
REMARKS: SEE SHEET 15 FOR SUBJECT PARCEL

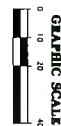
N29°28'51"E 1316.35'(L)
S89°28'51"W 1316.35'(L)
S89°28'51"W 1316.00'(M)

[illegible]

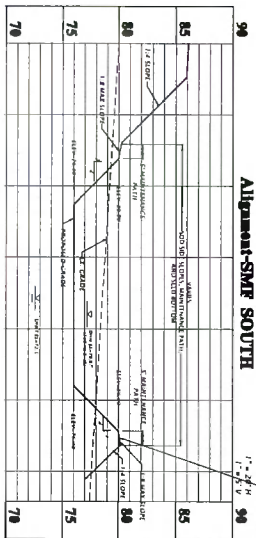


STRUCTURE	STRUCTURE TYPE	TOP	INVERT ELEV	PMI	MOORING C
		NO. A	DATE	DATE	DATE
5.1	CRUIZ DRAINAGE PITS 11007 (H002 430.517)	78.50 S	78.50 S	N 213.146	N 213.146
5.3	SEAWATER PIT (NO. 1) H002 475.501 AND 475.010	82.65 78.88 S 78.88 S 78.88 S 78.88 S 78.88 S	82.65 78.88 S 78.88 S 78.88 S 78.88 S 78.88 S	44.4 44.4 44.4 44.4 44.4 44.4	N 248.011 N 248.011 N 248.011 N 248.011 N 248.011 N 248.011

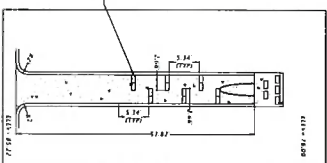
[illegible]



N|V|5



S-14 CONCRETE SPILLWAY S-15 CONCRETE SPILLWAY
DETAILS DETAILS



N26°28'51"E 1316.35'(L)
S89°28'51"W 1316.00'(M)

TAX P&PCEL NO 04-75-17-09886-004

N89°12'21"E 503.23'(L)
N89°12'43"E 502.41'(M)

SOUTH U.S. HIGHWAY No. 41 / 441
±32' ASPHALT PAVEMENT
(150' R/W)



N|V|5

11801 Research Drive
Alachua, Florida 32618
(352)331-1978
www.nrg.com

[illegible]

CONCURRENCY IMPACT ANALYSIS

Pinnacle Office

25-0071



To: Louie Goodin, Columbia County Planner
From: Romy Garraud, Project Planner
Date: August 6, 2025
RE: Pinnacle Office – Concurrency Impact Analysis

This Concurrency Analysis is submitted for the Pinnacle Office Site Plan Application. It is the intent to develop an office building to conduct professional services for a site work company, with ±5,800-square-foot dedicated to office space and ±6,300-square-foot dedicated to storage space. The project area includes Columbia County Tax Parcel 04-7S-17-09886-104. The development area is located north of SW Old Bellamy Road and west of US Highway 441. The site's Future Land Use (FLU) category is Agriculture-3. The site's Zoning District is A-3.

The following analysis estimates potential impacts on Columbia County public facilities that may result from the proposed development. The analysis does not include any school or park/recreation impacts because the proposed use is non-residential and is not expected to cause an increase in population.

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	LUC	Ind. Variable	Units	Daily	AM Peak	PM Peak
Small Office Building	712	1,000 square feet	5.800	83	10	13

1. Units are based on 1,000 square feet of gross leasable area.
2. Source: ITE Trip generation Manual, 11th Edition

Table 2: AADT Analysis

	2023 AADT	Growth to Build-out Year	Proposed Development Daily Trips	Total Future Volume	AADT Threshold (LOS C)	Level of Service
2 Lane Rural Road Level of Service	5,000 vpd	556 vpd	83 vpd	5,646 vpd	8,200 vpd	C

