



Columbia County Gateway to Florida

FOR PLANNING USE ONLYApplication # SPD 22 16

Application Fee \$500.00

Receipt No. 760046Filing Date 11.7.22

Completeness Date _____

Site Plan Application

A. PROJECT INFORMATION

1. Project Name: Container Park
2. Address of Subject Property: 149 SW Woolsey GLN, Lake City, FL
3. Parcel ID Number(s): 02-4S-16-02719-000
4. Future Land Use Map Designation: Commercial
5. Zoning Designation: Commercial Intensive
6. Acreage: 6.64
7. Existing Use of Property: Vacant
8. Proposed use of Property: Container park
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 4320 Sq Ft
 - () Relocation of an existing structure: Total square footage _____
 - () Increase in impervious area: Total Square Footage 2.53 acres

B. APPLICANT INFORMATION

1. Applicant Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s): Tori Humphries Title: Project Manager
Company name (if applicable): North Florida Professional Services
Mailing Address: P.O. Box 3823
City: Lake City State: Florida Zip: 32056
Telephone: (386) 752-4675 Fax: () Email: thumphries@nfps.net

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

3. If the applicant is agent for the property owner*.
Property Owner Name (title holder): Michael Woods
Mailing Address: 520 SW Steedley DR
City: Lake City State: Florida Zip: 32024
Telephone: (407) 436-4618 Fax: () Email: _____

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

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

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: _____
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.

Michael Woods

Applicant/Agent Name (Type or Print)

Michael Woods

Applicant/Agent Signature

8/24/22

Date

Columbia County Property Appraiser

Jeff Hampton

2022 Working Values

updated: 6/30/2022

Parcel: << 02-4S-16-02719-000 (11155) >>

Owner & Property Info

Owner	WOODS MICHAEL C II 520 SW STEEDLEY DR LAKE CITY, FL 32024		
Site	149 SW WOOLSEY Gln, LAKE CITY 151 SW WOOLSEY Gln		
Description*	BEG INTERS S LINE OF SE1/4 & SE'LY R/W SR-247, RUN N 40 DEG E ALONG R/W 310.89 FT, S 49 DEG E 25 FT, N 40 DEG E ALONG R/W 449.96 FT TO A BEND IN R/W CN 66 DEG E 137.14 FT TO A PT ON W R/W I-75, S 24 DEG E ALONG R/W 646.04 FT TO S LINE OF SE1/4, W 911.66 FT ...more>>>		
Area	6.64 AC	S/T/R	02-4S-16
Use Code**	VACANT COMMERCIAL (1000)	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

2021 Certified Values		2022 Working Values	
Mkt Land	\$252,984	Mkt Land	\$253,980
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$252,984	Just	\$253,980
Class	\$0	Class	\$0
Appraised	\$252,984	Appraised	\$253,980
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$252,984	Assessed	\$253,980
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$252,984 city:\$0 other:\$0 school:\$252,984	Total Taxable	county:\$253,980 city:\$0 other:\$0 school:\$253,980

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2016
 ☐ 2013
 ☐ 2010
 ☐ 2007
 ☐ 2005
 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/19/2022	\$300,000	1464/1900	WD	V	Q	01
11/1/2002	\$100	0979/2703	WD	V	U	03
12/7/2000	\$20,000	0916/0309	WD	V	U	03
12/7/2000	\$20,000	0916/0303	WD	V	U	03
12/5/2000	\$100	0916/0312	WD	V	U	01
12/4/2000	\$20,000	0916/0306	WD	V	U	03

Building Characteristics

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

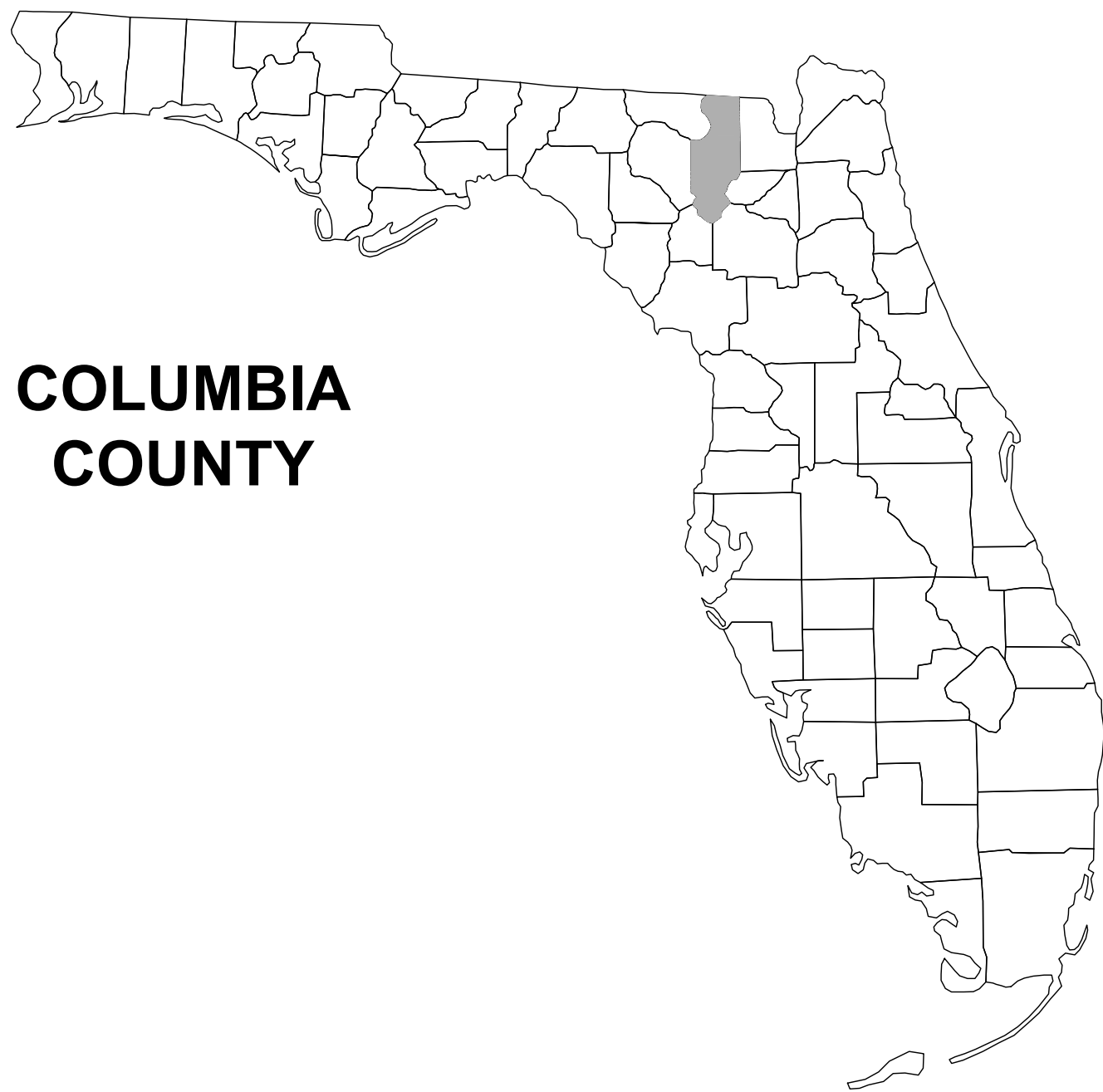
Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
1000	VACANT COMMERCIAL (MKT)	6.640 AC	1.0000/1.0000 1.0000/.7500000 /	\$38,250 /AC	\$253,980

THE WOODS

COLUMBIA COUNTY, FLORIDA



COLUMBIA
COUNTY

PROJECT LOCATION



SHEET INDEX


SITE COVER	C-1
SIGNATURE SHEET	C-2
NOTES	C-3
EROSION NOTES	C-4
TYPICAL SECTION	C-5
SITE PLAN	C-6
EROSION CONTROL PLAN	C-7
GRADING PLAN	C-8
DRAINAGE PLAN	C-9
LANDSCAPE PLAN	C-10
DETAILS	C-11
STAGE DETAIL	C-12-C-14

ATTACHMENTS:
SURVEY BY NFPS

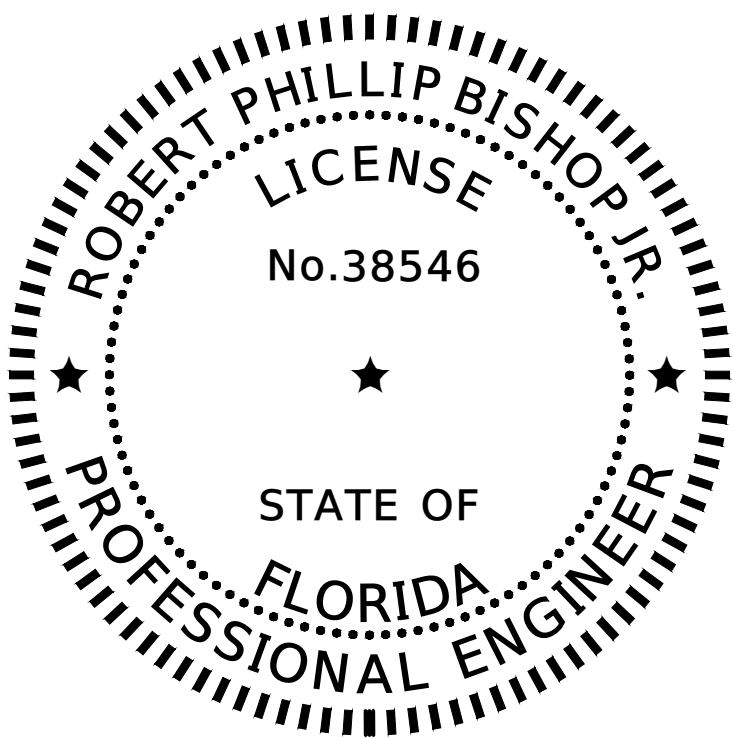
PLANS PREPARED FOR:

MICHAEL WOODS
520 SW STEEDLEY DRIVE
LAKE CITY, FLORIDA
(407)436-4618

10/2022
COLUMBIA COUNTY SUBMITTAL
NOT FOR CONSTRUCTION

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210802SPA EOR: ROBERT PHILLIP BISHOP JR. P.E. NO.: 38546	COVER SHEET	SHEET NO. C-1
DATE	DESCRIPTION						

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED.
THE SIGNATURE MUST BE VERIFIED
IN THE ELECTRONIC DOCUMENTS.

NORTH FLORIDA PROFESSIONAL SERVICES INC.
P.O. BOX 3823
LAKE CITY, FL 32056
CERTIFICATE OF AUTHORIZATION: 29011
ROBERT PHILLIP BISHOP JR., P.E. NO. 38546

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS IN
ACCORDANCE WITH RULE 61G15-23.004, F.A.C.


SHEET INDEX

SITE COVER	C-1
SIGNATURE SHEET	C-2
NOTES	C-3
EROSION NOTES	C-4
TYPICAL SECTION	C-5
SITE PLAN	C-6
EROSION CONTROL PLAN	C-7
GRADING PLAN	C-8
DRAINAGE PLAN	C-9
LANDSCAPE PLAN	C-10
DETAILS	C-11
STAGE DETAIL	C-12-C-14

GENERAL NOTES

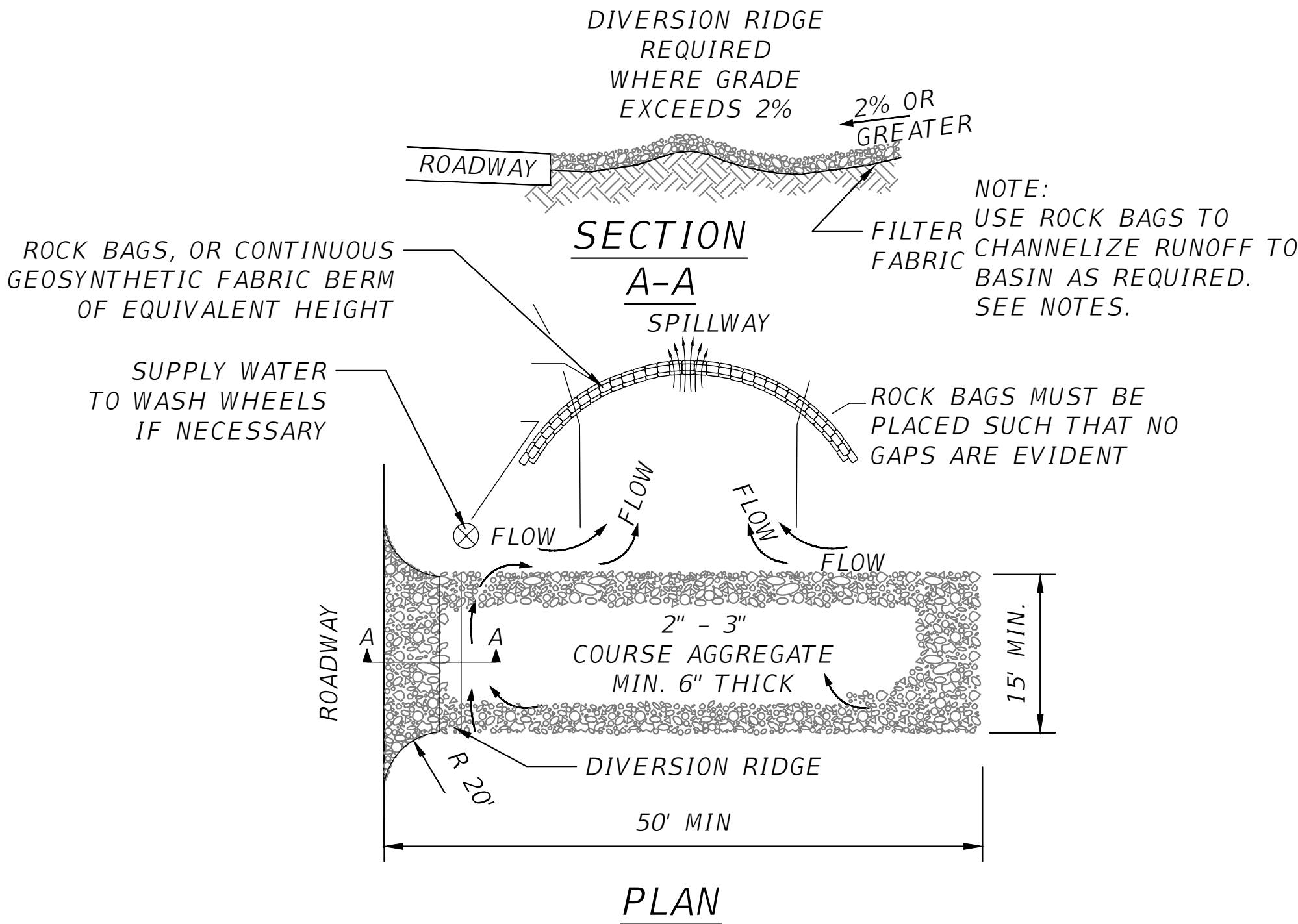
1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE TO ENSURE THAT ALL NEW WORK WILL FIT IN THE MANNER INTENDED ON THE PLANS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF LAKE CITY, FLORIDA (DEPARTMENT OF GROWTH MANAGEMENT) OF SUCH DIFFERENCES IMMEDIATELY AND PRIOR TO PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH BY THE ISSUED SUWANNEE RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT, FLORIDA DEPARTMENT OF TRANSPORTATION DRIVEWAY CONNECTION PERMIT, STATE OF FLORIDA PERMIT APPLICATION TO CONSTRUCT, REPAIR, MODIFY, OR ABANDON A WELL, AND STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM (OSTDS).
3. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN A SECURE MANNER. ALL OPEN TRENCHES AND EXCAVATED AREAS SHALL BE PROTECTED FROM ACCESS BY THE GENERAL PUBLIC.
4. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE ENGINEER.
5. THE SITE IS LOCATED IN SECTION 02, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.
6. THE CONTRACTOR SHALL IMPLEMENT ALL COMPONENTS OF THE EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY EARTH DISTURBING ACTIVITIES. ALL COMPONENTS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL VEGETATION IS ESTABLISHED, THE ENTIRE PROJECT AREA IS STABILIZED AND THE OWNER HAS ACCEPTED OPERATION AND MAINTENANCE.
7. ALL DISTURBED AREAS NOT SODDED SHALL BE SEEDED WITH A MIXTURE OF LONG-TERM VEGETATION AND QUICK GROWING SHORT-TERM VEGETATION FOR THE FOLLOWING CONDITIONS. FOR THE MONTHS FROM SEPTEMBER THROUGH MARCH, THE MIX SHALL CONSIST OF 70 POUNDS PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF WINTER RYE. FOR THE MONTHS OF APRIL THROUGH AUGUST, THE MIX SHALL CONSIST OF 70 PER ACRE OF LONG-TERM SEED AND 20 POUNDS PER ACRE OF MILLET.
8. THE LOCATION OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ALL UTILITIES WITHIN THE PROJECT AREAS.
9. ALL SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS WITHIN PROJECT AREA.
11. CONTRACTOR SHALL PROVIDE ACTUAL INVERT ELEVATIONS ON ALL DRAINAGE STRUCTURES, INCLUDING CULVERTS, PRIOR TO PLACING ANY BASE MATERIAL. DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER BEFORE CONTINUING WORK.
12. IF UNSUITABLE MATERIAL IS ENCOUNTERED DURING GRADING, CONTRACTOR SHALL REMOVE UNSUITABLE MATERIAL TO A DEPTH OF 24" BELOW FINISHED GRADE WITHIN THE CONSTRUCTION LIMITS.
13. THE CONTRACTOR SHALL SUBMIT A NOTICE OF CONSTRUCTION COMMENCEMENT TO THE WATER MANAGEMENT DISTRICT AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
14. ALL CONCRETE SLABS ABUTTING EXTERIOR WALLS SHALL BE SOIL TREATED FOR TERMITES.
15. ALL UTILITY AND/OR DRAINAGE STRUCTURES SHALL BE PRECAST UNLESS APPROVED BY THE ENGINEER. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT.

