



## COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

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

Department: Zoning Department

**1. Nature and purpose of agenda item:**

Petition by Richard and Sandra Steckbeck to replat Lots 1 & 2 into 1 platted lot. This is in district 5

**2. Recommended Motion/Action:**

Approve SD 24-0801

**3. Fiscal impact on current budget.**

This item has no effect on the current budget.



# Columbia County Gateway to Florida

66483

FOR PLANNING USE ONLY	
Application # SD	240801
Application Fee	\$1,000.00
Receipt No.	767499
Filing Date	8-1-2024
Completeness Date	

## Minor Subdivision Application

### A. PROJECT INFORMATION

- Project Name: Richard & Sandra Steckbeck
- Address of Subject Property: Lots 1 & 2 Commander Court, Cannon Creek Airpark
- Parcel ID Number(s): 12-4S-16-02935-161, 12-4S16-02935-162
- Future Land Use Map Designation: Residential - Medium
- Zoning Designation: RMF-1
- Acreage: 1.5 AC
- Existing Use of Property: Vacant Lot
- Proposed use of Property: Single Family Home & Hangar
- Total Number of Lots: 2

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

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Richard & Sandra Steckbeck Title: Owner  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 7411 Danika Drive  
 City: Enid State: OK Zip: 73703  
 Telephone: (581) 402-5708 Fax: ( ) Email: srsteck@outlook.com

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

- If the applicant is agent for the property owner\*.  
 Property Owner Name (title holder): \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) 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.**

**NOTICE TO APPLICANT**

**Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Planning & Zoning Board.**

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

THE APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR AGENT MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD, AS ADOPTED IN THE BOARD RULES AND PROCEDURES, OTHERWISE THE REQUEST MAY BE CONTINUED TO A FUTURE HEARING DATE.

I hereby certify that all of the above statements and statements contained in any documents or plans submitted herewith are true and accurate to the best of my knowledge and belief.

**Richard J Steckbeck**

Applicant/Agent Name (Type or Print)

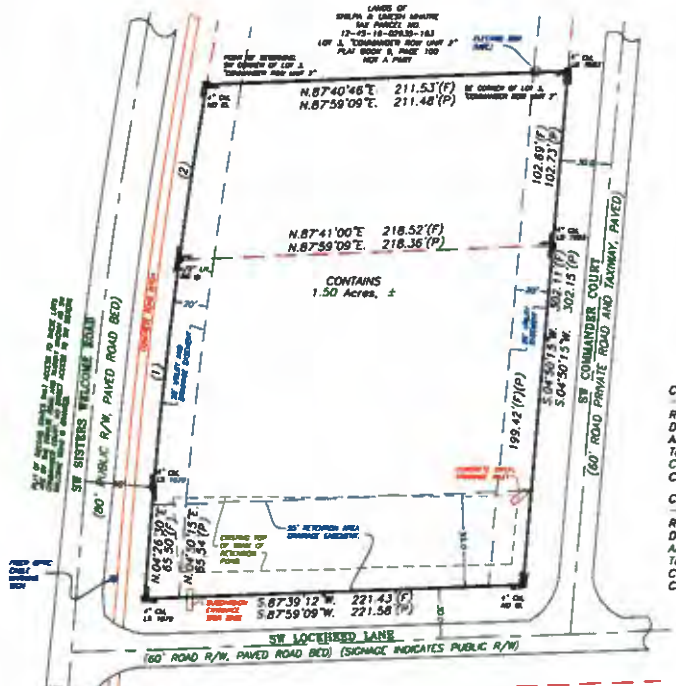
**July 27, 2024**

Date

Applicant/Agent Signature



BOUNDARY SURVEY  
IN SECTION 12,  
TOWNSHIP 4 SOUTH,  
RANGE 16 EAST,  
COLUMBIA COUNTY, FLA.

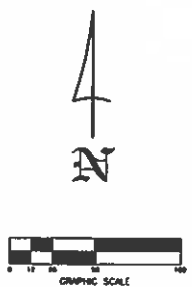


Curve number 2(F)  
Radius = 2824.77'  
Delta = 02°06'18"  
Arc = 103.78'  
Tangent = 51.90'  
Chord = 103.78'  
Chord Brg. = N.08°40'13"E

Curve number 2(P)  
Radius = 2824.77'  
Delta = 02°06'18"  
Arc = 103.78'  
Tangent = 51.90'  
Chord = 103.78'  
Chord Brg. = N.08°36'52"E

Curve number 1(F)  
Radius = 2824.77'  
Delta = 02°43'38"  
Arc = 134.46'  
Tangent = 62.24'  
Chord = 134.44'  
Chord Brg. = N.06°15'15"E

Curve number 1(P)  
Radius = 2824.77'  
Delta = 02°43'28"  
Arc = 134.32'  
Tangent = 62.17'  
Chord = 134.31'  
Chord Brg. = N.06°11'59"E