1. Source: ITE Trip generation Manual, 11th Edition
2. Source: FDOT Online Traffic data

Conclusion: Approval of this application *will* result in an increase in vehicular trips on site generating from the proposed use. Currently, the project site sits vacant, therefore the existing daily trip average is zero. Additionally, The Florida Department of Transportation Online Traffic data indicates a 2023 Annual Average Daily Traffic of 5,000 vehicles per day. A generalized level of service analysis has been completed and is summarized above. The 5,000 vehicles per day traffic was increased to account for the average growth in traffic to the build-out year of 2027. **The generalized level of service analysis shows that the roadway segment with the proposed development traffic will operate acceptably with the addition of the proposed development traffic to the roadway network.**

N:\2025\25-0071\Departments\02_Planning\Reports\Engineering\RPT-Concurrency 250624.docx

Potable Water and Sanitary Sewer Analysis

The site will utilize a private water well and septic system. Therefore, the site will not connect to a central utility network, which will not impact any local utility service capacity.

Solid Waste Analysis

Table 3: Solid Waste Analysis

Type	Square feet	Generation Rate	Tons per year
Existing Intensity			
Non-Residential Use	653,400	12 lbs/1,000 ft ² /year x (365 days/2000 lbs)	1430.9
Proposed Intensity			
Office	5,800	12 lbs/1,000 ft ² /year x (365 days/2000 lbs)	12.702

1. Source: Environmental Engineering: A Design Approach, Sincero and Sincero, Prentice Hall, New Jersey, 1996.

2. Source: Solid Waste Disposal Level of Service Standards, Columbia County

Conclusion: Based on the existing maximum potential intensity of the site, it could produce 1430.9 tons of solid waste per year. The proposed intensity would only produce 12.702 tons of solid waste per year, which is very low compared to the potential maximum. Furthermore, the proposed amount of solid waste produced will not cause a negative impact to Columbia County's solid waste collection.

CONSISTENCY ANALYSIS

Pinnacle Office

25-0071



To: Louie Goodin, Columbia County Planner
From: Romy Garraud, Project Planner
Date: August 6, 2025
RE: Pinnacle Office – Comprehensive Plan Consistency Analysis

This Comprehensive Plan Consistency Analysis is submitted for the Pinnacle Office Site Plan Application. It is the intent to develop an office building to conduct professional services for a site work company, with ±5,800-square-feet dedicated to office space and ±6,300-square-feet dedicated to indoor storage space. The project area includes Columbia County Tax Parcel 04-7S-17-09886-104. The development area is located north of SW Old Bellamy Road and west of US Highway 441. The site's Future Land Use (FLU) category is Agriculture-3. The site's Zoning District is A-3.

The following identifies specific Columbia County Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text is provided in normal font, while consistency statements are provided in **bold**.

Future Land Use Element

Objective 1.2 The county shall maintain the rural character of rural areas by limiting development activity to those uses and densities which are identified within the following policies.

Policy 1.2.2 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 rural area 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.

The applicant intends to develop an office building with associated storage space. The applicant was granted a Special Exception to develop the proposed use on April 24, 2025, by the Columbia County Planning and Zoning Board.

The proposed development will not disrupt the integrity of the County's rural character, as the architectural building design has a traditional agricultural building exterior that will blend in well with the surrounding area. The site will also implement a perimeter buffer adjacent to residential areas that will be 80% or more opaque, that is 2 to 6 ft. in height, abiding by Columbia County's Comprehensive Plan and Land Development Regulations. Additionally, the site will only operate between the hours of 6:00 AM and 7:00 PM. These hours are a condition of the Special Exception and will be implemented in order to ensure compatibility among the surrounding area.

The proposed development will have a FAR of ±0.0185, which is less than the maximum intensity of 1.0, that has been set within the rural area of the County. The proposed use will adhere to

development standards set in the LDC, making the development compatible with surrounding land uses.