SITE DATA TABLE					
The Woods					
PARCEL ID NUMBER	02-4S-16-02719-000				
ZONING	COMMERICAL INTENSIVE				
LAND USE	COMMERICAL				
CITY COUNCIL DISTRICT NUMBER	DISTRICT 3				
PHYSICAL ADDRESS	149 SW WOOLSEY LN, LAKE CITY, FL				
PROJECT PROPERTY BOUNDARY		SQ. FT.	ACRES	% OF SITE	% OF LOC
	TOTAL PROPERTY BOUNDARY AREA	290602	6.67	100.00%	100.00%
PROJECT AREA / LIMITS OF CONSTRUCTION (LOC)		290602	6.67	81.04%	100.00%
BOTH ON-SITE & OFF-SITE		290602	6.67	81.04%	100.00%
EXISTING IMPERVIOUS AREA ON-SITE					
	EXISTING ASPHALT PAVEMENT	0	0.00	0.00%	0.00%
	EXISTING CONCRETE	0	0.00	0.00%	0.00%
	EXISTING BUILDING	0	0.00	0.00%	0.00%
	EXISTING STORMWATER MANAGEMENT FACILITY	53841	1.24	18.53%	18.53%
	TOTAL EXISTING IMPERVIOUS AREA ON-SITE	53841	1.24	18.53%	18.53%
PROPOSED IMPERVIOUS AREA ON-SITE					
	EXISTING ASPHALT PAVEMENT TO REMAIN	0	0.00	0.00%	0.00%
	EXISTING CONCRETE TO REMAIN	0	0.00	0.00%	0.00%
	EXISTING BUILDING TO REMAIN	0	0.00	0.00%	0.00%
	EXISTING STORMWATER MANAGEMENT FACILITY TO REMAIN	53841	1.24	18.53%	18.53%
	PROPOSED ASPHALT PAVEMENT	52206	1.20	17.96%	17.96%
	PROPOSED CONCRETE	0	0.00	0.00%	0.00%
	PROPOSED BUILDING	4320	0.10	1.49%	1.49%
	PROPOSED STORMWATER MANAGEMENT FACILITY	0	0.00	0.00%	0.00%
	TOTAL PROPOSED IMPERVIOUS AREA ON-SITE	110368	2.53	37.98%	37.98%
	TOTAL PROPOSED PERVIOUS AREA ON-SITE	180234	4.14	62.02%	62.02%
REQUIRED PARKING LANDSCAPE AREA ON-SITE		5221	0.12	1.80%	1.80%
PROPOSED PARKING LANDSCAPE AREA ON SITE		6247	0.14	2.15%	2.15%
REQUIRED PARKING		64 SPACES + 1 H.C. SPACES			
PROVIDED PARKING		113 SPACES + 6 H.C. SPACES			

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210802SPA EOR: ROBERT PHILLIP BISHOP JR. P.E. NO.: 38546	NOTES THE WOODS COLUMBIA COUNTY, FLORIDA	SHEET NO.
DATE	DESCRIPTION						
							C-3

EROSION CONTROL NOTES

1. THIS EROSION AND SEDIMENTATION CONTROL PLAN COMPLIES WITH THE REQUIREMENTS OF THE "FLORIDA DEVELOPMENT MANUAL" AND THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
2. THE CONTRACTOR SHALL ADHERE TO COLUMBIA COUNTY, SRWMD, AND OTHER GOVERNING AUTHORITIES FOR EROSION AND SEDIMENT CONTROL REGULATIONS. IF THE CONTRACTOR NEEDS TO CHANGE THIS PLAN TO MORE EFFECTIVELY CONTROL EROSION AND SEDIMENTATION, THE CONTRACTOR SHALL USE BMP's FROM THE "FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL".
3. THE CONTRACTOR SHALL ADJUST AND REVISE THIS PLAN TO MEET ACTUAL FIELD CONDITIONS. ANY REVISIONS SHALL BE APPROVED BY THE REVIEWING AGENCIES.
4. SEDIMENT AND EROSION CONTROL FACILITIES, STORM DRAINAGE FACILITIES AND DETENTION BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
5. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL OF 0.5 INCHES OR GREATER, AND REPAIRED OR REPLACED AS NECESSARY.
6. SEDIMENT AND EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE AND UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
7. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
8. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING PROJECT LIMITS.
9. CONTRACTOR SHALL PLACE A DOUBLE ROW OF SILT FENCE IN AREAS WHERE RUNOFF FROM DISTURBED AREAS MAY ENTER WETLANDS.
10. DURING CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE, ALL STRUCTURES SHALL BE CLEANED OF ALL DEBRIS AND EXCESS SEDIMENT.
11. ALL GRADED AREAS SHALL BE STABILIZED IMMEDIATELY WITH A TEMPORARY FAST-GROWING COVER AND/OR MULCH.
12. A PAD OF RUBBLE RIP RAP SHALL BE PLACED AT THE BOTTOM OF ALL COLLECTION FLUMES AND COLLECTION PIPE OUTLETS. GRANITE OR LIMESTONE RIPRAP IS REQUIRED, NO BROKEN CONCRETE WILL BE ACCEPTED.
13. ALL SIDE SLOPES STEEPER THAN 3:1 SHALL BE ADEQUATELY PROTECTED FROM EROSION THROUGH THE USE OF SYNTHETIC BALES OR SODDING.
14. ALL STABILIZATION PRACTICES SHALL BE INITIATED AS SOON AS PRACTICABLE IN AREAS OF THE JOB WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY STOPPED, BUT IN NO CASE SHALL THE DISTURBED AREA BE LEFT UNPROTECTED FOR MORE THAN SEVEN DAYS.
15. ALL WASTE GENERATED ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR IN AREAS PROVIDED BY CONTRACTOR.
16. LOADED HAUL TRUCKS SHALL BE COVERED WITH TARPS.
17. EXCESS DIRT SHALL BE REMOVED DAILY.
18. THIS PROJECT SHALL COMPLY WITH ALL WATER QUALITY STANDARDS. PERMIT REQUIRED FROM SRWMD HAS BEEN OBTAINED.
19. QUALIFIED PERSONNEL SHALL INSPECT THE AREA USED FOR STORAGE OF STOCKPILES, THE SILT FENCE AND STRAW BALES, THE LOCATION WHERE VEHICLES ENTER OR EXIT THE SITE, AND THE DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5 INCHES OR GREATER.
20. SITES THAT HAVE BEEN FINALLY STABILIZED WITH SOD OR GRASSING SHALL BE INSPECTED AT LEAST ONCE EVERY WEEK.

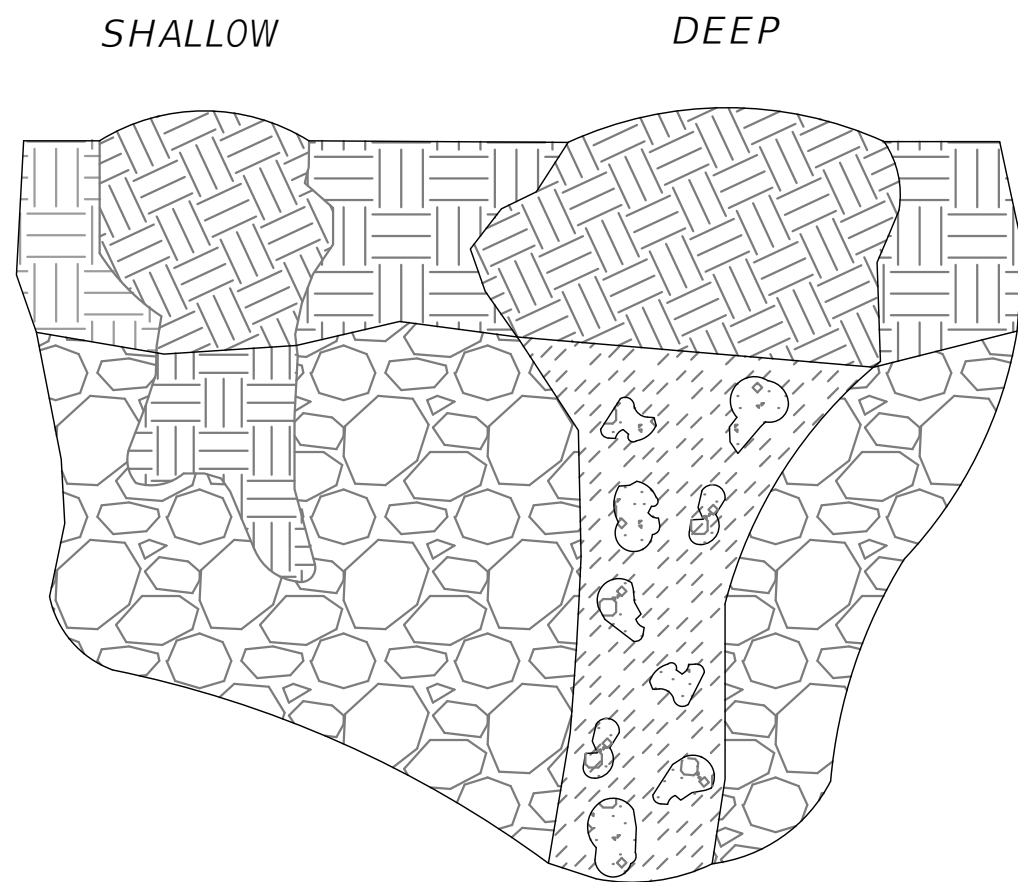


NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ROCK BAGS OR SANDBAGS SHALL BE PLACED SUCH THAT NO GAPS ARE EVIDENT.

TEMPORARY CONSTRUCTION ENTRANCE
SCALE: N.T.S.

ER04



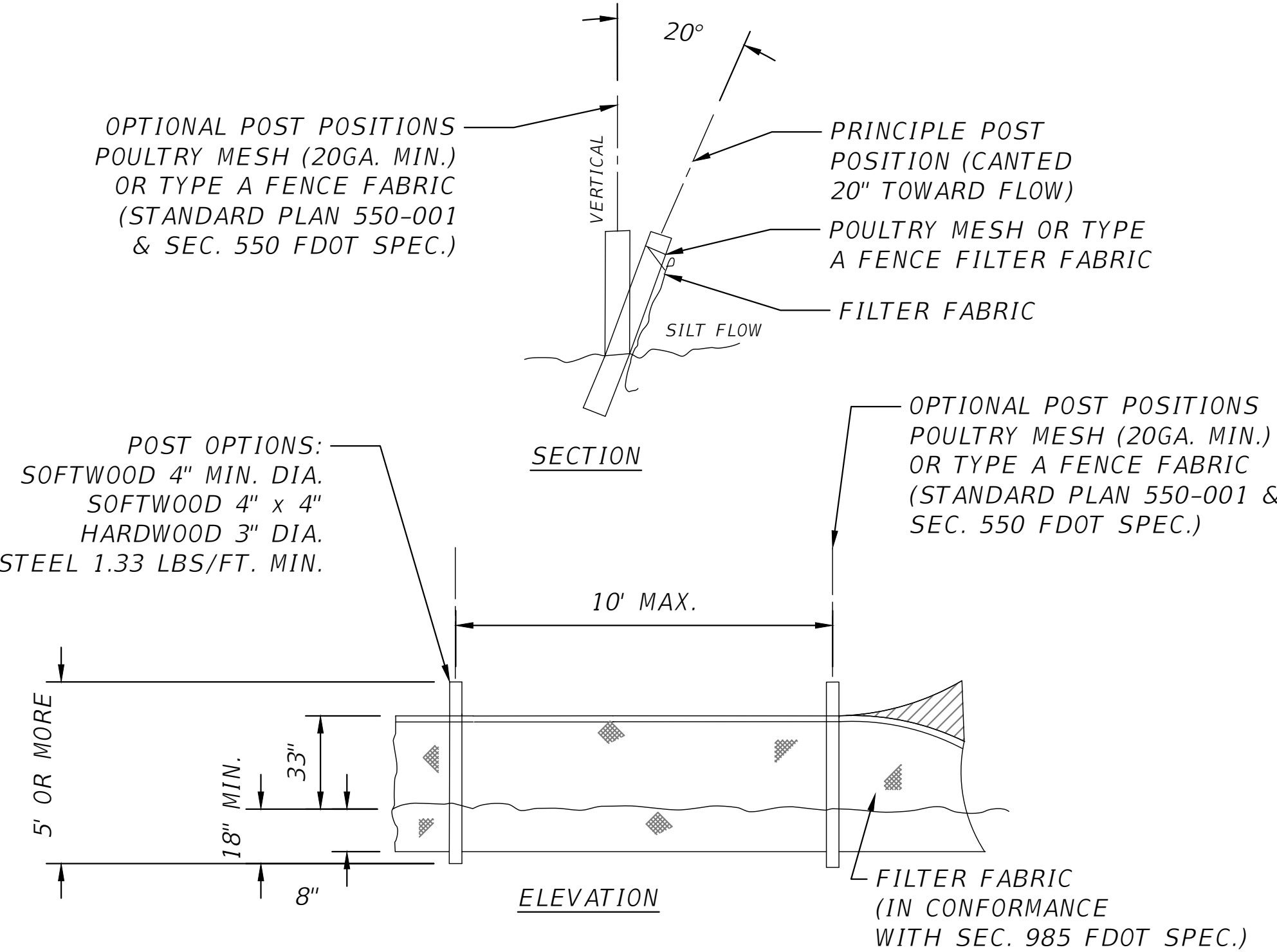
NOTES:

THE FOLLOWING SHALL BE PERFORMED IN THE EVENT ANY KARST FEATURES FORM DURING CONSTRUCTION - E.G. SOLUTION CAVITIES, CHIMNEYS, SINKHOLES.

- NOTIFY THE WATER MANAGEMENT DISTRICT AND THE APPLICABLE MUNICIPAL OR COUNTY PUBLIC WORKS IMMEDIATELY WHEN THE FEATURES ARE ENCOUNTERED. THE METHOD OF REPAIR SHALL BE SUBMITTED FOR REVIEW, COMMENT, AND APPROVAL PRIOR TO ATTEMPTING ANY REPAIR.
- SHALLOW KARST FEATURES ARE TYPICALLY LESS THAN 5' DEEP AND ONLY HAVE SMALL VOIDS IN THE LIMESTONE. THE FEATURE CAN BE REPAIRED BY BACKFILLING WITH A LOWER PERMEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY. COMPACT THE BACKFILL AND CREATE A SMALL MOUND SLIGHTLY ABOVE GRADE TO ACCOUNT FOR SETTLING.
- DEEP KARST FEATURES SHALL BE REPAIRED MORE PERMANENTLY. EXCAVATE THE FEATURE TO THE LIMESTONE BEDROCK. PLUG VOIDS IN THE BEDROCK WITH CLEAN GROUT. BACKFILL OVER THE PLUG WITH A LOWER-PERMEABILITY MATERIAL SUCH AS CLAYEY-SAND OR CLAY. COMPACT THE BACKFILL TO GRADE.


KARST FEATURE REPAIR DETAIL
SCALE: N.T.S.

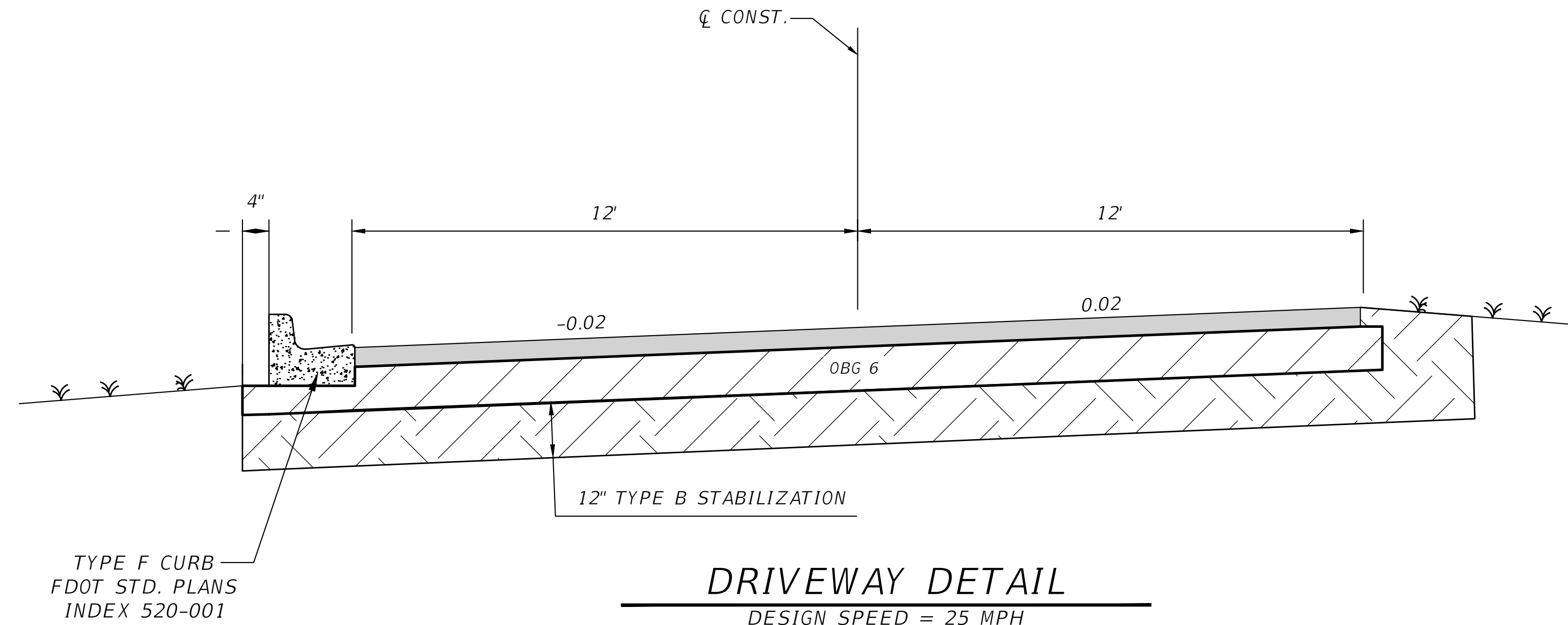
ER23



TYPE IV SILT FENCE
SCALE: N.T.S.


