

**COLUMBIA COUNTY  
PLANNING AND ZONING BOARD  
July 25, 2024 MEETING AGENDA  
TOURIST DEVELOPMENT OFFICE  
971 West Duval Street Suite 145  
Lake City, Florida 5:30 P.M.**

**Pledge to U.S. Flag**

**Invocation**

**Roll Call**

**Staff Matters**

**Public Hearings**

**SPD240602** – A petition by Matt Cason for Bar Ranch Properties (owner) for the construction of a retail general establishment on parcel # 11-35-16-02061-001.

**SPD240603** – A petition by Carol Chadwick, agent for JA Properties of Northwest Florida LLC (owner), to approve a Site Plan Application on parcel # 24-45-16-03120-601 for construction of an office, shop, and storage yard for Phelps Petroleum.

**Approval of the June 27, 2024 Planning & Zoning Board Minutes**

**Adjournment**

*NOTE: All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they may need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.*



# Columbia County Gateway to Florida

65953

FOR PLANNING USE ONLY	
Application # SPD	<u>240602</u>
Application Fee	<u>\$500.00</u>
Receipt No.	<u>767415</u>
Filing Date	<u>6-21-2021</u>
Completeness Date	_____

## Site Plan Application

### A. PROJECT INFORMATION

- Project Name: CRS Lake City Winfield
- Address of Subject Property: 4924 NW US HIGHWAY 41, LAKE CITY
- Parcel ID Number(s): 11 35 16-02081-001
- Future Land Use Map Designation: Commercial Highway Interchange (CHI)
- Zoning Designation: Commercial Highway Interchange (CHI)
- Acreage: 21.74
- Existing Use of Property: Tractor Trailer Storage
- Proposed use of Property: Commercial Retail Store (CRS)
- 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 ±10,640
  - Relocation of an existing structure; Total square footage \_\_\_\_\_
  - Increase in impervious area; Total Square Footage ±89,385

### B. APPLICANT INFORMATION

- Applicant Status  Owner (title holder)  Agent
- Name of Applicant(s): Madison Title: President  
 Company name (if applicable): Concept Companies, Inc.  
 Mailing Address: 1449 SW 74th Dr. Suite 200  
 City: Gainesville State: Fl Zip: 32607  
 Telephone: ( ) 352-333-3233 Fax: ( ) \_\_\_\_\_ Email: mad@conceptcompanies.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.

- If the applicant is agent for the property owner?  
 Property Owner Name (title holder): Bar D Ranch Partnership  
 Mailing Address: U.S. Highway 441  
 City: Lake City State: Florida Zip: 32026  
 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.

# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jul 17 2024 14:05:22 GMT-0400 (Eastern Daylight Time)



Parcel No: 11-3S-16-02059-001

Owner: I-10 TIMBER CO

Subdivision:

Lot:

Acres: 158.70491

Deed Acres: 158 Ac

District: District 1 Ronald Williams

Future Land Uses: Agriculture - 3, Highway Interchange, Residential - Very Low

Flood Zones: A,

Official Zoning Atlas: A-3, CHI

All data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness of completeness. Columbia County, FL makes no warranties, express or implied, as to the use of the information obtained here. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, and update.

# CONSTRUCTION PLANS FOR:

## CRS WINFIELD

COLUMBIA COUNTY, FLORIDA

SECTION 41, TOWNSHIP 1 NORTH, RANGE 15 EAST

SUBMITTED TO:  
COLUMBIA COUNTY  
FLORIDA DEPARTMENT OF TRANSPORTATION

**DESIGNER**  
CH2M HILL  
1000 N. W. 10th St.  
Fort Lauderdale, FL 33304  
Tel: 754.463.1000

**CLIENT**  
COLUMBIA COUNTY  
1000 N. W. 10th St.  
Fort Lauderdale, FL 33304  
Tel: 754.463.1000

**PREPARED BY**  
CH2M HILL  
1000 N. W. 10th St.  
Fort Lauderdale, FL 33304  
Tel: 754.463.1000

**DATE**  
10/15/00

**APPROVED BY**  
[Signature]  
10/15/00

**PROJECT NO.**  
[Blank]

**DATE**  
10/15/00

**SCALE**  
AS SHOWN

**DEVELOPMENT DATA**

NO.	DESCRIPTION	AREA (AC)
1	CRS	1.5
2	WINFIELD	1.5
3	TOTAL	3.0

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 1000 N. W. 10th St.  
 Fort Lauderdale, FL 33304  
 Tel: 754.463.1000  
 FAX: 754.463.1001  
 WWW.CH2MHILL.COM