Objective I.7 The county shall continue to maintain regulations to protect natural resources and environmentally sensitive lands (including but not limited to high groundwater aquifer recharge areas as shown on Illustration A-XI, wetlands and floodplains).

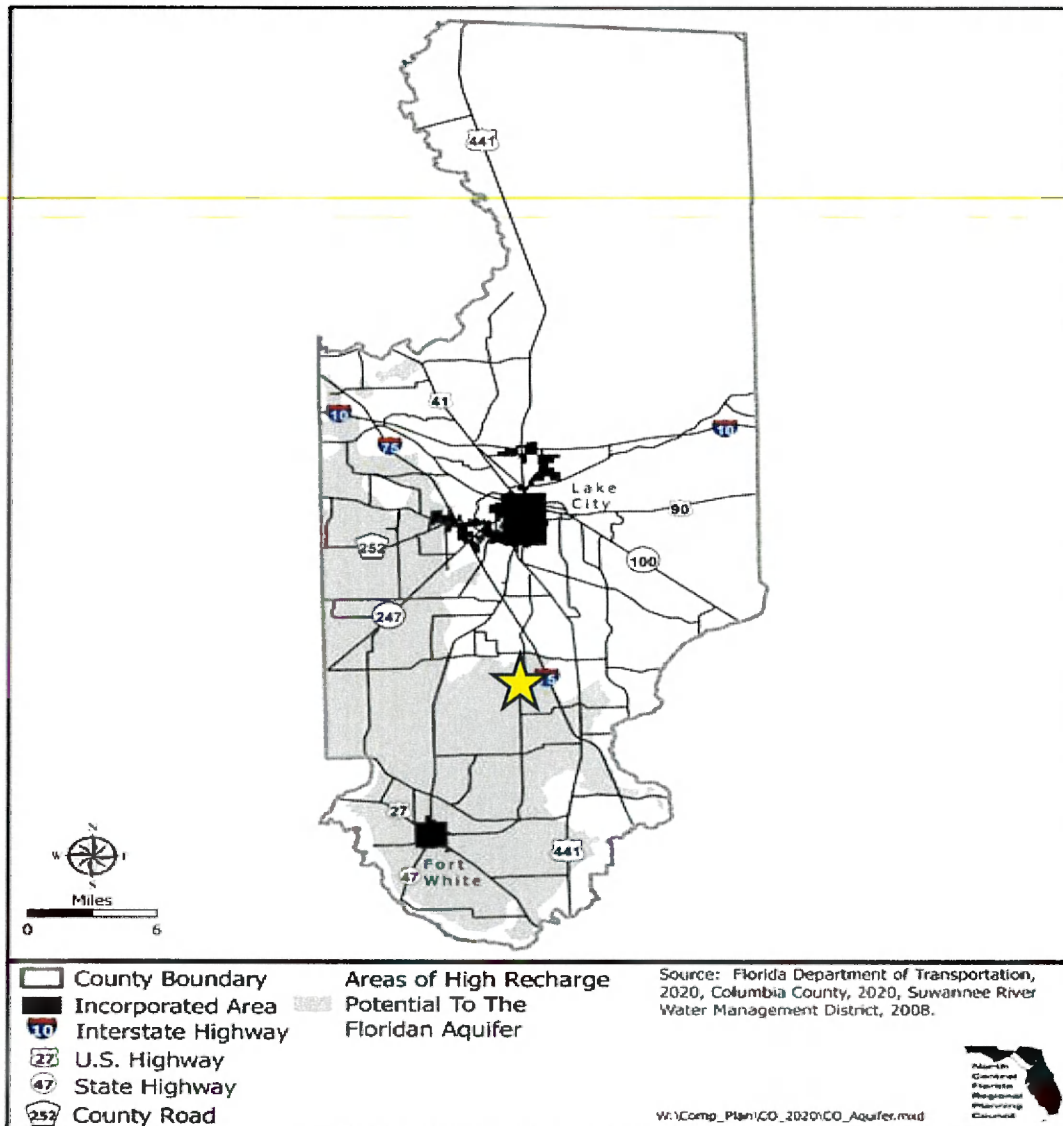


Figure 1: Areas of High Recharge Potential to the Floridan Aquifer

There are no FEMA floodplains or wetlands present on the subject property. Applicants will abide by the Columbia County, Suwannee River Water Management District, and Florida Department of Transportation regulations that safeguard the environment, especially those that regulate high groundwater aquifer recharge areas. Furthermore, a geotechnical report of the site has been completed and will be submitted as part of this application. The stormwater basin(s) will be designed in accordance with the findings of the geotechnical report, as well as the standards of Columbia County and the Suwannee River Water Management District.

Policy I.7.5 The county shall protect high groundwater aquifer recharge areas by: preventing drainage wells and sinkholes to be used for stormwater disposal; requiring well construction modification and closure to be regulated in conformance with criteria established by the Water Management District and Florida Department of Health and Rehabilitative Services, (in particular, abandoned wells shall be closed in accordance with Chapter 40B-3, Florida Administrative Code, in effect upon adoption of this policy); and prohibiting intensive agriculture uses (the term intensive agriculture means those agricultural uses requiring an industrial waste permit from the Florida Department of Environmental Protection) and the discharge and requiring protection against accidental releases of hazardous or toxic materials to the soils or groundwater. These provisions will be applied to all high groundwater aquifer recharge areas, as identified within Illustration A-XI of this comprehensive plan.