ER18

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210802SPA EOR: ROBERT PHILLIP BISHOP JR. P.E. NO.: 38546	EROSION NOTES THE WOODS COLUMBIA COUNTY, FLORIDA	SHEET NO.
DATE	DESCRIPTION						
							C-4



DRIVEWAY DETAIL

DESIGN SPEED = 25 MPH
2" FC 9.5 ASPHALT SURFACE COURSE
6" LIMEROCK BASE COURSE
12" COMPACTED SUB-GRADE MIN L.B.R 40

REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210802SPA EOR: ROBERT PHILLIP BISHOP JR. P.E. NO.: 38546	TYPICAL SECTION THE WOODS COLUMBIA COUNTY, FLORIDA	SHEET NO.
DATE	DESCRIPTION					
						C-5

PARKING CALCULATIONS

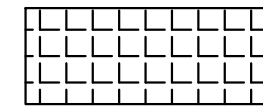
FLOOR AREA

RESTAURANT= 640 SF
SHIPPING CONTAINER BAR= 320 SF
GAME ROOM= 1,600 SF
PAVILION= 3,801 SF
FLOOR AREA= 6,061 ÷ 150= 40.4 (41)

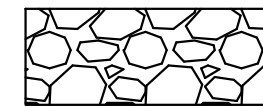
GROUND AREA

VENUE= 22,806 SF
GROUND AREA= 22,806 ÷ 1,000= 22.8 (23)

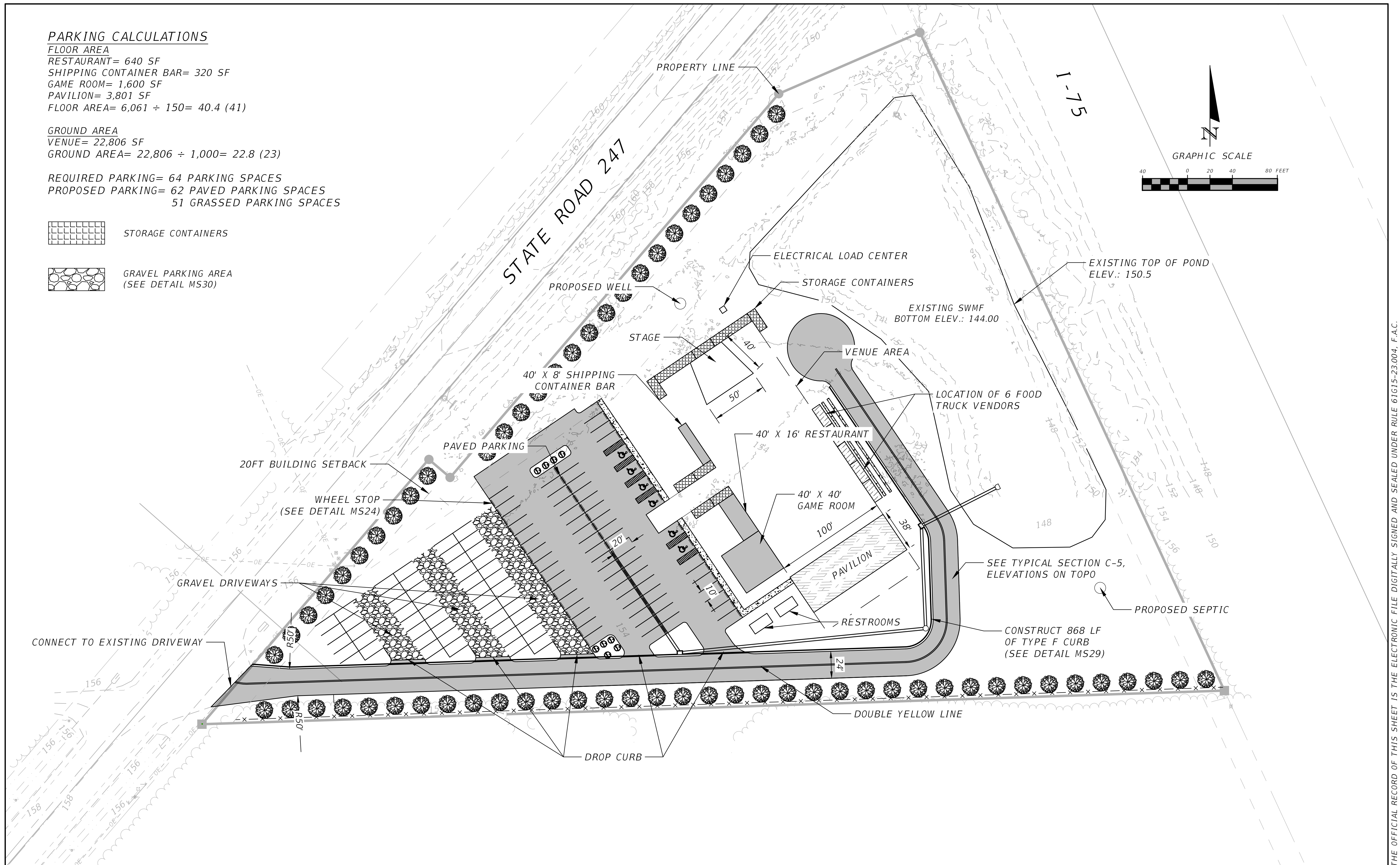
REQUIRED PARKING= 64 PARKING SPACES
PROPOSED PARKING= 62 PAVED PARKING SPACES
51 GRASSED PARKING SPACES



STORAGE CONTAINERS



GRAVEL PARKING AREA
(SEE DETAIL MS30)



REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.

P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210802SPA
EOR:
ROBERT PHILLIP
BISHOP JR.
P.E. NO.:
38546

Cayden Sanders

11/3/2022 3:36:22 PM

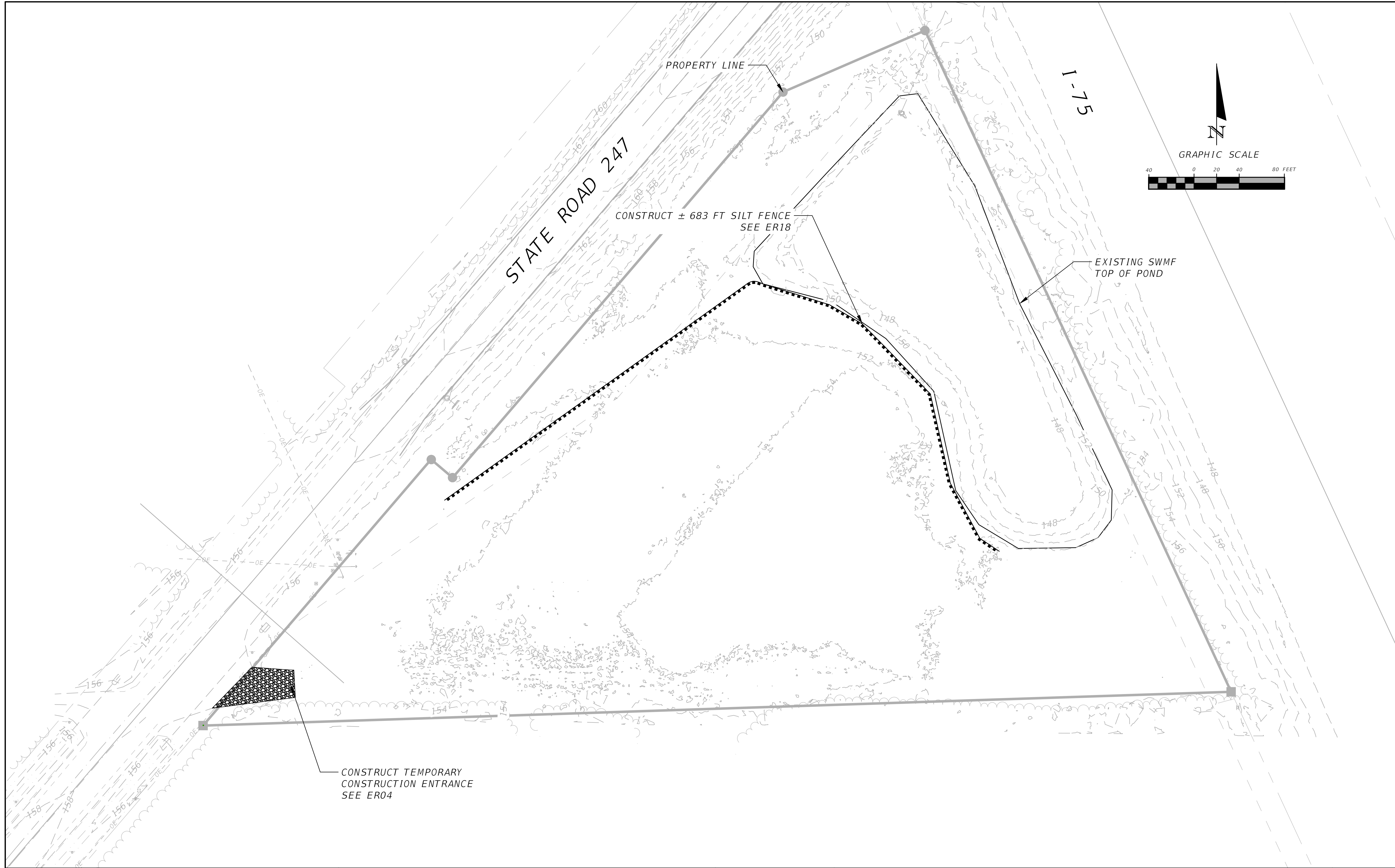
SITE PLAN
THE WOODS
COLUMBIA COUNTY, FLORIDA

SHEET
NO.

C-6

X:\2021\L210802SPA\H.CADD\Roadway\PLANRD_Container-Park_01.dwg C-6 SITE PLAN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

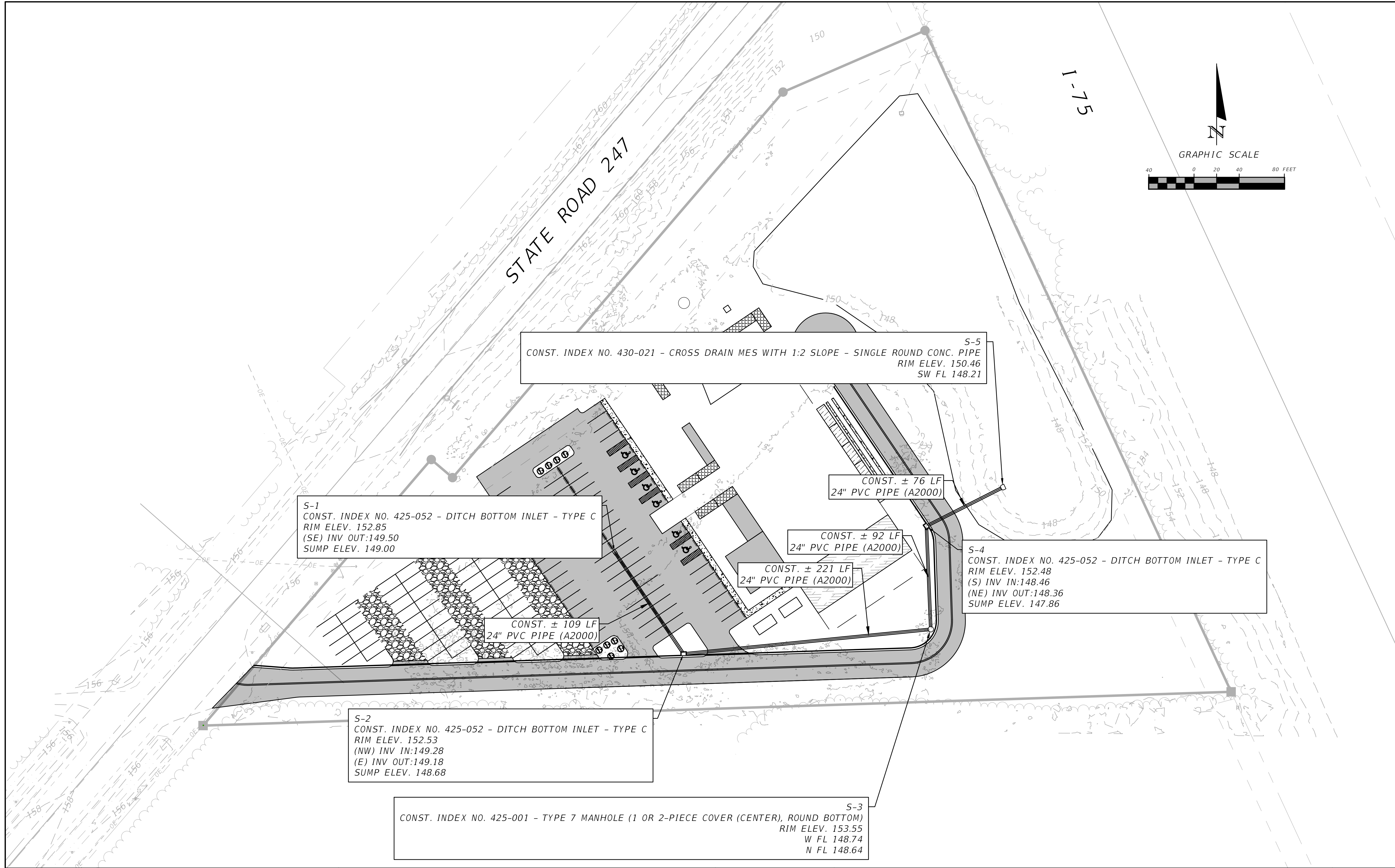
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011


JOB NUMBER:
L210802SPA
EOR:
ROBERT PHILLIP
BISHOP JR.
P.E. NO.:
38546

EROSION CONTROL PLAN
THE WOODS
COLUMBIA COUNTY, FLORIDA



SHEET
NO.

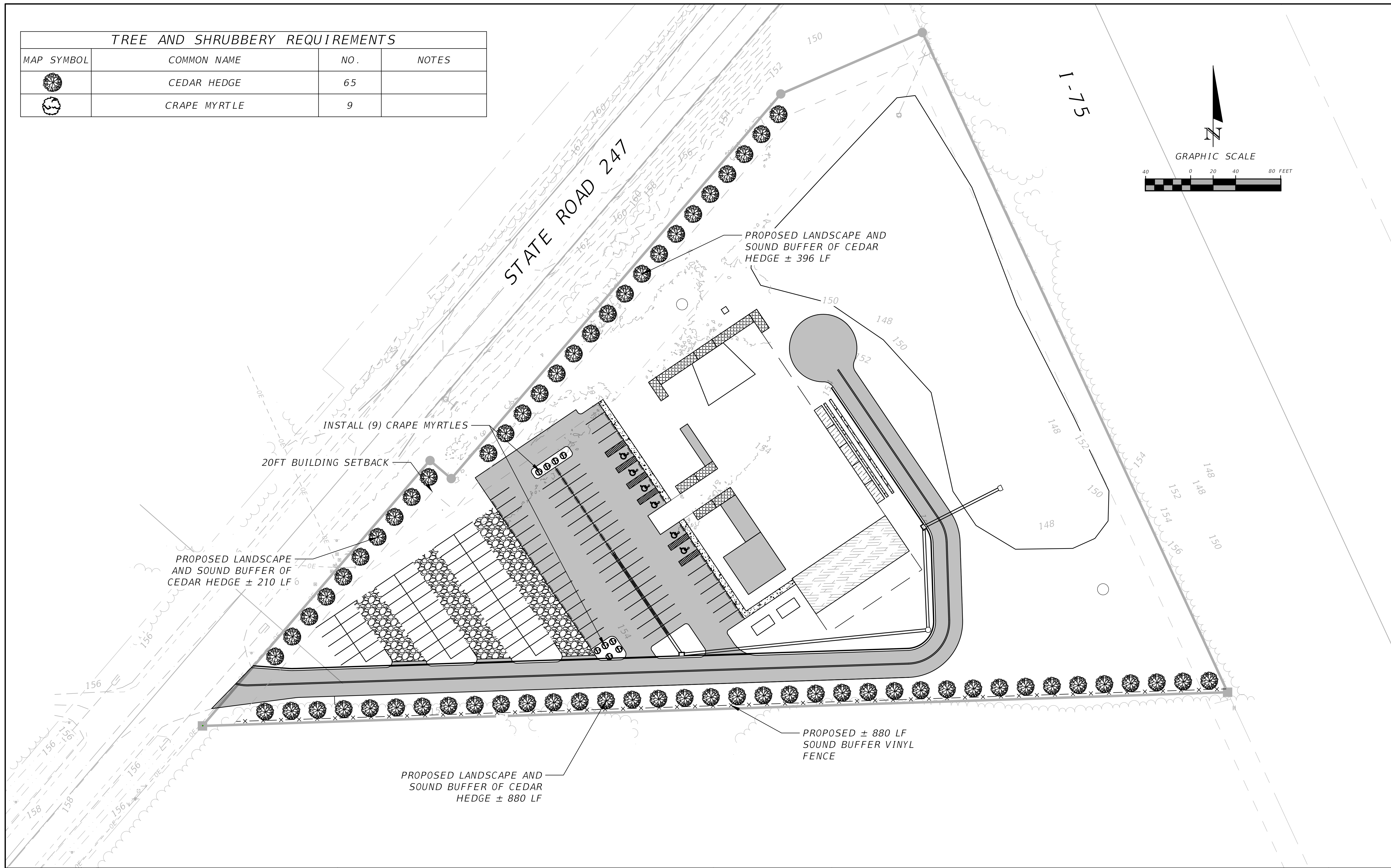
C-7



REVISIONS			NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356	2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210802SPA EOR: ROBERT PHILLIP BISHOP JR. P.E. NO.: 38546	Cayden Sanders 11/3/2022 3:36:29 PM	DRAINAGE PLAN THE WOODS COLUMBIA COUNTY, FLORIDA		SHEET NO. C-9
DATE	DESCRIPTION								