**PROPERTY RECORD**

NO.	DESCRIPTION	AREA (AC)
1	CRS	1.5
2	WINFIELD	1.5
3	TOTAL	3.0



DATE: 10/15/00



**CONTRACTORS**

1. General Contractor  
 2. Subcontractors  
 3. Material Suppliers  
 4. Equipment Suppliers  
 5. Laborers  
 6. Engineers  
 7. Architects  
 8. Inspectors  
 9. Surveyors  
 10. Geotechnical Engineers  
 11. Environmental Engineers  
 12. Traffic Engineers  
 13. Urban Planners  
 14. Public Works Engineers  
 15. Highway Engineers  
 16. Water Resources Engineers  
 17. Environmental Scientists  
 18. Environmental Engineers  
 19. Environmental Planners  
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- KEY INFORMATION**
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**NOTES AND EXPLANATIONS**

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**1. PROJECT INFORMATION**

**2. SITE DESCRIPTION**

**3. SUMMARY OF FINDINGS AND RECOMMENDATIONS**

**4. CONCLUSIONS AND RECOMMENDATIONS**

**5. REFERENCES**

**6. APPENDICES**

**7. NOTES**

**8. SIGNATURES**

**9. DATE**

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**799. E-MAIL**

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**801. PROJECT LOCATION**

**802. PROJECT NO.**

**803. CLIENT**

**804. ADDRESS**

**805. CITY**

**8**





TEMPORARY CONSTRUCTION FIRE RETARDANT



FIRE PROTECTION OCTAGONS

These octagons are used for fire protection of structural steel members. They are made of a fire-resistant material and are designed to provide a protective layer around the steel. The octagons are applied to the steel members in a staggered pattern to ensure complete coverage. They are used in conjunction with other fire protection measures to provide a high level of protection for the structure.