The design of the stormwater management facility shall be in accordance with the findings and recommendations of the completed geotechnical report and in compliance with the standards set by Columbia County and the Suwannee River Water Management District, which shall consider all environmental characteristics of the site. The site will not host any intensive agricultural uses on the site that could harm the Florida aquifer system. The proposed well for the site will be designed, constructed, and permitted, consistent with the Suwannee River Water Management District and the Florida Department of Environmental Protection regulations.

Traffic Circulation Element

Objective II.1. The County shall maintain a safe, convenient and efficient level of service standard for all roadways.

The level of service analysis, demonstrated in the companion concurrency analysis, shows that the roadway segment with the proposed development traffic will operate acceptably with the addition of the proposed development traffic to the roadway network.

Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element

GOAL IV-2 Ensure the provision of public sanitary sewer facilities in a timely, orderly efficient and environmentally sound manner at an acceptable level of service for the population of the county.

Policy IV.2.1 The county hereby establishes the following level of service standards for sanitary sewer facilities.

Facility Type	Level of Service Standard
Individual Septic Tanks	Standards as specified in Chapter 64E-6, Florida Administrative Code, as amended.

Site connection to a central sewer system is not available, the site will utilize a private septic tank that will abide by level of service standards set forth in Chapter 64E-6 of the Florida Administrative Code.

Policy IV.2.2 The county's land development regulations shall contain provisions to prohibit the installation of septic tanks in locations with unsuitable soils which do not meet the installation requirements of Chapter 64E-6, Florida Administrative Code or within wetland areas.