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

TREE AND SHRUBBERY REQUIREMENTS			
MAP SYMBOL	COMMON NAME	NO.	NOTES
	CEDAR HEDGE	65	
	CRAPE MYRTLE	9	



REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

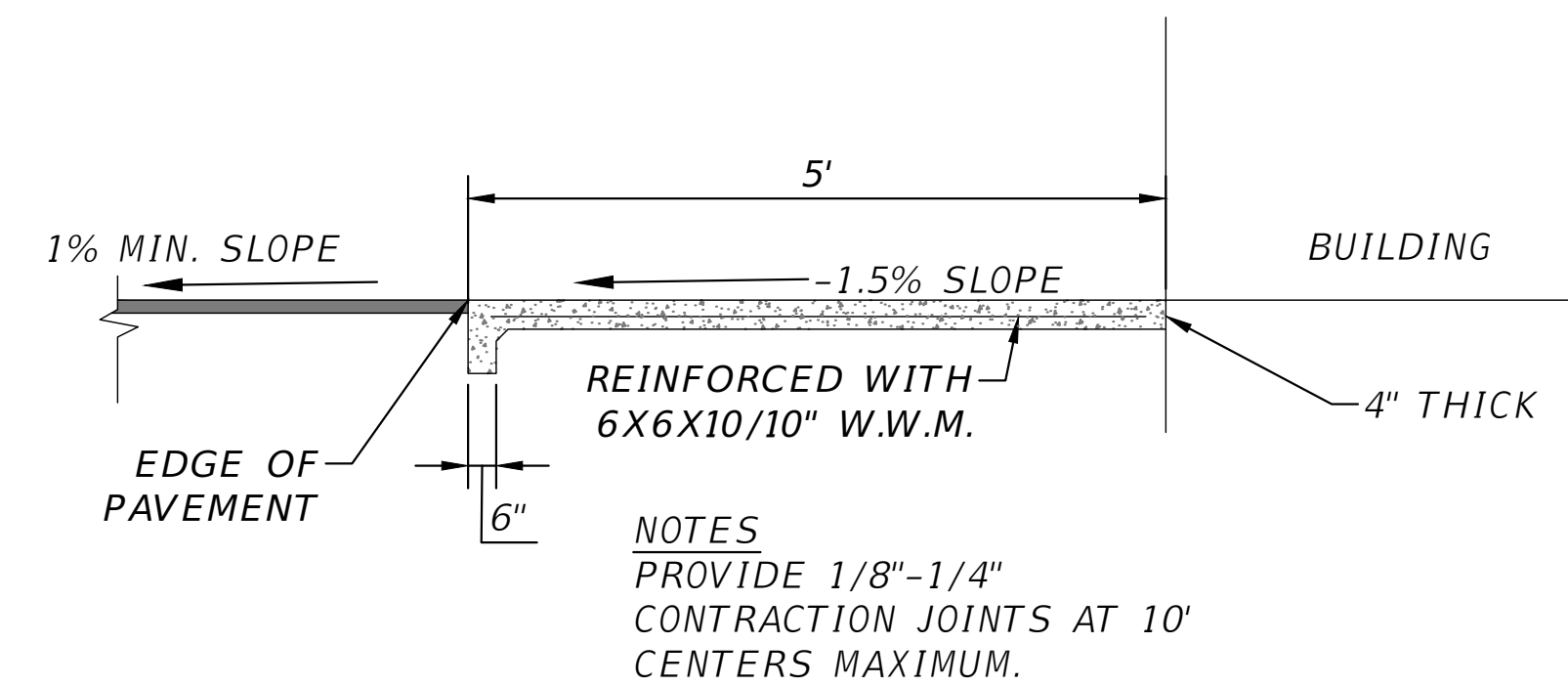
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210802SPA
EOR:
ROBERT PHILLIP
BISHOP JR.
P.E. NO.:
38546

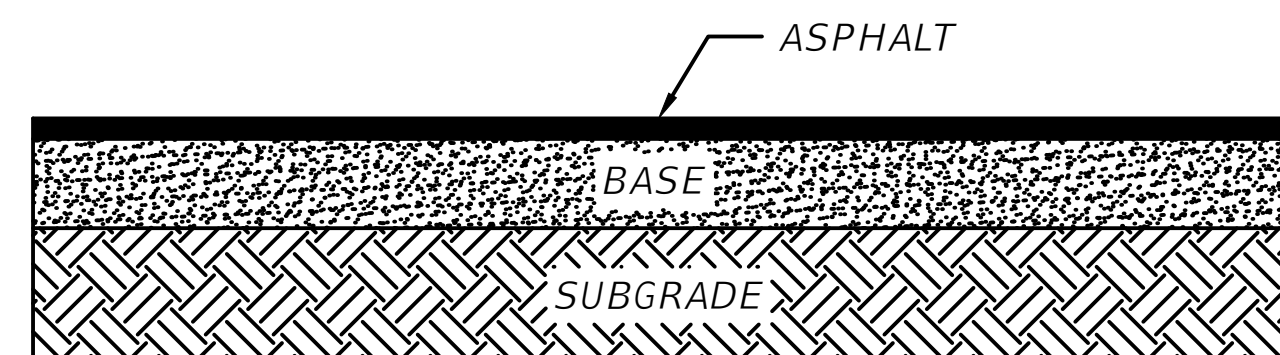
LANDSCAPE PLAN
THE WOODS
COLUMBIA COUNTY, FLORIDA

SHEET
NO.

C-10

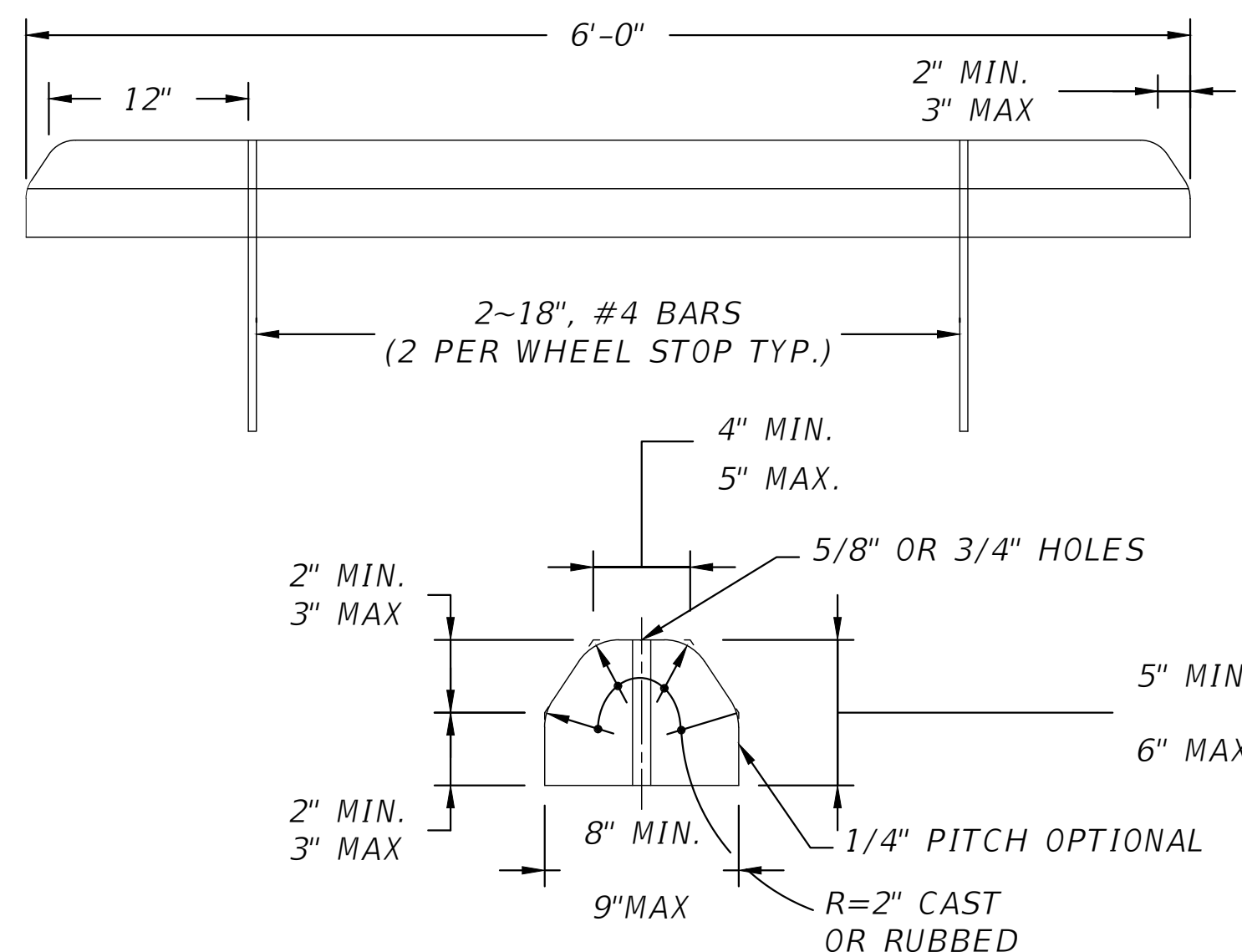


MS01 **SIDEWALK DETAIL "A"**
SCALE: N.T.S

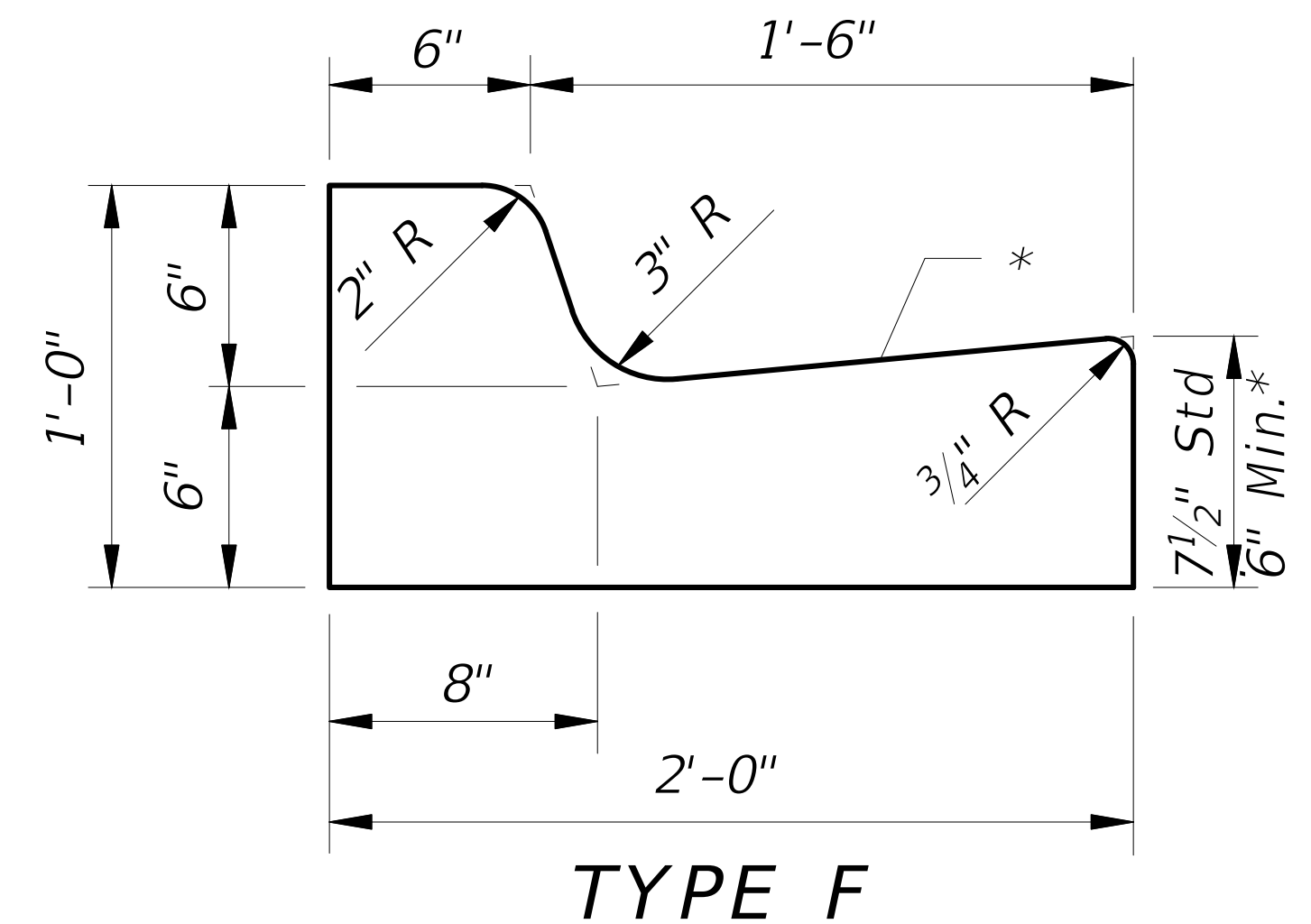


2" FC 9.5 ASPHALT SURFACE COURSE
6" LIMEROCK BASE COURSE
12" COMPACTED SUB-GRADE MIN L.B.R 40

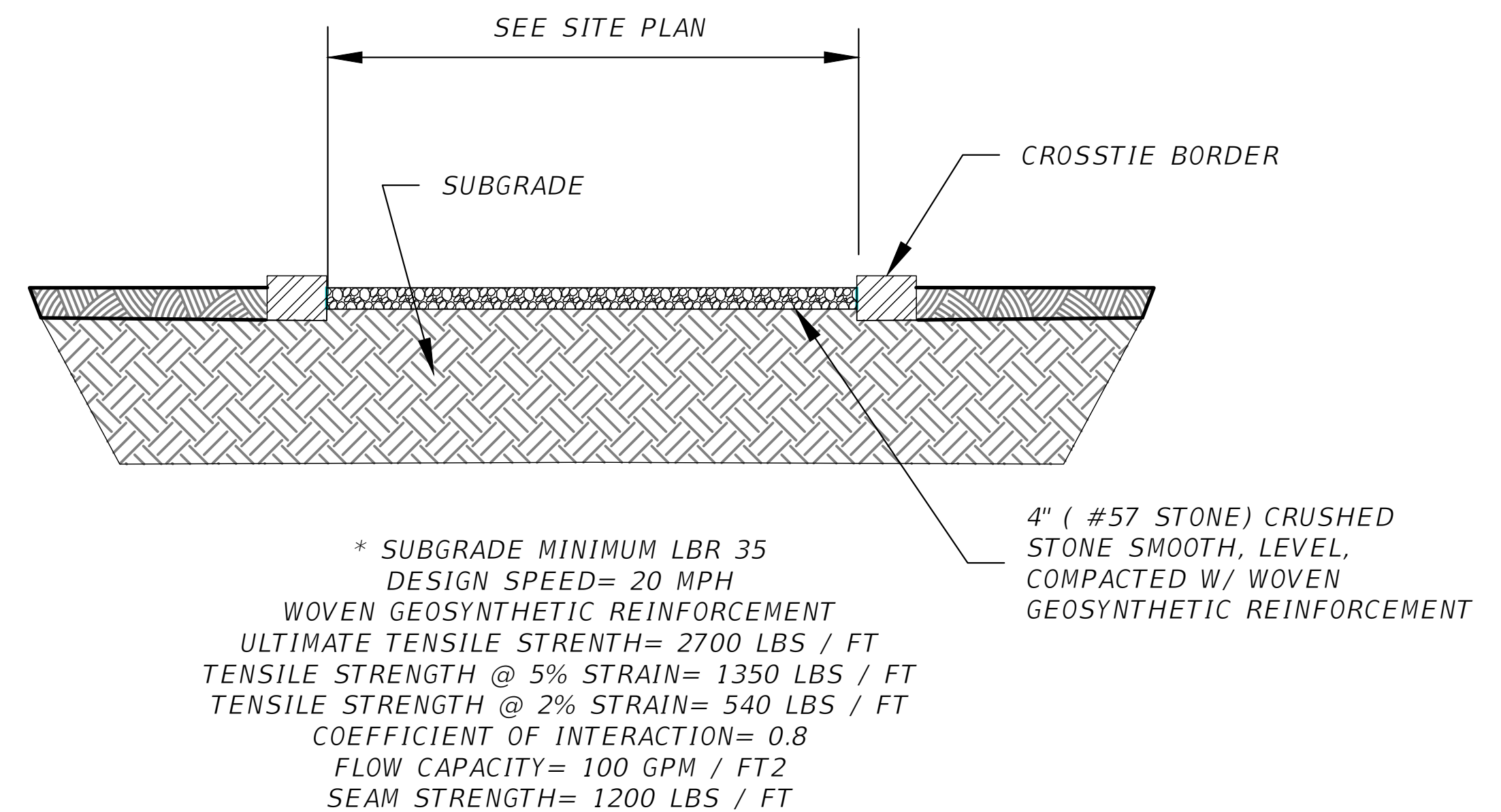
MS37 **STANDARD ASPHALT PAVEMENT DESIGN**
SCALE: N.T.S