EXTRUDED METAL



DANDY SACK METAL

ROCK PROTECTION SYSTEMS



TYPE 25 METAL FIRE PROTECTION



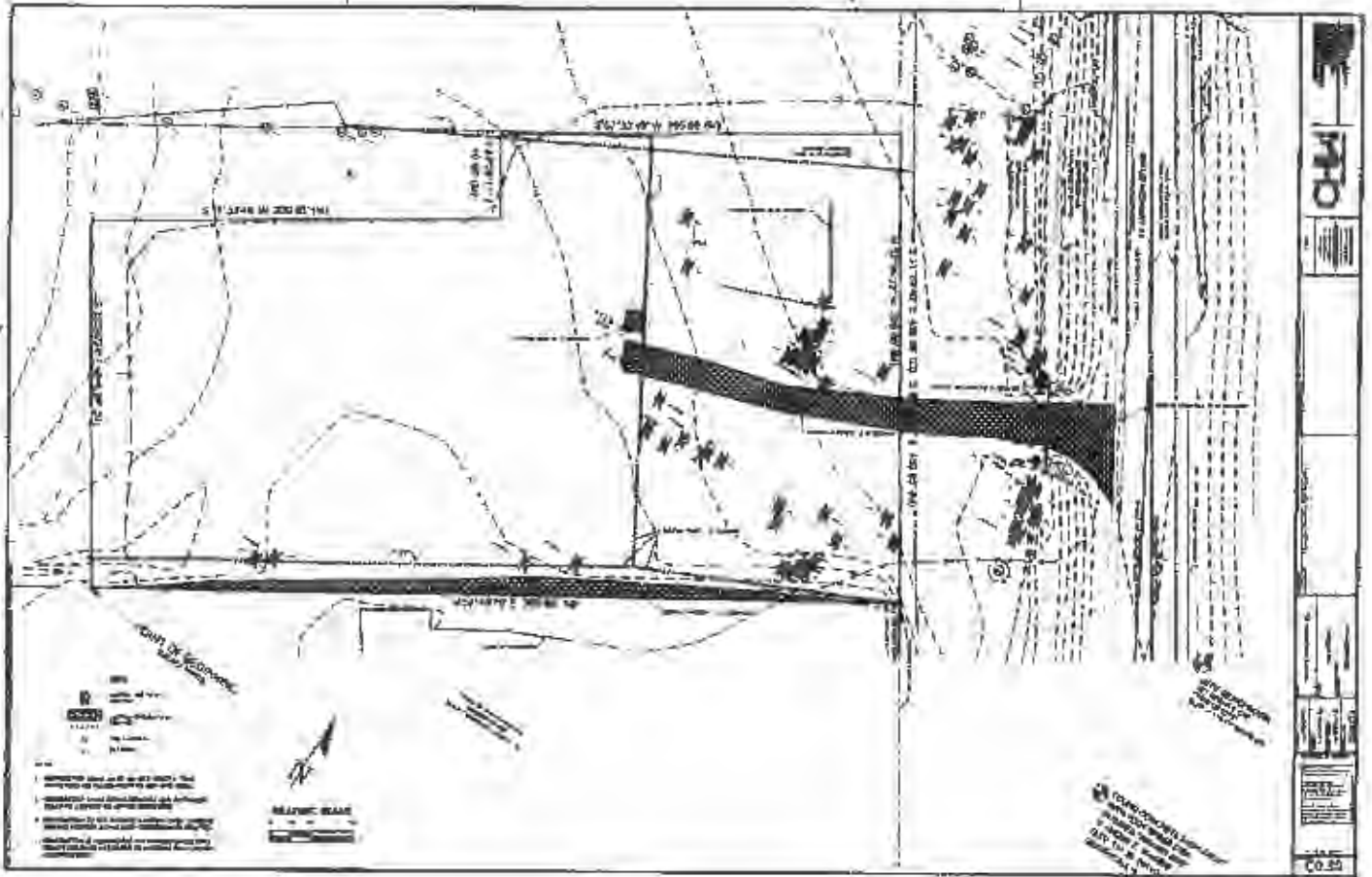
TYPE 25 METAL FIRE PROTECTION



FIRE PROTECTION SYSTEMS



STRUCTURAL FIRE PROTECTION SYSTEMS



BUREAU OF LAND MANAGEMENT

PROJECT TITLE: [Illegible]

PROJECT NUMBER: [Illegible]

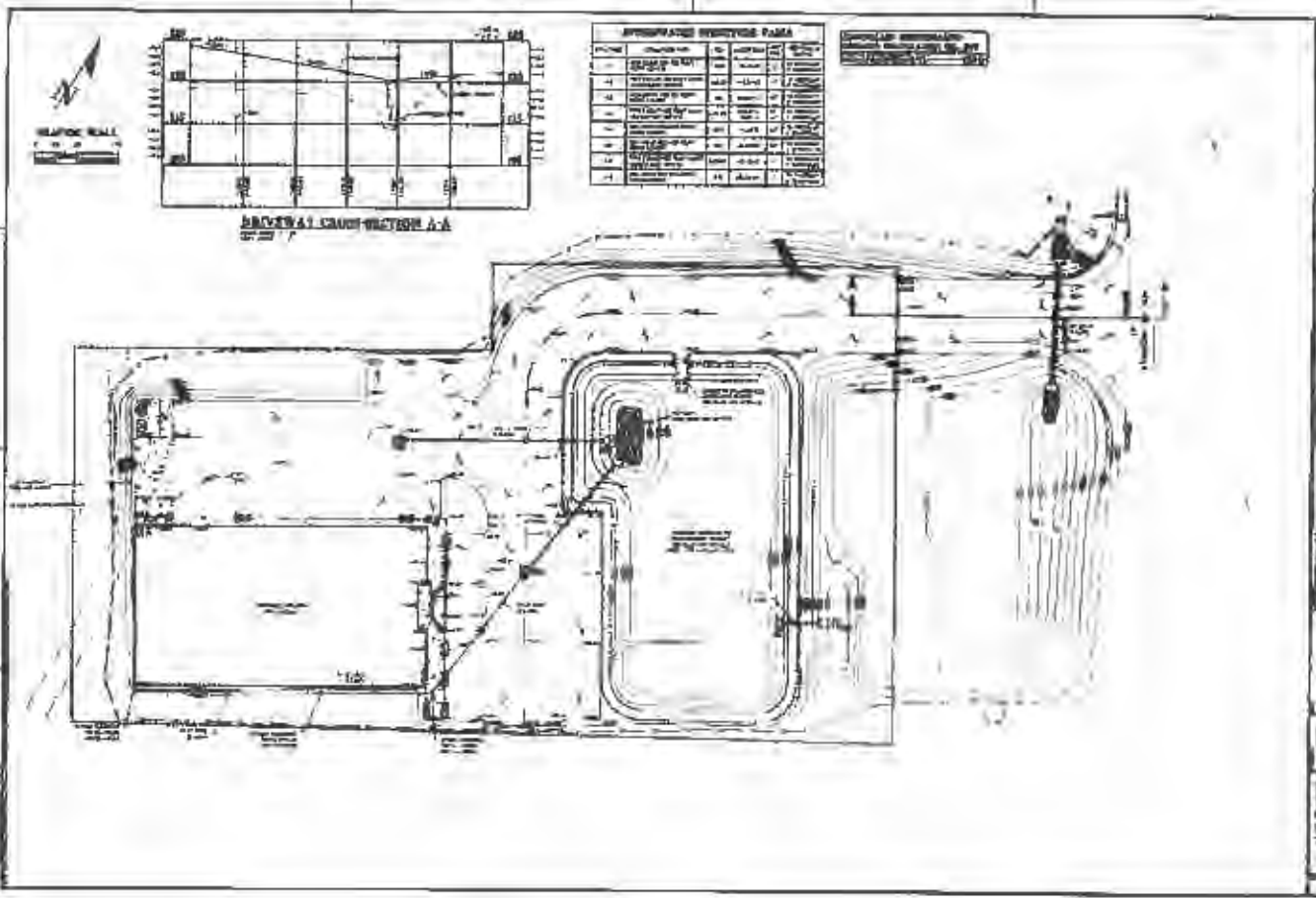
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SCALE: [Illegible]