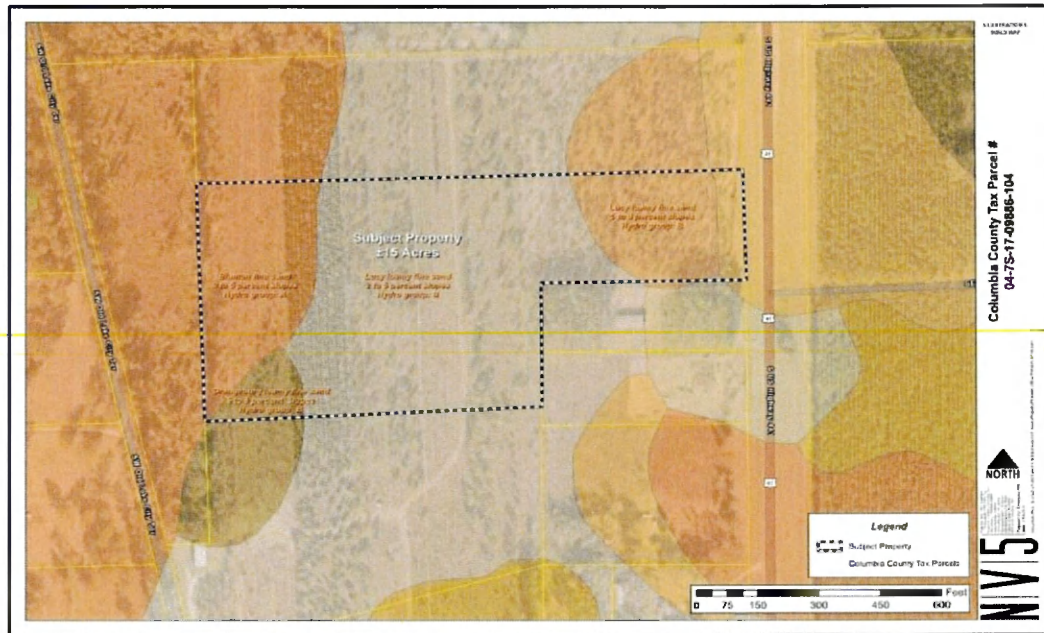


Figure 2: Soils Map

On-site soils are identified in Figure 2 and are generally suitable for development.

Goal IV-5 Ensures the provision of public potable water facilities in a timely, orderly, efficient and environmentally sound manner at an acceptable level of service for the population of the county.

Policy IV.5.1 The county hereby establishes the following level of service standards for potable water.

Facility Type	Level of Service Standard
Private Individual Water Wells	100 gallons per capita per day

The site will utilize a private water well, which will comply with the level of service standards established by Columbia County. This well will ensure a reliable water supply for the development while not impacting the County's potable water LOS.

Prepared by and return to:

Sherra Gurman
U.S. Title
2622-B2 Northwest 43rd Street
Gainesville, FL 32606
(352) 372-7000
File No UG-18572

Parcel Identification No 09886-104

[Space Above This Line For Recording Data]

CORRECTIVE WARRANTY DEED

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

This indenture made the 1st day of May, 2025 between David J. Hajos, a single man, whose post office address is 22413 Northwest 227th Drive, High Springs, FL 32643, of the County of Alachua, State of Florida, Grantor, to Pinnacle Site Solutions, LLC, a Florida Limited Liability Company, whose post office address is 14620 West Newberry Road, Box 336, Newberry, FL 32669, of the County of Alachua, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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 heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

PARCEL "D"

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.01°52'08"E., 326.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°52'08"E., 611.80 FEET; THENCE S.89°51'44"E., 788.52 FEET; THENCE N.01°27'29"W., 318.70 FEET; THENCE N.89°12'21"E., 503.23 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441, SAID CURVE HAVING A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 04°26'34"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 300.08 FEET, SAID CURVE ALSO BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N.02°26'15"E., 300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY A BEARING OF S.89°28'51"W., 1316.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH & SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF NE 1/4 OF NE 1/4, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE S.01°52'08"E., 326.11 FEET; THENCE N.89°28'51"E., 1316.35 FEET TO THE POINT OF BEGINNING; POINT OF BEGINNING LYING AT THE NE CORNER OF PARCEL D AND THE SE CORNER OF PARCEL E ON A CURVE RUNNING NORTHERLY, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INTERNAL ANGLE OF 00°26'46", THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°52'55"E., AND A CHORD DISTANCE OF 30.13 FEET; THENCE S.89°28'51"W., 30.00 FEET; THENCE S.04°39'33"W., 30.12 FEET TO THE SOUTH LINE OF PARCEL E AND THE NORTH LINE OF PARCEL D; THENCE S.04°39'33"W., 30.12 FEET; THENCE N.89°28'51"E., 30.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 3869.83 FEET, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°26'10"E., AND A CHORD DISTANCE OF 30.11 FEET.