MS24 **WHEEL STOP DETAIL**
SCALE: N.T.S



MS29 **TYPE F CURB DETAILS**
SCALE: N.T.S

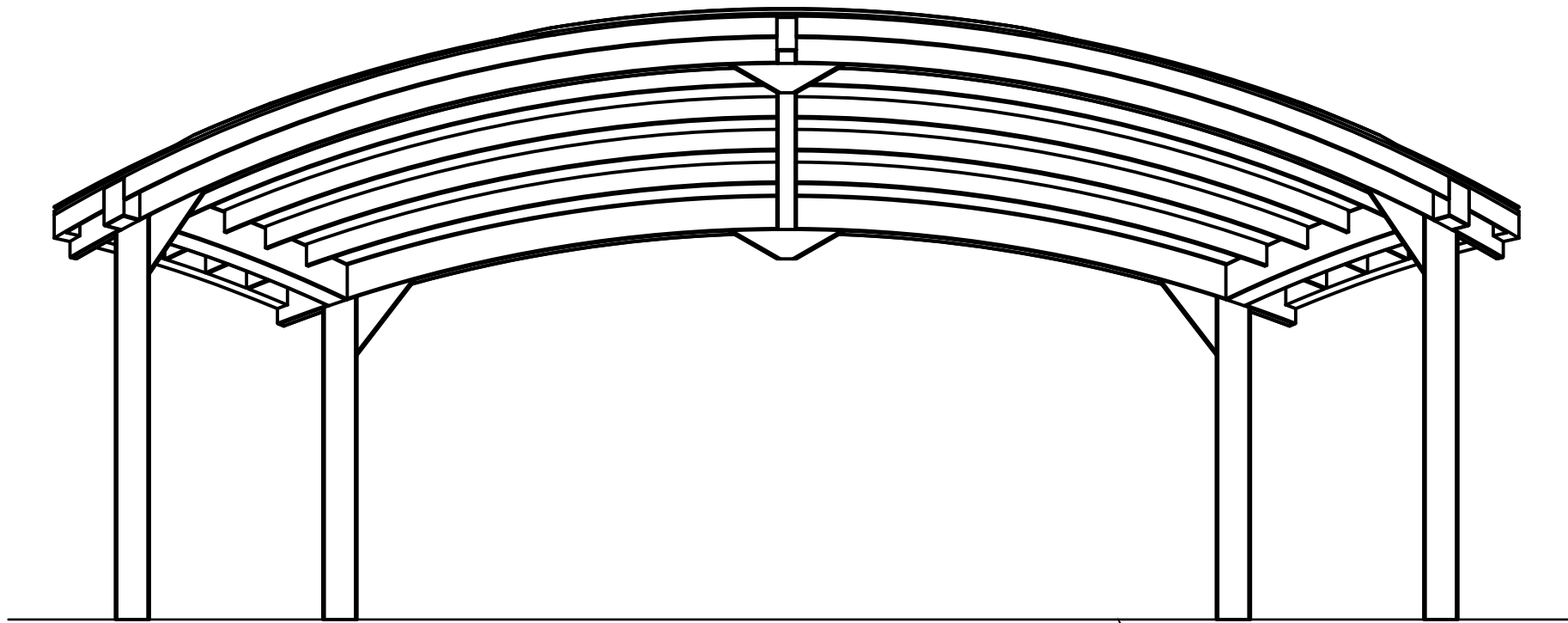
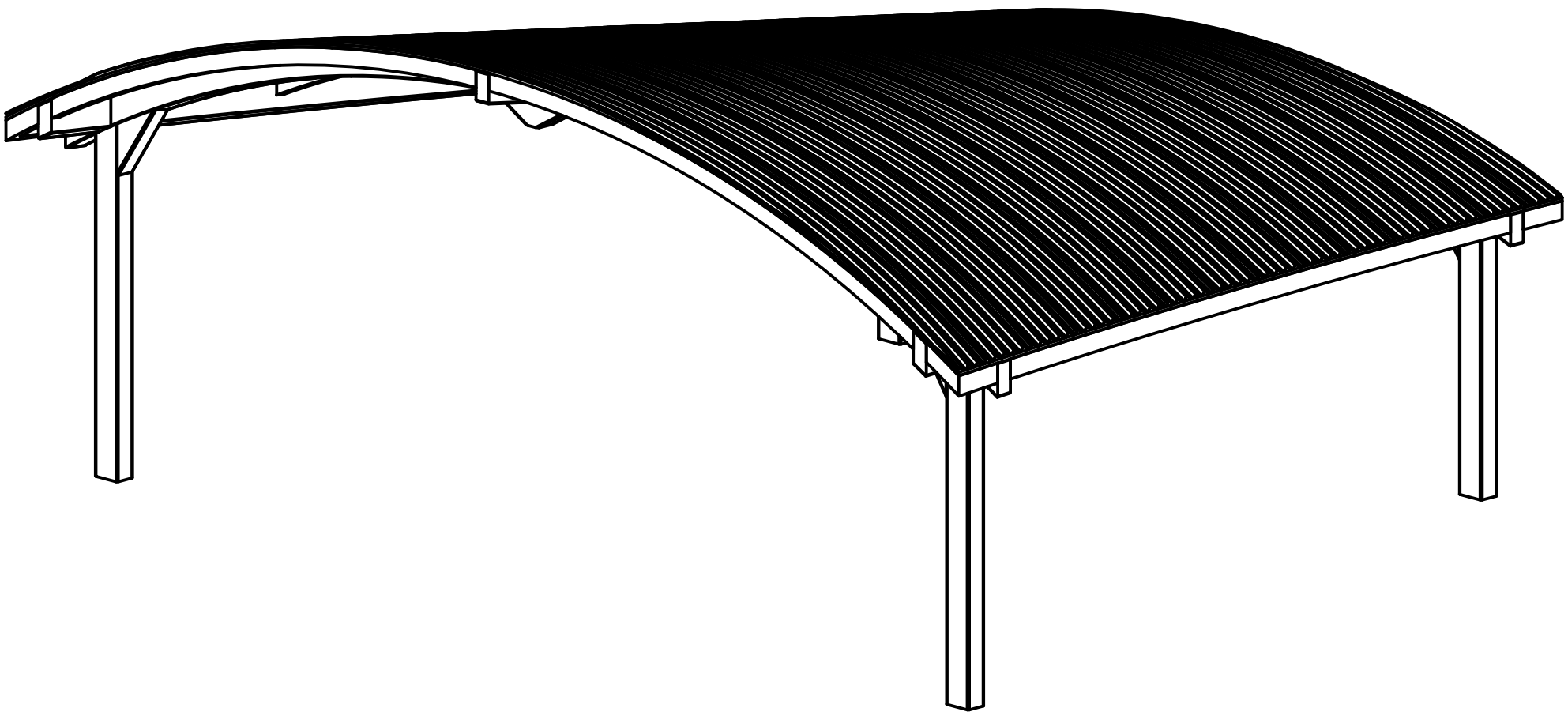
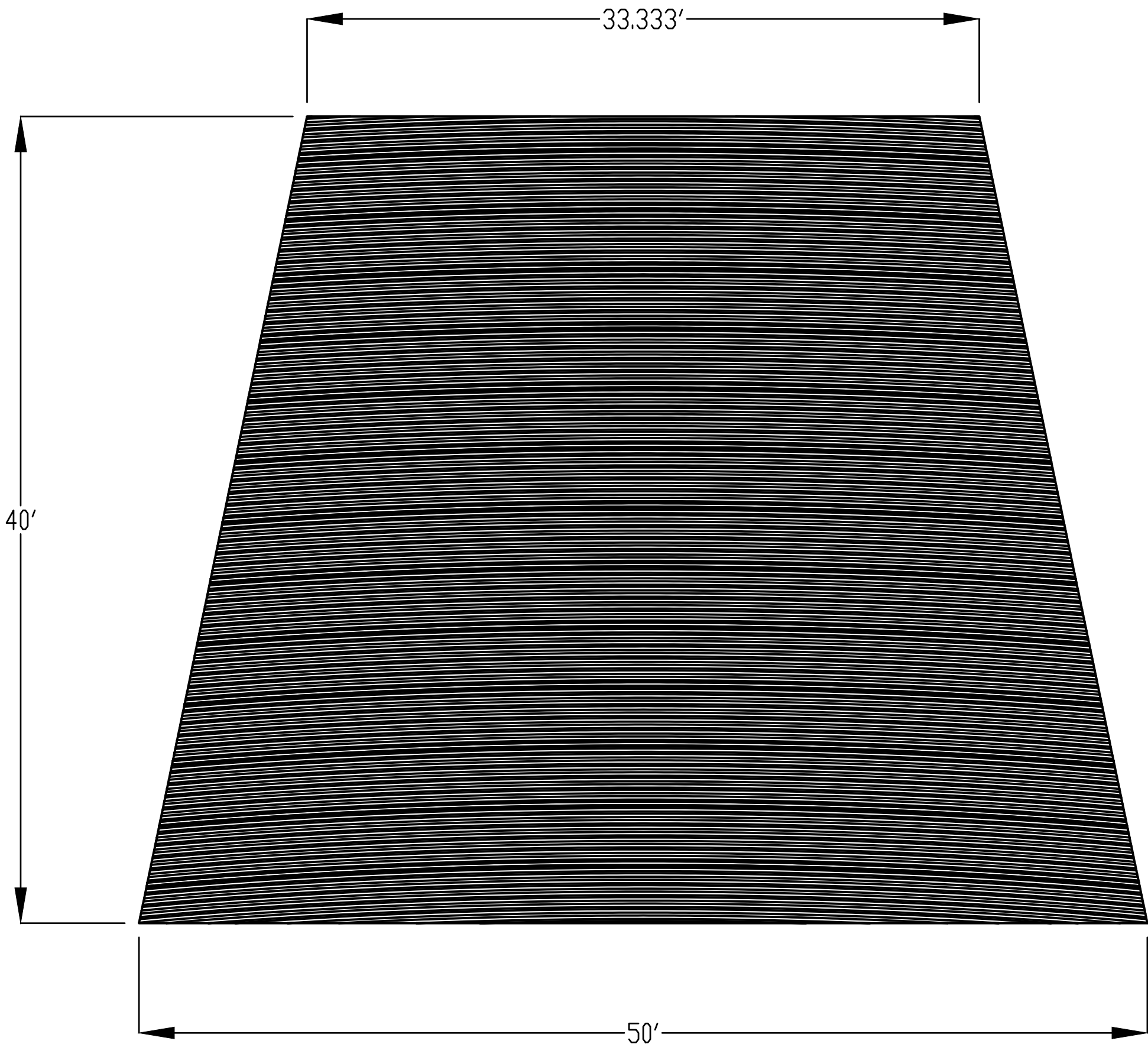


MS30 **TYPICAL GRAVEL ROAD SECTION**
SCALE: N.T.S

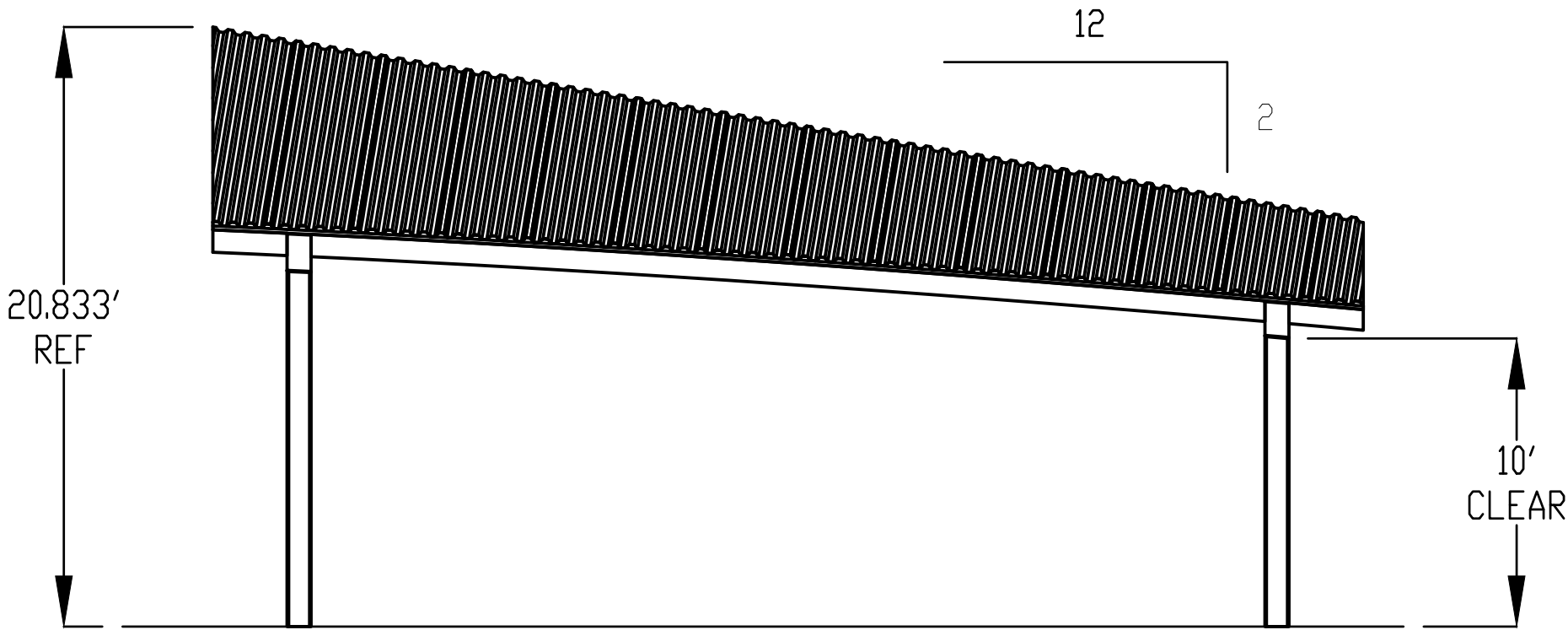
REVISIONS		 NORTH FLORIDA PROFESSIONAL SERVICES, INC. P.O. BOX 3823 LAKE CITY, FL 32056 PH. 386-752-4675 LIC NO. LB8356 2551 BLAIRSTONE PINES DR. TALLAHASSEE, FL 32301 WWW.NFPS.NET CA# 29011	JOB NUMBER: L210802SPA EOR: ROBERT PHILLIP BISHOP JR. P.E. NO.: 38546	DETAILS THE WOODS COLUMBIA COUNTY, FLORIDA	SHEET NO. C-11
DATE	DESCRIPTION				

GENERAL ROOF NOTES:

1. METAL ROOFING:
 - 24 GAUGE
 - GALVALUME COATED
 - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLIGON.COM FOR COLOR OPTIONS



FINISH GRADE,
MOUNTING VARIES
BASED ON ENGINEERING
REQUIREMENTS.