DATE: [Illegible]

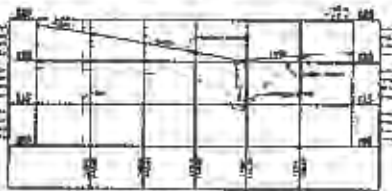
CO. 52





**APPROXIMATE ELEVATIONS DATA**

NO.	DESCRIPTION	ELEVATION	DATE
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

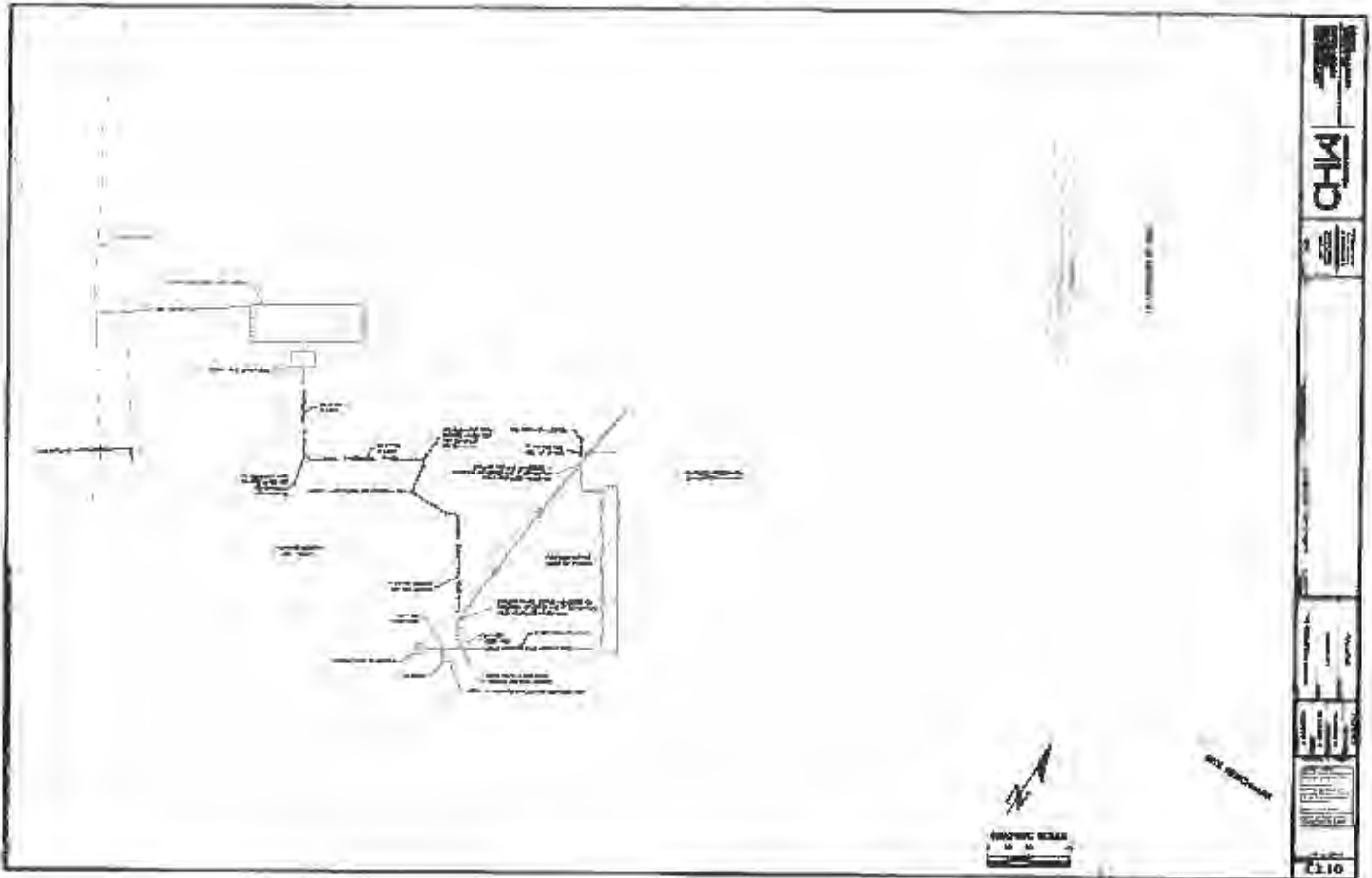


**PROPOSED CONSTRUCTION A-A**

GRAPHIC SCALE


















# Columbia County Gateway to Florida

65965

<b>FOR PLANNING USE ONLY</b>	
Application # SPD	<u>240603</u>
Application Fee	<u>\$500.00</u>
Receipt No.	<u>761549</u>
Filing Date	<u>6-21-2024</u>
Completeness Date	_____

## Site Plan Application

### A. PROJECT INFORMATION

- Project Name: PHELPS PETROLEUM
- Address of Subject Property: TBD SW WINDSWEEP GLEN, LAKE CITY, FL
- Parcel ID Number(s): 24-48-18-03120-601
- Future Land Use Map Designation: INDUSTRIAL