This deed being recorded to correct the legal description on the Warranty Deed recorded March 7, 2025, in O.R. Book 1534, Page 2792, as Document # 202512004895, Public Records of Columbia County, Florida.

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

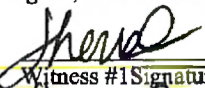
Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the 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 hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness #1 Signature

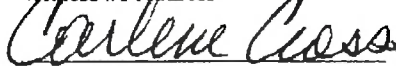
Sherra Gurman

Witness #1 Printed Name

2622-B2NW 43rd St

Gainesville, FL 32606

Witness #1 Address



Witness #2 Signature

Carlene Cross

Witness #2 Printed Name

2622-B2NW 43rd St.

Gainesville, FL 32606

Witness #2 Address


David J. Hajos

STATE OF FLORIDA
COUNTY OF ALACHUA

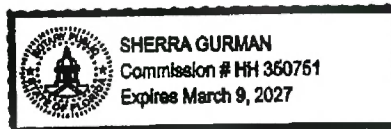
The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 1st
day of May, 2025 by David J. Hajos, who ☒ is/are personally known to me or who () has/have produced
as identification.



Signature of Notary Public

Sherra Gurman

Print, Type/Stamp Name of Notary





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

Detail by Entity Name

Florida Limited Liability Company
PINNACLE SITE SOLUTIONS LLC

Filing Information

Document Number L17000072734
FEI/EIN Number 82-1070500
Date Filed 03/30/2017
Effective Date 03/30/2017
State FL
Status ACTIVE

Principal Address

13420 PROGRESS BLVD, SUITE 200
ALACHUA, FL 32615

Changed: 10/18/2024

Mailing Address

14260 W Newberry Rd
Box 336
Newberry, FL 32669

Changed: 04/21/2022

Registered Agent Name & Address

Scheer, Jeremy
14260 W Newberry Rd
Box 336
Newberry, FL 32669

Name Changed: 03/01/2024

Address Changed: 01/29/2024

Authorized Person(s) Detail

Name & Address

Title CEO

Steedley, Quentin
17992 NW 244th St
High Springs, FL 32643

Title CFO

Scheer, Jeremy
14260 W Newberry Rd
Box 336
Newberry, FL 32669

Annual Reports

Report Year	Filed Date
2024	01/29/2024
2025	02/05/2025
2025	04/07/2025

Document Images

04/07/2025 -- AMENDED ANNUAL REPORT	View image in PDF format
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06/09/2020 -- ANNUAL REPORT	View image in PDF format
04/10/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
03/30/2017 -- Florida Limited Liability	View image in PDF format

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

31541.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09886-104		3

HAJOS DAVID J
22413 NW 227 DR
HIGH SPRINGS FL 32643

THIS BILL IS FULLY PAID

19816 S US HIGHWAY 441 HIGH SPRINGS 32643
BELLAMY ACRES (DIVISION OF LAND) PARCEL D:
COMM NW COR OF NE1/4 OF NE1/4, S 326.11 FT FOR

135 NE Hernando Ave, Suite 125, Lake City, FL 32055
(386) 758-1077

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
GENERAL FUND	106,795	7.8150	0	106,795	834.60
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	132,390	0.7480	0	132,390	99.03
LOCAL	132,390	3.1430	0	132,390	416.10
CAPITAL OUTLAY	132,390	1.5000	0	132,390	198.58
SUWANNEE RIVER WATER MGT DIST					
WATER MGT	106,795	0.2936	0	106,795	31.36
LAKE SHORE HOSPITAL AUTHORITY					
LK SHORE	106,795	0.0001	0	106,795	0.01