DRAWING: ARCHITECTURAL ELEVATIONS	
SCALE: 1:128	REV LEVEL: A
poligon ® COPYRIGHT 2016 PATENTED OR PATENTS PENDING PORTER CORP 4240 N. 136th AVE HOLLAND, MI 49424	
(616)399-1963 www.poligon.com by PORTER CORP	SHEET 1

REVISIONS	
DATE	DESCRIPTION



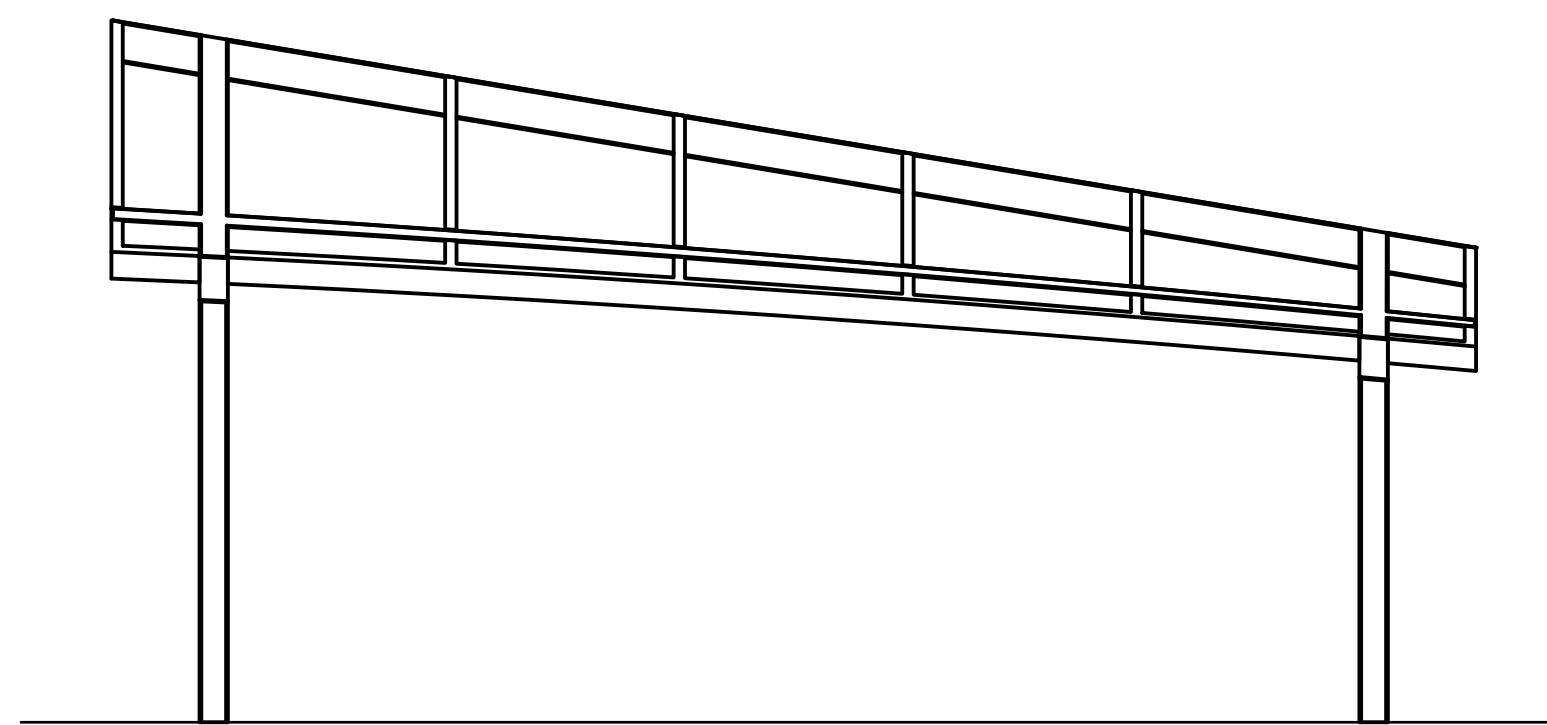
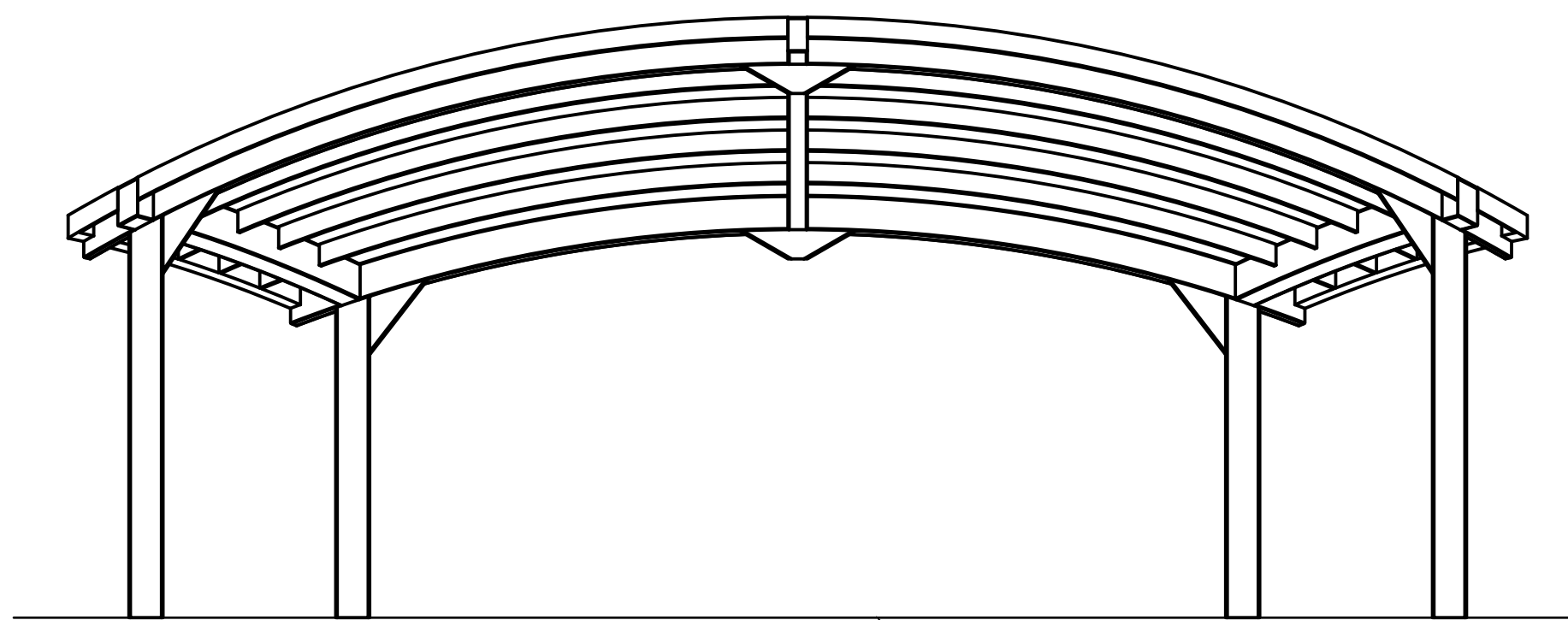
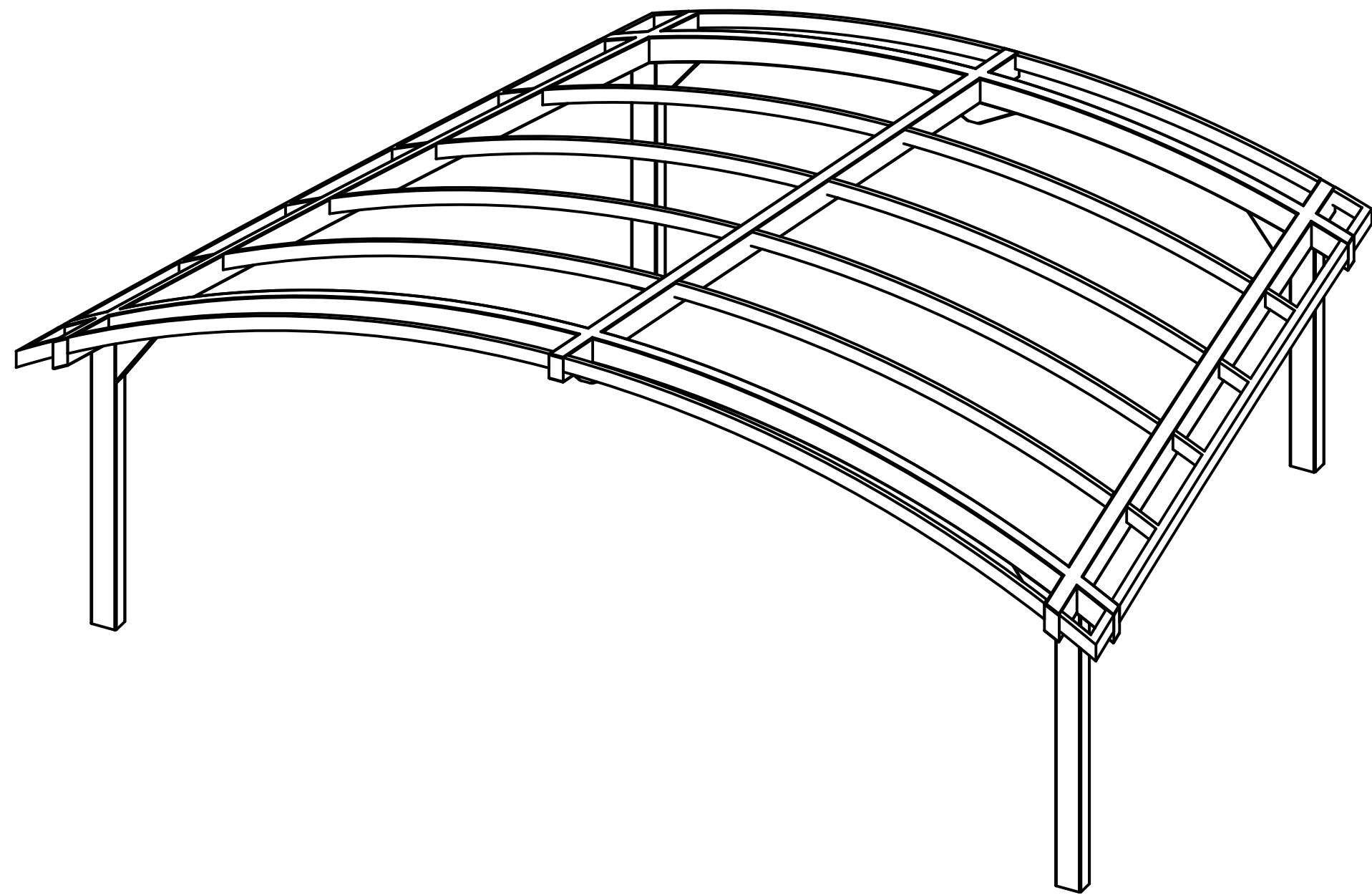
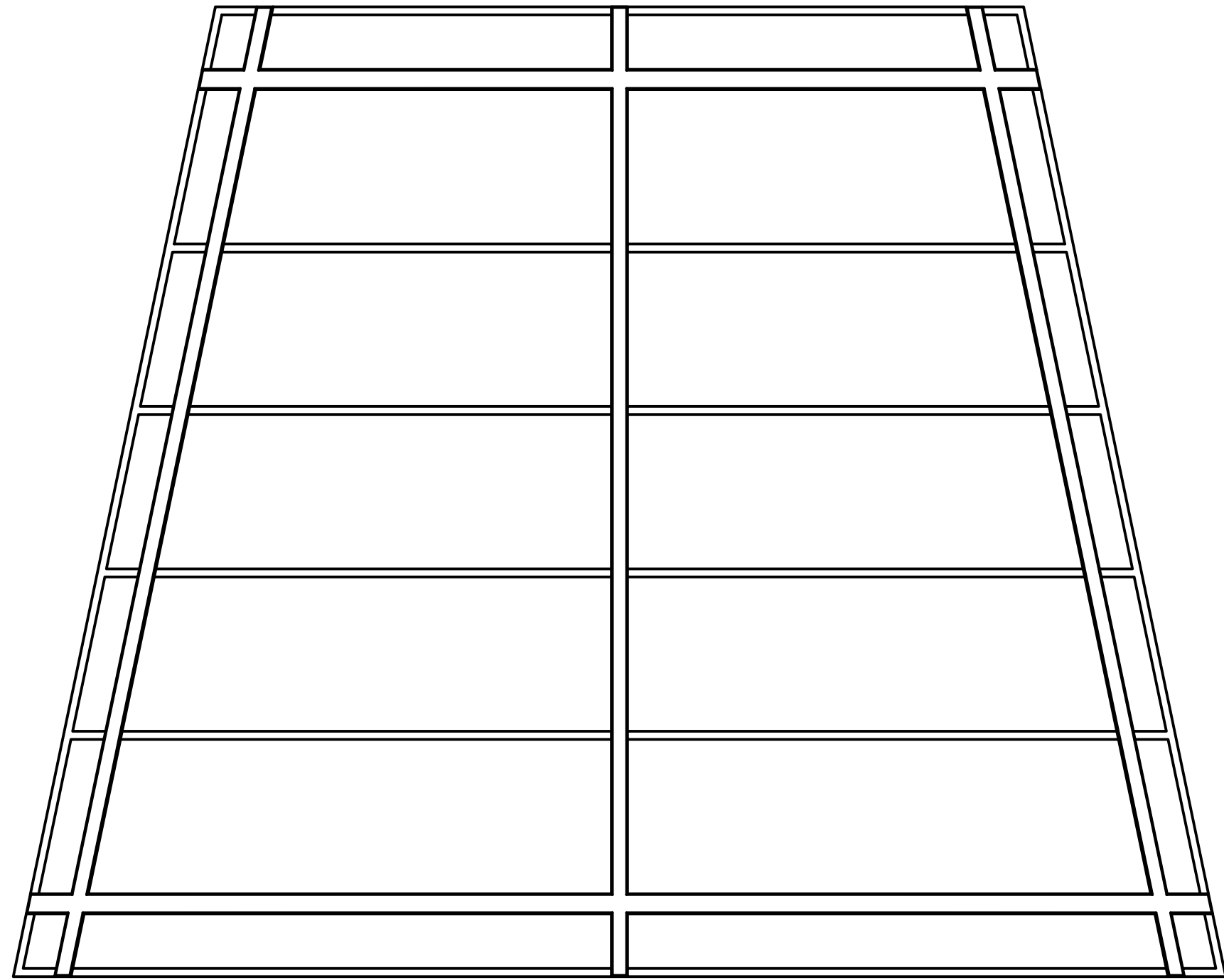
NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210802SPA
EOR:
ROBERT PHILLIP
BISHOP JR.
P.E. NO.:
38546

STAGE DETAIL
THE WOODS
COLUMBIA COUNTY, FLORIDA

SHEET
NO.
C-12



FINISH GRADE,
MOUNTING VARIES
BASED ON ENGINEERING
REQUIREMENTS.

REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356
2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210802SPA
EOR:
ROBERT PHILLIP
BISHOP JR.
P.E. NO.:
38546

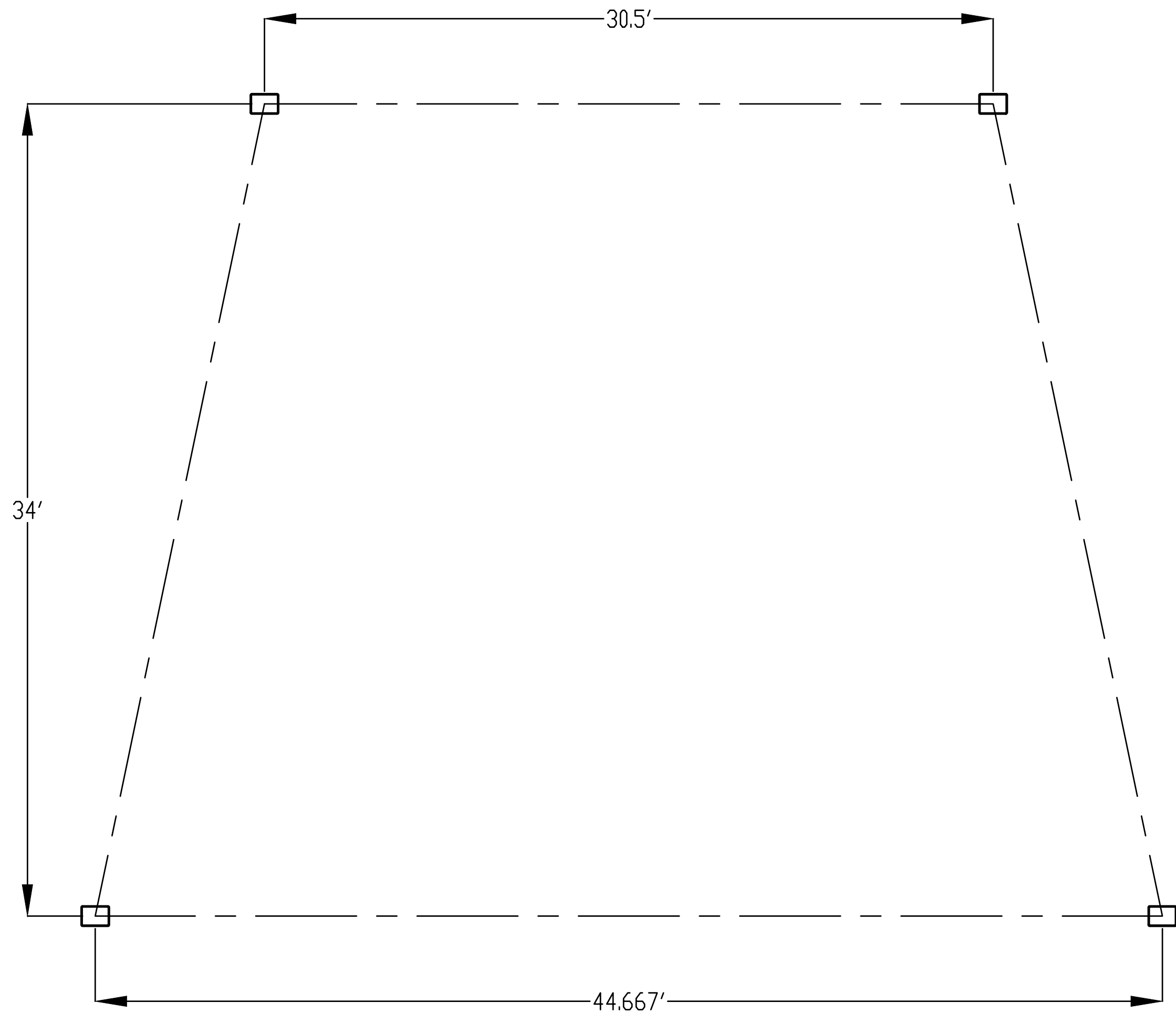
STAGE DETAIL
THE WOODS
COLUMBIA COUNTY, FLORIDA


DRAWING: STRUCTURAL FRAMING PLAN	
SCALE: 1:128	REV LEVEL: A
poligon ® (616)399-1963 www.poligon.com by PORTER CORP <small>COPYRIGHT 2016 PATENTED OR PATENTS PENDING PORTER CORP 4240 N. 136th AVE HOLLAND, MI 49424</small>	SHEET 2

SHEET NO. C-13	
-------------------	--

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

- BASEPLATE NOTES:
1. POLYGON ENGINEERING WILL DETERMINE REQUIRED BASEPLATE DESIGN AFTER ENGINEERING PACKAGE IS ORDERED.
 2. CUSTOMER MAY SUGGEST PREFERRED BASEPLATE DESIGN.