DESCRIPTION:  
PART OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT A CONCRETE MONUMENT MARKING THE SW CORNER OF LOT 3 OF "COMMANDER ROW UNIT 2", AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 100, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND BEING THE NW CORNER OF LANDS CURRENTLY DESCRIBED IN OFFICIAL RECORDS BOOK 1506A, PAGE 2498 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THENCE N.87 DEGREES 40'46", ALONG THE MONUMENTED SOUTH LINE OF SAID LOT 3, A DISTANCE OF 211.53 FEET TO A CONCRETE MONUMENT, LB 7593, MARKING THE SE CORNER OF SAID LOT 3; THENCE S.04 DEGREES 50'15"W, ALONG THE WEST RIGHT-OF-WAY LINE OF SW COMMANDER COURT, A PRIVATE ROAD AND TOWNWAY, 302.11 FEET TO A CONCRETE MONUMENT MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF SW LOCKHEED LANE, A PUBLIC RIGHT-OF-WAY; THENCE S.87 DEGREES 39'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 221.43 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SW SISTERS WELCOME ROAD, A PUBLIC RIGHT-OF-WAY; THENCE N.04 DEGREES 28'30"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 65.50 FEET TO A CONCRETE MONUMENT, LS 1079, MARKING THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2824.77 FEET AND A CENTRAL ANGLE OF 02 DEGREES 43'38" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.06 DEGREES 15'15"E AND A CHORD LENGTH OF 134.44 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 134.46 FEET TO A 1/2" IRON ROD, MARKING THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2824.77 FEET AND A CENTRAL ANGLE OF 02 DEGREES 06'18" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.08 DEGREES 40'13"E AND A CHORD LENGTH OF 103.78 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 103.78 FEET TO THE POINT OF BEGINNING.  
DESCRIBED LANDS CONTAIN 1.50 ACRES, MORE OR LESS.  
SUBJECT TO UTILITY AND DRAINAGE EASEMENTS OVER AND ACROSS THE WEST 20 FEET AND THE EAST 20 FEET OF THE HEREIN DESCRIBED LANDS.  
ALSO SUBJECT TO A RETENTION AREA DRAINAGE EASEMENT OVER AND ACROSS THE SOUTH 50 FEET OF THE HEREIN DESCRIBED LANDS.

SURVEYOR'S NOTES:  
1. BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO OR OTHERWISE OBTAINED BY THIS OFFICE.  
2. BEARINGS BASED ON PLAT OF RECORD USING MONUMENTS FOUND ON THE WEST R/W LINE OF SW COMMANDER COURT AS SHOWN HEREON.  
3. THIS PARCEL IS IN ZONE "X" AND IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED NOVEMBER 2, 2018, COMMUNITY PANEL NO. 1202300291D.  
4. NO NOTE.  
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.  
6. IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.  
7. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
8. CLOSURE OF FIELD SURVEY IS BETTER THAN 1/7500. BOUNDARY AND CONTROL MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES, WOODEN FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS OTHERWISE NOTED.  
9. EXCEPTION IS MADE HEREON REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS OF RECORD. IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS OR DISCOVERED BY THIS OFFICE AN EFFORT HAS BEEN MADE IN GOOD FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND USE BY OTHER PARTIES. HOWEVER PHYSICAL CONDITIONS ON THE PARCEL MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.  
10. CERTIFIED TO:  
RICHARD STECKBECK AND SANDRA STECKBECK  
LINDSEY WHARTRE AND SHEILA WHARTRE  
COMMANDER LAW, PLLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SYMBOL LEGEND  
C.R.A. OFFICIAL RECORD INSTRUMENT  
= CONCRETE MONUMENT FOUND  
o CONCRETE MONUMENT SET, LS 4708  
o IRON PIN OR PIPE FOUND  
o 3/8" IRON ROD SET, LS 4708  
--- WIRE FENCE  
--- ELECTRIC UTILITY LINE (OVERHEAD)  
--- UNDERGROUND ELECTRIC SERVICE  
--- CABLE TV LINE (OVERHEAD)  
--- CHAIN LINK FENCE  
--- WOODEN FENCE  
C.M.P. CORRUGATED METAL PIPE  
R.F.P. REINFORCED CONCRETE PIPE  
L.S. LAND SURVEYOR  
L.B. LICENSED BUSINESS  
O.R.B. OFFICIAL RECORD BOOK  
P.M.M. PERMANENT REFERENCE MONUMENT  
P.C.P. PERMANENT CONTROL POINT  
o UTILITY POLE  
o RIGHT-OF-WAY  
N.D. ID. NO IDENTIFICATION  
FLA. D.O.T. FLA. DEPT. OF TRANSPORTATION  
S. CENTERLINE  
C.M. CONCRETE MONUMENT  
I.R. IRON ROD  
I.P. IRON PIPE  
"SRD" STATE ROAD DEPARTMENT

BE ADVISED OF THIS SURVEY BEING IN TO PROVIDE A NOTICE AND EASEMENT RECORDING OF LOTS 1 AND 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLA.

SKETCH SURVEYOR:  
MARK D. DUREN, LS 4708  
1804 SW SISTERS WELCOME ROAD  
LAKE CITY, FL 32025

SIGNED: MARK D. DUREN, LS 4708

EXTRA ABBREVIATION:  
(F) FIELD AS BY FIELD MEASUREMENT  
(D) DEED AS IN DEED DIMENSION  
(P) PLAT AS IN PLAT DIMENSION  
(R) RECORD AS IN RECORD DIMENSION  
(C) RECORD AS IN CALCULATED DIMENSION

MARK D. DUREN AND ASSOCIATES, INC.  
LB 7820  
1604 SW SISTERS WELCOME ROAD  
LAKE CITY, FLA. 32025  
(386) 758-9831 OFFICE  
(386) 758-8010 FAX

FIELD SURVEY DATE: DECEMBER 22, 2022  
DATE DRAWN: MAY 3, 2023  
FOR: DEEDBOOK

FIELD BOOK: 24 PAGE: 11  
DRAWN BY: M.D. DUREN

WO# 24-141  
REV 12-22

# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jan 08 2025 10:42:02 GMT-0500 (Eastern Standard Time)



Parcel No: 12-4S-16-02935-161  
Owner: STECKBECK RICHARD JAMES, STECKBECK SANDRA ELIZABETH  
Subdivision: COMMANDER ROW UNIT 2  
Lot: 1  
Acres: 0.9853283  
Deed Acres: 1 Ac  
District: District 5 Tim Murphy  
Future Land Uses: Residential - Medium  
Flood Zones:  
Official Zoning Atlas: RMF-1

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