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Columbia
County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	13.4997	AD VALOREM TAXES	1,579.68
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NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
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SAVE TIME PAY ONLINE @ www.columbiataxcollector.com

NON AD VALOREM ASSESSMENTS	0.00
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COMBINED TAXES AND ASSESSMENTS	1,579.68	See reverse side for important information
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Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,579.68	-47.39	0.00	1,532.29	0.00

Kyle Keen, CFC
Columbia County Tax Collector

2024 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM
ASSESSMENTS

31541.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R09886-104		3

HAJOS DAVID J
22413 NW 227 DR
HIGH SPRINGS FL 32643

THIS BILL IS FULLY PAID

19816 S US HIGHWAY 441 HIGH SPRINGS 32643
BELLAMY ACRES (DIVISION OF LAND) PARCEL D:
COMM NW COR OF NE1/4 OF NE1/4, S 326.11 FT FOR

DO NOT WRITE BELOW THIS PORTION

PLEASE PAY IN US FUNDS TO: KYLE KEEN, TAX COLLECTOR

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	1,579.68	-47.39	0.00	1,532.29	0.00

Receipt(s) 2024-24282 on 12/23/24 for \$1,532.29 by Gateway Farms LLC

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

LEGAL DESCRIPTION:

PARCEL "D"

COMMENCE AT THE NW CORNER OF THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN S.01°52'08"E., 326.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°52'08"E., 611.80 FEET; THENCE S.89°51'44"E., 788.52 FEET; THENCE N.01°27'29"W., 318.70 FEET; THENCE N.89°12'21"E., 503.23 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, BEING ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 441, SAID CURVE HAVING A RADIUS OF 3869.83 FEET AND AN INCLUDED ANGLE OF 04°26'34"; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 300.08 FEET, SAID CURVE ALSO BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF N.02°26'15"E., 300.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY A BEARING OF S.89°28'51"W., 1316.35 FEET TO THE POINT OF BEGINNING. CONTAINING 14.71 ACRES MORE OR LESS.

TOGETHER WITH & SUBJECT TO A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF NE $\frac{1}{4}$ OF NE $\frac{1}{4}$, SECTION 4, TOWNSHIP 7 SOUTH, RANGE 17 EAST AND RUN THENCE S.01°52'08"E., 326.11 FEET; THENCE N.89°28'51"E., 1316.35 FEET TO THE POINT OF BEGINNING; POINT OF BEGINNING LYING AT THE NE CORNER OF PARCEL D AND THE SE CORNER OF PARCEL E ON A CURVE RUNNING NORTHERLY, ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; SAID POINT OF BEGINNING ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 3869.83 FEET AND AN INTERNAL ANGLE OF 00°26'46", THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°52'55"E., AND A CHORD DISTANCE OF 30.13 FEET; THENCE S.89°28'51"E., 30.00 FEET TO A POINT ON A CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 3869.83 FEET, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441; THENCE RUN NORTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH U.S. HIGHWAY 441 AN ARC DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF N.04°26'10"E., AND A CHORD DISTANCE OF 30.11 FEET.



Building and Zoning Department
Site Development Plan Application

Invoice
72864

Applicant Information

PINNACLE SITE SOLUTIONS
LLC,
TBD S US HWY 441

Invoice Date

08/25/2025

Permit #

SDP250803

Amount Due

\$500.00

Job Location

Parcel: 04-7S-17-09886-104

Owner: PINNACLE SITE SOLUTIONS LLC, ,
Address: TBD S US HWY 441

Contractor Information

Invoice History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/25/2025	Fee: Site & Development Plan Approval	\$500.00
Amount Due:		\$500.00

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

PINNACLE SITE SOLUTIONS
LLC,
TBD S US HWY 441

Method

Check 2319

Date of Payment

08/25/2025

Payment

771531

Amount of Payment

\$500.00

AppID: 72864 Permit #: SDP250803
Site Development Plan
Parcel: 04-7S-17-09886-104

Owner: PINNACLE SITE SOLUTIONS LLC, ,

Contractor Information

Payment History

<u>Date</u>	<u>Description</u>	<u>Amount</u>
08/25/2025	Fee: Site & Development Plan Approval	\$500.00
08/25/2025	Payment: Check 2319	(\$500.00)
		\$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.