DRAWING: COLUMN LAYOUT		REV LEVEL: A	
SCALE: 1:96		SHEET 3	
 COPYRIGHT 2016 PATENTED OR PATENTS PENDING PORTER CORP 4240 N. 136th AVE HOLLAND, MI 49424		by PORTER CORP (616)399-1963 www.polygon.com	
STAGE DETAIL THE WOODS COLUMBIA COUNTY, FLORIDA		SHEET NO.	
		C-14	

REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET
CA# 29011

JOB NUMBER:
L210802SPA
EOR:
ROBERT PHILLIP
BISHOP JR.
P.E. NO.:
38546

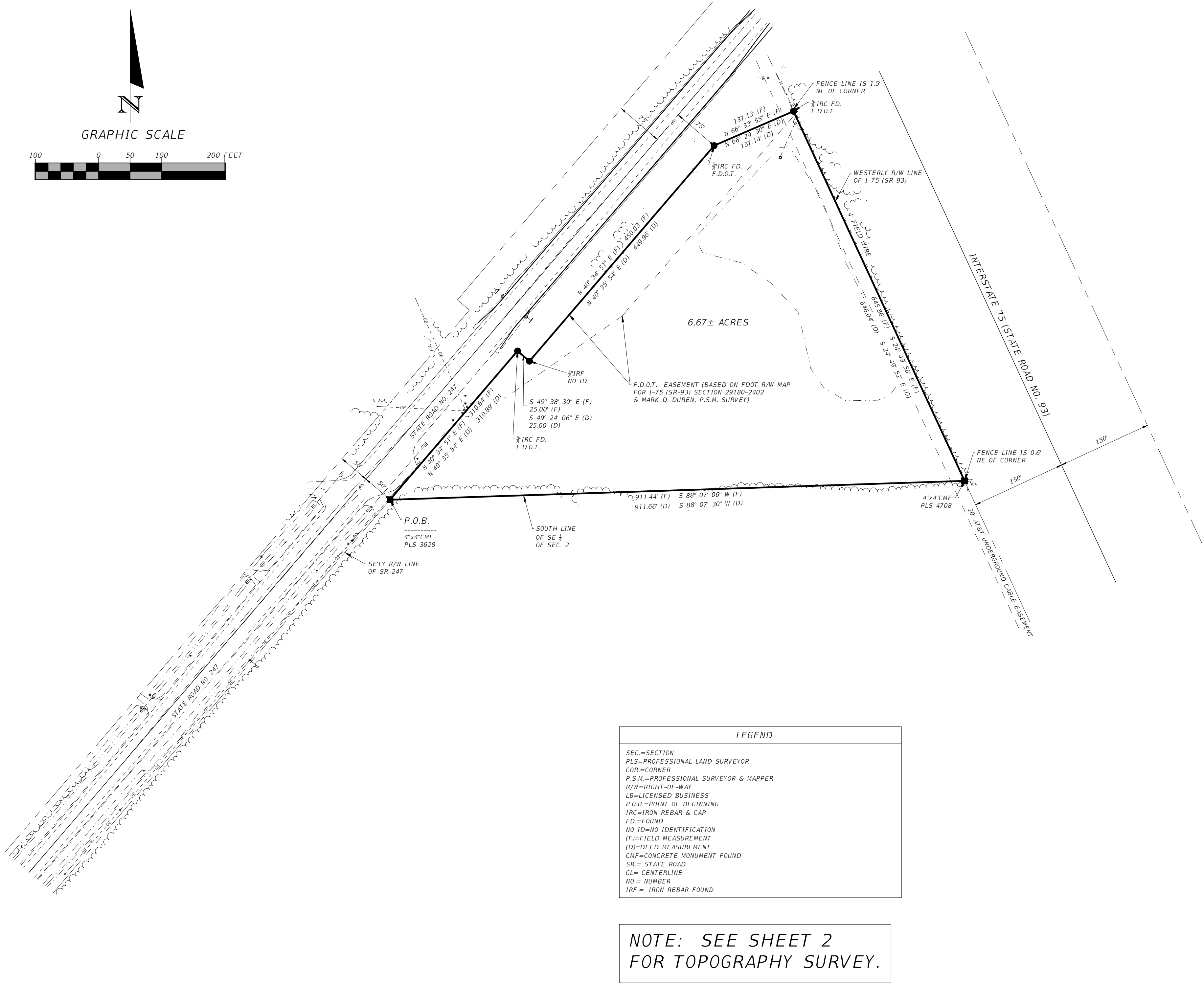
Cayden Sanders

11/3/2022 3:36:35 PM

X:\2021\L210802SPA\H.CADD\Roadway\KEYSRD_Container-Park_01.dwg

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

BOUNDARY SURVEY
IN SECTION 2
TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA



DESCRIPTION:
Official Records Book 1464, Pages 1900-1901
Section 2: All of the Southeast ¼ lying Westery of I-75 and Southeasterly of State Road 247, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the South line of the Southeast ¼ of Section ¼ of Section 2, Township 4 South, Range 16 East, Columbia County, Florida and the Southeasterly right of way line of State Road No. 247, said right of way line being 50 feet Southeasterly of the centerline of said State Road as measured perpendicular to said centerline; thence North 40 degrees 35 minutes 54 seconds East, along said right of way line, 310.89 feet to a change in right of way width; thence South 49 degrees 24 minutes 06 seconds East, 25.00 feet to a point 75.00 feet Southeasterly from said centerline of State Road No. 247 as measured perpendicular to said centerline; thence North 40 degrees 35 minutes 54 seconds East, along said right of way line 449.96 feet to a bend in said right of way; thence North 66 degrees 29 minutes 30 seconds East, still along said right of way line, 137.14 feet to a point on the Westery right of way line of Interstate No. 75 (State Road No. 93), a 300 foot wide, limited access right of way; thence South 24 degrees 49 minutes 52 seconds East, along said Easterly right of way line, 646.04 feet to its intersection with the aforementioned South line of the Southeast ¼; thence South 88 degrees 07 minutes 30 seconds West, along said South line 911.66 feet to the POINT OF BEGINNING. Columbia County, Florida.

- NOTES:
- 1.) Monumentation is as shown and designated on the face of the plat.
 - 2.) Boundary based on monumentation found in place, instruction by client, most recent deed of record (O.R.B. 1464, Page 1900), and prior survey by Mark Duren, PLS.
 - 3.) Bearings based on State Plane Coordinates.
 - 4.) Interior improvements shown were located by field ties.
 - 5.) Underground encroachments, if present, were not located with this survey.
 - 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
 - 7.) Date of field survey completion: July 27, 2022
 - 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0291D).
 - 9.) Elevations based on NAVD88 datum.

NOT VALID WITHOUT THE SIGNATURE
AND ORIGINAL RAISED SEAL OF A
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER

James B. Smith, P.S.M.
Florida Reg. No. 7355
DATE: ____/____/2022

REVISIONS				SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	
				1



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823 LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

JOB NO. L210802SPA
CA# 29011

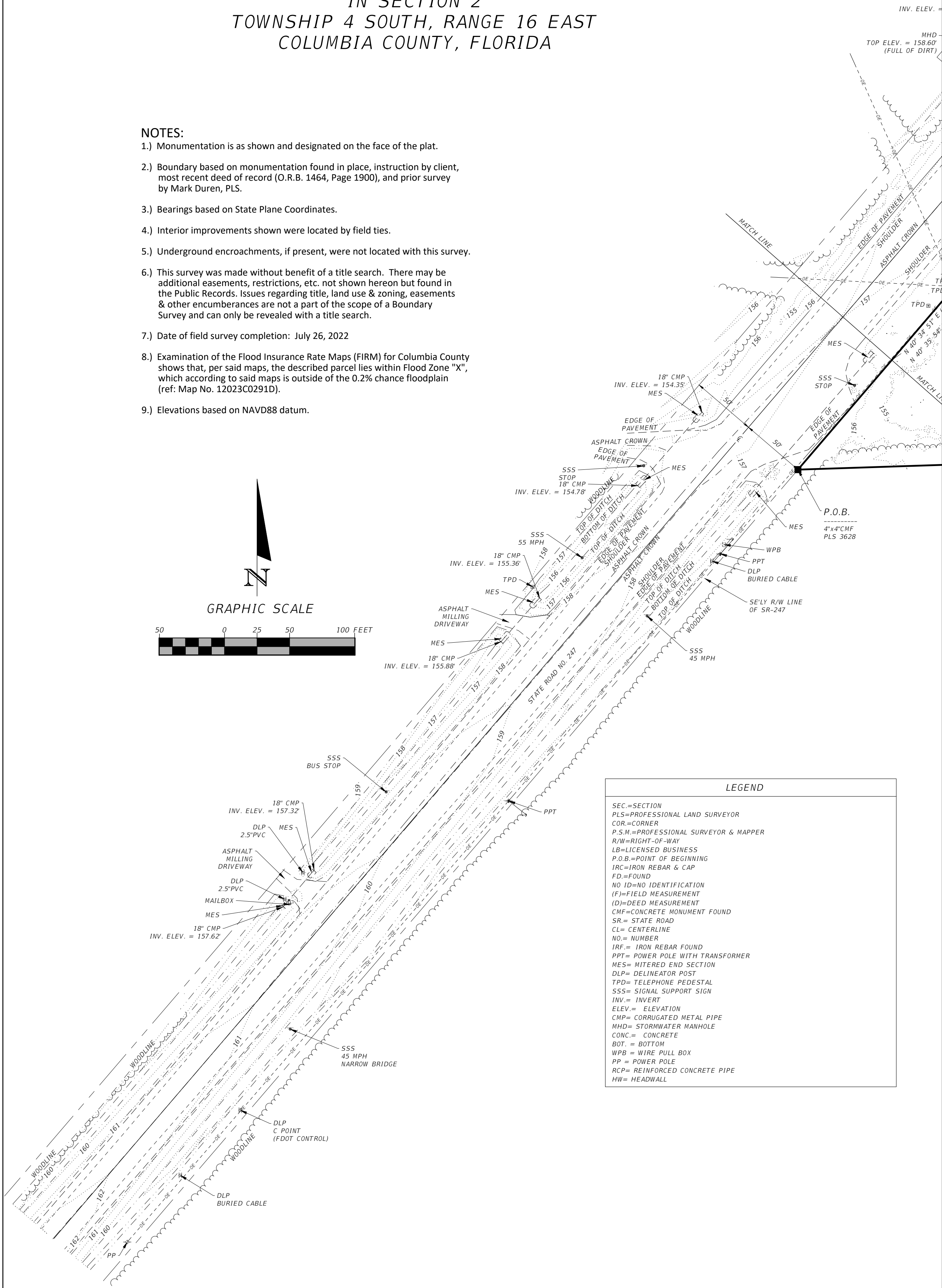
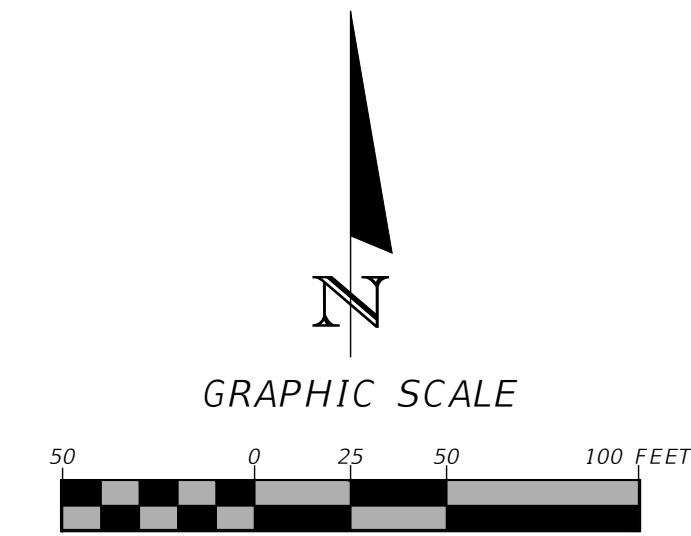
SPARKS

TOPOGRAPHY SURVEY

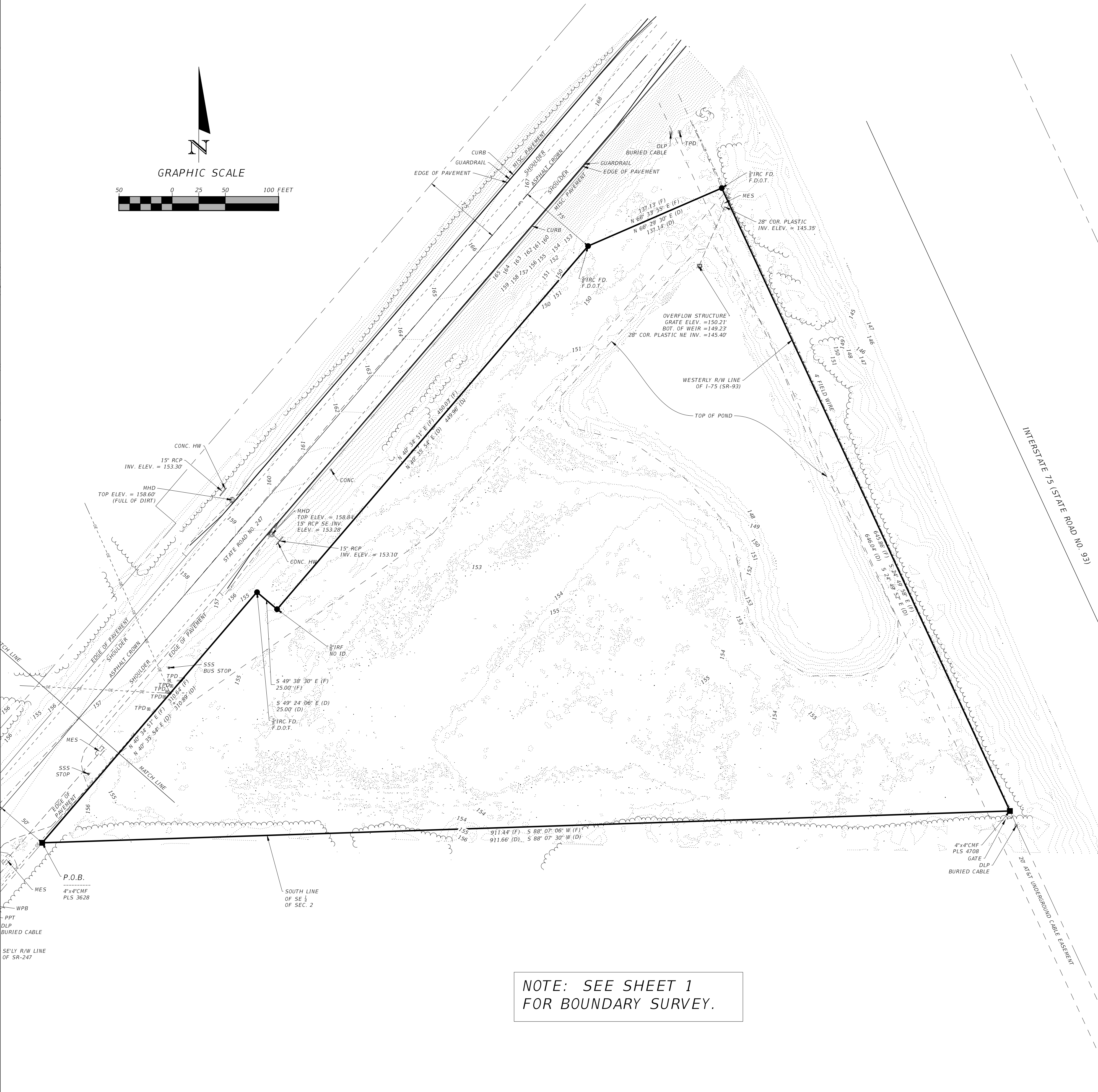
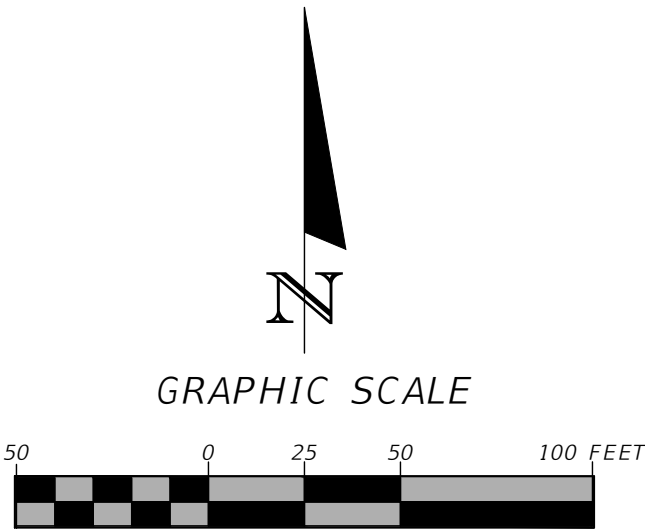
IN SECTION 2
TOWNSHIP 4 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

NOTES:

- 1.) Monumentation is as shown and designated on the face of the plat.
- 2.) Boundary based on monumentation found in place, instruction by client, most recent deed of record (O.R.B. 1464, Page 1900), and prior survey by Mark Duren, PLS.
- 3.) Bearings based on State Plane Coordinates.
- 4.) Interior improvements shown were located by field ties.
- 5.) Underground encroachments, if present, were not located with this survey.
- 6.) This survey was made without benefit of a title search. There may be additional easements, restrictions, etc. not shown hereon but found in the Public Records. Issues regarding title, land use & zoning, easements & other encumbrances are not a part of the scope of a Boundary Survey and can only be revealed with a title search.
- 7.) Date of field survey completion: July 26, 2022
- 8.) Examination of the Flood Insurance Rate Maps (FIRM) for Columbia County shows that, per said maps, the described parcel lies within Flood Zone "X", which according to said maps is outside of the 0.2% chance floodplain (ref: Map No. 12023C0291D).
- 9.) Elevations based on NAVD88 datum.