- Zoning Designation: ILW
- Acreage: 2.01
- Existing Use of Property: VACANT
- Proposed use of Property: OFFICE, SHOP AND STORAGE YARD
- 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 7800
  - Relocation of an existing structure: Total square footage \_\_\_\_\_
  - Increase in impervious area: Total Square Footage 52533

### B. APPLICANT INFORMATION

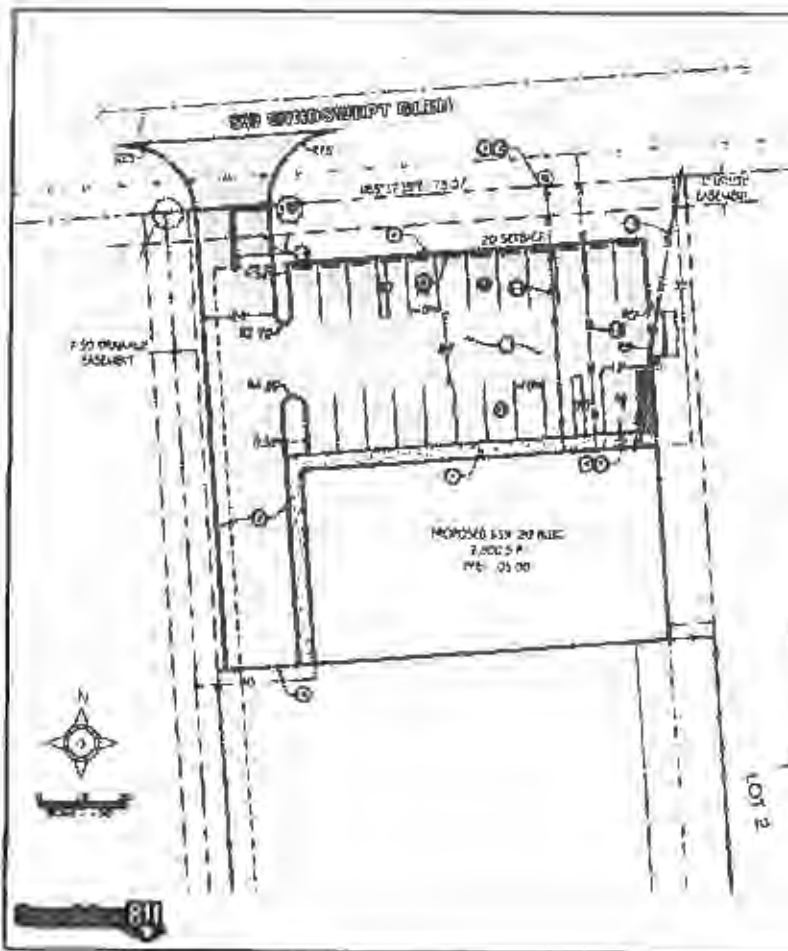
- Applicant Status:  Owner (title holder)  Agent
- Name of Applicant(s): CAROL CHADWICK, PE Title: CIVIL ENGINEER  
 Company name (if applicable): \_\_\_\_\_  
 Mailing Address: 1208 SW FAIRFAX GLEN  
 City: LAKE CITY State: FL Zip: 32025  
 Telephone: ( ) 307.880.1772 Fax: ( ) \_\_\_\_\_ Email: ccpewyo@gmail.com

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

- If the applicant is agent for the property owner\*,
  - Property Owner Name (title holder): JA PROPERTIES OF NORTHWEST FL, LLC
  - Mailing Address: 17760 BEACH PARK TRAIL
  - City: PANAMA CITY BEACH State: FL Zip: 32413
  - Telephone: ( ) 850.832.7989 Fax: ( ) \_\_\_\_\_ Email: justin@jrhphelpsconstruction.com

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

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



**CONSTRUCTION NOTES & ESTIMATED QUANTITIES**

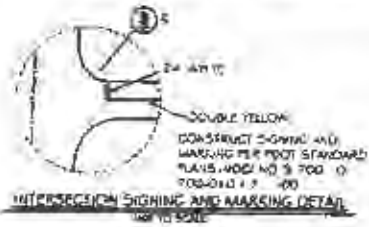
1	GRADE RETAINMENT EXCEPT EXISTING WALL	1,274 S.F.
2	4" FRESH CONCRETE CURB	174 S.F.
3	CONCRETE DRIVE	140 S.F.
4	MANHOLE FRAMING SHALL PER DETAILS ON SHEET 2	04
5	MANHOLE FRAMING HIGH SET SHALL PER SHEET 2	04
6	MANHOLE FRAMING SHALL PER SHEET 1	12.58
7	2" OR 3" DRAINAGE	1,200 S.F.
8	2" GATE	04
9	WATER METERS	04
10	SHOULDER PROTECTORS	04
11	2" WATER SERVICES	4 S.F.
12	2" SEWER SERVICES	88 S.F.
13	ELECTRIC SERVICE	1 S.F.
14	DETAILS SEE SHOP DRAW AND SEE OTHER SHEET FOR EQUIPMENT DETAILS PER DETAILS ON SHEET 2	1 S.F.

**DRAINAGE NOTE**

FOR THE 0.00 ELEVATION: 1.00' FROM THE 4.00' SURFACE SHALL BE 0.00% TO THE INTERSECTION SURFACE 40' FROM THE 0.00' TO 0.00%

**NOTES**

- 1. SEE FOR MATERIALS
- 2. REFER TO BLUE PRINTS FOR ALL DIMENSIONS AND LOCATIONS INDICATED.



PHILIP'S PETROLEUM  
 SITE PLAN

# Columbia County, FLA - Building & Zoning Property Map

Printed: Wed Jul 17 2024 13:36:13 GMT-0400 (Eastern Daylight Time)



**Parcel No:** 24-4S-16-03120-601  
**Owner:** JA PROPERTIES OF NORTHWEST FL LLC,  
**Subdivision:** WINDSWEPT INDUSTRIAL UNIT 6  
**Lot:** 1  
**Acres:** 2.00557423  
**Deed Acres:** 2.01 Ac  
**District:** District 3 Robbie Hollingsworth  
**Future Land Uses:** Industrial, Residential - Low  
**Flood Zones:**  
**Official Zoning Atlas:** ILW, RSF-2

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