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 Daniel Young
(Name of Person to Act as my Agent)

for NV5 Inc.
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Pinnacle Office/Storage Site Development Plan
(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: Jeremy Scheer

Applicant/Owner's Title: CFO

On Behalf of: Pinnacle Site Solutions
(Company Name, if applicable)

Telephone: (352) 727-4532 Date: _____

Applicant/Owner's Signature: [Signature]

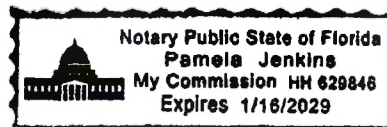
Print Name: JEREMY L. SCHEER

STATE OF FLORIDA
COUNTY OF Alachua

The Foregoing instrument was acknowledged before me this 28 day of August, 20 25, by _____, whom is personally known by me ☒ OR produced identification ☐.
Type of Identification Produced _____

Pamela Jenkins
(Notary Signature)

(SEAL)





FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

**SELF-CERTIFICATION FOR
A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING
LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND
LESS THAN 2 ACRES OF IMPERVIOUS SURFACES**

Owner(s)/Permittee(s): Pinnacle Site Solutions
File No: 0464800001EG
File Name: PINNACLE OFFICE BUILDING
Site Address: 19816 S US Highway 441
High Springs FL - 32643 1174
County: Columbia
Latitude: 29° 54' 52.5633"
Longitude: -82° 36' 39.959"
Total Project Area: 3.54
Total Impervious Surface Area: 1.56
**Approximate Date of Commencement
of Construction:** 11/03/2025
Registered Florida Professional: Daniel Young
License No.: 70780
Company: NV5 Inc.

Digitally signed
by Daniel Harvey
Young
DN: CN=Daniel
Harvey Young,
O=Daniel Harvey
Young, L=Mount
Dora, S=Florida,
C=US
Reason: I am
approving this
document
Date: 2025.09.22
16:30:39-04'00'

Daniel H. Young,
State of Florida, Professional
Engineer, License No. 70780

This item has been
electronically signed and
sealed by Daniel H. Young,
P.E. on 09/22/2025 using a
Digital Signature.

Printed copies of this
document are not considered
signed and sealed and the
signature must be verified on
any electronic copies.

Date: September 22, 2025

Daniel Young certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:

- 1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Drainage Plan

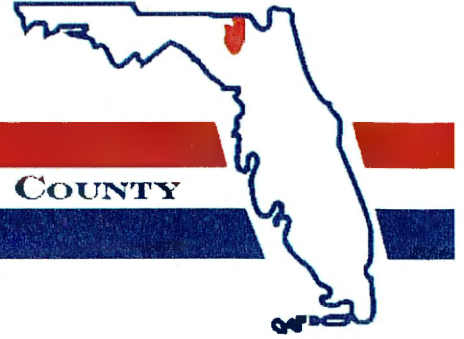
If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Daniel Young, License No. 70780, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@FloridaDEP.gov, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

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

April 28, 2025

via electronic mail

Matt Webster
17992 NW 244th ST
High Springs, FL 32643

Re: SE250301

Mr. Webster,

Please use this letter as notification that your application, SE250301, as submitted on March 18, 2025 involving parcel # 04-7S-17-09886-104 was approved on April 24, 2025 by the Columbia County Planning and Zoning Board with the following conditions:

"Operations will be limited to the hours between 6:00 A.M. and 7:00 P.M."

Louie Goodin
County Planner
Columbia County, Florida