LEGEND	
SEC	=SECTION
PLS	=PROFESSIONAL LAND SURVEYOR
COR	=CORNER
P.S.M	=PROFESSIONAL SURVEYOR & MAPPER
R/W	=RIGHT-OF-WAY
LB	=LICENSED BUSINESS
P.O.B	=POINT OF BEGINNING
IR	=IRON REBAR & CAP
ED	=FOUND
NO ID	=NO IDENTIFICATION
(F)	=FIELD MEASUREMENT
CMF	=CONCRETE MONUMENT FOUND
SR	= STATE ROAD
CL	= CENTERLINE
NO	= NUMBER
IRF	= IRON REBAR FOUND
PPT	= POWER POLE WITH TRANSFORMER
MES	= MITERED END SECTION
DLP	= DELINEATOR POST
TPD	= TELEPHONE PEDESTAL
SSS	= SIGNAL SUPPORT SIGN
INV	= INVERT
ELEV	= ELEVATION
CMP	= CORRUGATED METAL PIPE
MHD	= STORMWATER MANHOLE
CONC	= CONCRETE
BOT	= BOTTOM
WPB	= WIRE PULL BOX
PP	= POWER POLE
RCP	= REINFORCED CONCRETE PIPE
HW	= HEADWALL



REVISIONS				SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	
				2



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

2551 BLAIRSTONE PINES DR.
TALLAHASSEE, FL 32301
WWW.NFPS.NET

JOB NO. L210802SPA
CA# 29011

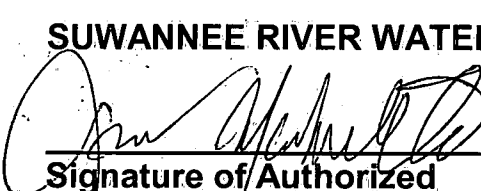
SPARKS

SECTION D

TRANSFER TO "OPERATION AND MAINTENANCE" PHASE (SRWMD USE ONLY)

Based upon the as-built certification by a professional engineer in Section C, the notice of completion by the permittee in Section A, and the request to transfer the permit to the approved operation and maintenance entity in Section B, responsibility for the operation and maintenance of the system is hereby transferred to the entity named in Section B; and the operation and maintenance phase of the permit is effective on the date indicated below.

SUWANNEE RIVER WATER MANAGEMENT DISTRICT



Signature of Authorized
District Representative

Leroy Marshall II, P.E., CFM

Name and Title

ERP06-0615

Permit Number

April 24, 2012

Date

CROSSROADS

Project Name



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

April 25, 2012

Ms. Carolyn Woolsey
4784 West US Highway 90 #103
Lake City, Florida 32055

Subject: Transfer to Operation and Maintenance, ERP06-0615
Crossroads, Columbia County

Dear Ms. Woolsey:

The Suwannee River Water Management District (District) has received all required sections of the notification to transfer the permit from the construction phase to the operation and maintenance phase. **The project has been transferred to the approved operation and maintenance entity.**

As the permitted Operation & Maintenance Entity, you are required to operate and maintain this system until such time it is abandoned, replaced, or operation and maintenance is transferred to another owner. Please note that surfacewater systems cannot be unilaterally abandoned, replaced, or altered by you without the District issuing a permit allowing such activity.

Please be advised that from time to time, the District may inspect the system. If the system is not functioning as designed and permitted, operational maintenance must be performed immediately to restore the system. If operational maintenance measures are insufficient to enable the system to meet the design and performance standards of the District, the O&M entity must either replace the system or construct an alternative design. A permit modification must be obtained from the District prior to constructing such alternative design.

If you have any questions regarding this project, please contact the District at 386.362.1001 or 800.226.1066.

Sincerely,


Leroy Marshall, P.E., CFM
Senior Professional Engineer

LM/rl

Water for Nature, Water for People

CONCURRENCY WORKSHEET
Trip Generation Analysis per Lot

Container Park

9/1/2022

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Acres Unit	Total ADT	Total PM Peak
480	Amusemnt Park	75.76	3.95	6.64	503.00	26.00

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)	Acres Unit*	Total Development (GPD)
Commercial	100.00	2.67	267.00	5.00	1335.00

* 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)	Acres Unit*	Total Development (GPD)
Commercial	300.00	1.00	300.00	5.00	1500.00

* 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	Pounds Per	Total Floor	Total (Lbs)	Acres	Total
Commercial	5.50	2.50	13.75	5.00	68.75



Comprehensive Plan Consistency Analysis The Woods

The following analysis identifies how this application is consistent with the County's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in bold and italics font.

Proposed Site Plan

The property is 6.64 acres and is located along I-75 and State Road 247 in Columbia County. The proposed development is to make the 6.64 acres into an event venue (Tax Parcel 02-4S-16-02719-000).

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 HAVING 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.

OBJECTIVES AND POLICIES FOR RURAL AREAS

Rural areas are those areas located outside the designated urban development areas shown on the County's Future Land Use Plan Map.

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.

Consistency: The proposed development is consistent with the types of uses allowed by the Commercial Intensive zoning. This property is located off I-75 and State Road 247 and has other properties in the vicinity that are like the proposed area.

Policy 1.2.1 - The county shall permit in rural areas agricultural, conservation, recreation and public uses, the processing, storage and sale of agricultural products, conventional single-family dwellings, mobile homes, churches, and other houses of worship, and uses requiring approval as special exceptions.

Consistency: The proposed development for the Woods is consistent with the County's Future Land Use Plan Map for Commercial.

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 Agricultural land use. Agriculturally classified lands are lands, which are predominantly used for crop cultivation, livestock, specialty farms, silviculture activities conducted in accordance with the silviculture policy contained within the conservation element of the comprehensive plan and dwelling units.

Consistency: The property is located within Commercial Intensive. The proposed development is for the event venue which is consistent with the County's Future Land Use Plan Map.

Policy 1.2.3 - The county shall allow the use of a parcel of property solely as a homestead by an individual who is the grandparent, parent, stepparent, adopted parent, sibling, child, stepchild,

adopted child or grandchild of the person who conveyed the parcel to said individual, notwithstanding the density or intensity of use assigned to the parcel in the comprehensive plan. Such a provision shall apply only once to any individual.

Consistency: The property is located within the Commercial Intensive. The proposed development is for the event venue would allow for Policy I.2.3.

OBJECTIVES AND POLICIES FOR BOTH URBAN DEVELOPMENT AREAS AND RURAL AREAS.

OBJECTIVE I.3 - The county shall include within the site plan review process to be adopted as part of the land development regulations, that adjacent land uses shall not be adversely impacted by any change in land use.

Consistency: The proposed development use is consistent with the types of uses of other properties in the area and are like the proposed use for this commercial site.

Transportation Element

GOAL II – PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM WHICH SERVES EXISTING AND FUTURE LAND USES.

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

Consistency: The proposed development use is consistent with types of uses allowed by the Commercial Intensive category. This property is located off I-75 and State Road 247. The proposed development will be an event venue.

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.

OBJECTIVE IV.2 - The county shall coordinate the continued extension of, or increase in, the capacity of sanitary sewer facilities by scheduling the completion of public facility improvements concurrent with projected demand.

Consistency: The proposed commercial development will have individual septic tank systems that meet the standards specified in Chapter 64E-6, F.A.C.

GOAL IV-5 - ENSURE 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.

OBJECTIVE IV.5 The county shall continue to coordinate the extension of, or increase in the capacity of, potable water facilities by scheduling the completion of public facility improvements and requiring that they are concurrent with projected demand.

Consistency: The proposed commercial development will have private potable wells that meet the standards specified.

Noise

Article 4- Zoning Regulations- Land Development regulations Columbia County

Section 4.2- Supplementary district regulations

4.2.20.5- "Noise. The permitted level of noise or sound emission at the property line of the lot on which the principal use is located shall not at any time exceed the average noise level prevailing for the same hour, as generated by street and traffic activity, with the exception that in the I-Industrial district, this standard shall be applied at the boundaries of the I district and not at the lot lines of the individual properties located within the I district. The determination of noise level shall be measured with a sound level meter that conforms to specifications published by the American Standards Association."

The property owner has hired a sound engineer. Gary Siebein from Siebein Acoustics will be performing acoustic field measurements on site to ensure the noise levels stay below the county noise ordinance.

Article V- Noise Control- Code of Ordinance Columbia County

Sec. 74-102. - Scope.

This article applies to the control of all sound originating within the jurisdictional limits of the county lying outside the municipal limits of the City of Lake City.

The property is located within Columbia County.

Sec. 74-104. - General prohibition.

(a)No person shall make, continue, or cause to be made or continued:(1)Any unreasonably loud or raucous noise;(2)Any noise which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of reasonable persons of ordinary sensitivity, within the unincorporated areas of the county; or(3)Any noise which is so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons within the neighborhood from which said noises emanate, or as to unreasonably interfere with the peace and comfort of neighbors or their guests, or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business.

The owner will apply and obtain a permit for all noise producing activities on site and will provide detailed information for the activities.

This shall not apply to any public performance, gathering, or parade for which a permit has been obtained from a governmental agency with jurisdiction.

The owner will apply and obtain a permit for all noise producing activities on site and will provide detailed information for the activities.

Sec. 74-106. - Exemptions.

Sounds caused by the following are exempt from the prohibitions set out in section 74-105:

(g)Other outdoor events. Outdoor gatherings, concerts, public dances, shows and sporting events, and other similar outdoor events and associated noise shall be exempt from this section, provided that a temporary use permit has been obtained, if required.

The owner will apply and obtain a permit for all noise producing activities on site and will provide detailed information for the activities.

(j)Outdoor concerts and events that are subject to the county's temporary use permitting requirements, and which are held on property designated for such use in the future land use map of the Columbia County Comprehensive Plan, shall be allowed to operate until 11:00 p.m. on Friday or Saturday, provided a temporary use permit has been obtained for the event.

The owner will apply and obtain a permit for all noise producing activities on site and will provide detailed information for the activities.

Legal Description

02-4S-16-02719-000

BEG INTERS S LINE OF SE1/4 & SE'LY R/W SR-247, RUN N 40 DEG E ALONG R/W 310.89 FT, S 49 DEG E 25 FT, N 40 DEG E ALONG R/W 449.96 FT TO A BEND IN R/W CN 66 DEG E 137.14 FT TO A PT ON W R/W I-75, S 24 DEG E ALONG R/W 646.04 FT TO S LINE OF SE1/4, W 911.66 FT TO POB. 723-223, 773-274, 887-312, 916-303 THRU 312, 979-2703, WD 1464-1900.

Prepared by and return to:

Rob Stewart
Lake City Title
426 SW Commerce Drive, Ste 145
Lake City, FL 32025
(386) 758-1880
File No 2021-4874MS

Parcel Identification No 02-4S-16-02719-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 19 day of April, 2022 between **Christopher L. Woolsey and Carolyn J. Woolsey, Trustees of Christopher L. Woolsey Living Trust, Dated November 1, 2002**, whose post office address is **826 Pine Avenue SW, Live Oak, FL 32064**, of the County of Suwannee, State of Florida, Grantor, to **Michael C. Woods II, a Single Man**, whose post office address is **520 SW Steedley Drive, Lake City, FL 32024**, of the County of Columbia, 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:

Section 2: All of the Southeast 1/4 lying Westerly of I-75 and Southeasterly of State Road 247, Columbia County, Florida, more particularly described as follows:

Begin at the intersection of the South line of the Southeast 1/4 of Section 2, Township 4 South, Range 16 East, Columbia County, Florida and the Southeasterly right of way line of State Road No. 247, said right of way line being 50 feet Southeasterly of the centerline of said State Road as measured perpendicular to said centerline; thence North 40 degrees 35 minutes 54 seconds East, along said right of way line, 310.89 feet to a change in right of way width; thence South 49 degrees 24 minutes 06 seconds East, 25.00 feet to a Point 75.00 feet Southeasterly from said centerline of State Road No. 247 as measured perpendicular to said centerline; thence North 40 degrees 35 minutes 54 seconds East, along said right of way line 449.96 feet to a bend in said right of way; thence North 66 degrees 29 minutes 30 seconds East, still along said right of way line, 137.14 feet to a point on the Westerly right of way line of Interstate No. 75 (State Road No. 93), a 300 foot wide, limited access right of way; thence South 24 degrees 49 minutes 52 seconds East, along said Easterly right of way line, 646.04 feet to its intersection with the aforementioned South line of the Southeast 1/4; thence South 88 degrees 07 minutes 30 seconds West, along said South line 911.66 feet to the Point of Beginning. Columbia County, Florida.

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

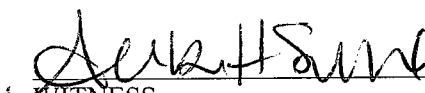
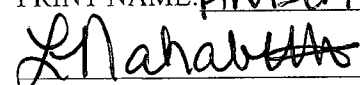
Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

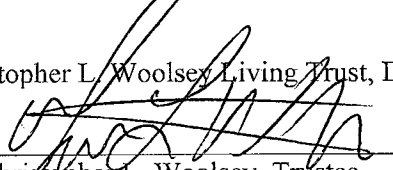
And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

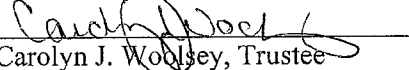
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*


WITNESS
PRINT NAME: Amber H. Suhl

WITNESS
PRINT NAME: Lyndsi M. Nahabetian
Lyndsi M. Nahabetian

Christopher L. Woolsey Living Trust, Dated November 1, 2002

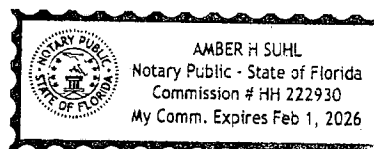
By: 
Christopher L. Woolsey, Trustee

By: 
Carolyn J. Woolsey, Trustee

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or () online notarization this 19 day of April, 2022, Christopher L. Woolsey and Carolyn J. Woolsey, Trustees of Christopher L. Woolsey Living Trust, Dated November 1, 2002, who is/are personally known to me or has/have produced DL as identification.


Signature of Notary Public



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 Tori Humphries
(Name of Person to Act as my Agent)

for North Florida Professional Services
(Company Name for the Agent, if applicable)

to act as my/our agent in the preparation and submittal of this application
for Site and Development Plan 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: Michael Woods

Applicant/Owner's Title: Owner

On Behalf of: The Woods
(Company Name, if applicable)

Telephone: 407-436-4618 Date: 8/24/22 9/8/2022

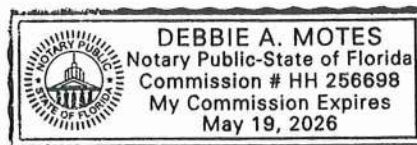
Applicant/Owner's Signature: Michael Woods Michael Woods

Print Name: Michael Woods

STATE OF FLORIDA
COUNTY OF Columbia

The Foregoing instrument was acknowledged before me this 8th day of September, 20 22, by Michael Woods,
whom is personally known by me ☐ OR produced identification ☒.
Type of Identification Produced _____

Debbie A. Motes
(Notary Signature) (SEAL)



Columbia County Tax Collector

generated on 6/7/2022 4:44:30 PM EDT

Tax Record

Last Update: 6/7/2022 4:43:09 PM EDT

[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		
R02719-000		REAL ESTATE	2021		
Mailing Address WOOLSEY CHRISTOPHER LIVING TRUST 826 SW PINE AVE LIVE OAK FL 32064		Property Address 149 WOOLSEY LAKE CITY GEO Number 024S16-02719-000			
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail NO EXEMPTIONS	Millage Code 002	Escrow Code			
<u>Legal Description (click for full description)</u> 02-4S-16 1000/10006.64 Acres BEG INTERS S LINE OF SE1/4 & SE'LY R/W SR-247, RUN N 40 DEG E ALONG R/W 310.89 FT, S 49 DEG E 25 FT, N 40 DEG E ALONG R/W 449.96 FT TO A BEND IN R/W CN 66 DEG E 137.14 FT TO A PT ON W R/W I-75, S 24 DEG E ALONG R/W 646.04 FT TO S LINE OF SE1/4, W 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	252,984	0	\$252,984	\$1,977.07
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	252,984	0	\$252,984	\$189.23
LOCAL	3.6430	252,984	0	\$252,984	\$921.62
CAPITAL OUTLAY	1.5000	252,984	0	\$252,984	\$379.48
SUWANNEE RIVER WATER MGT DIST	0.3615	252,984	0	\$252,984	\$91.45
LAKE SHORE HOSPITAL AUTHORITY	0.0000	252,984	0	\$252,984	\$0.00
Total Millage		14.0675	Total Taxes	\$3,558.85	
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$60.78			
Total Assessments				\$60.78	
Taxes & Assessments				\$3,619.63	
If Paid By				Amount Due	
				\$0.00	

Date Paid	Transaction	Receipt	Item	Amount Paid
11/30/2021	PAYMENT	2702111.0001	2021	\$3,474.84

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES