



62669

December 1, 2023

Mr. Ken Clinton
889 NW Blackberry Circle
Lake City, FL 32055
813-495-0140 (cell)

SUBJECT: Elevation Letter_889 NW Blackberry Circle, Lake City, FL-Parcel 17-3S-16-02168-111

Background: As requested, I performed an inspection of the proposed residential building site. Photos were taken to document the existing ground conditions at the site. The building foundation was staked at the time of inspection and located in the center of the property. The existing topography of the site naturally slopes away from the southern part of the property to a low area to the north, known as Hancock Lake, as well as a low area along the western property boundary. The eastern and northern property boundaries include earthen berms that prevent offsite flooding from the low area to the north of the property. Per the FEMA Flood Hazard Maps, the property is located in FIRM panel 12023C0280D. There is a flood zone with wetlands located along the western side of the property that will not be impacted by the proposed structure. Per the SRWMD Flood Report, the property is located in Flood Zone "A,X" with Columbia County LiDAR data showing the flood zone "A" areas around the northern and western parts of the property to be at elevations of approximately 93'± and 88'±, respectively. The elevation of the adjacent roadway, NW Blackberry Circle, is approximately 109'± at the centerline. The elevation of the natural ground around the proposed residence is 95.43'± per topographical survey data provided by Britt Surveying. The finished floor elevation of the home is to be set at approximately 96.75'± and a minimum of 15" above the natural grade surrounding the building footprint. The finished floor elevation of the home will be below the required elevation of one foot above the adjacent road, but current flood data indicates flood elevations will not attain elevations above the finished floor elevation as shown in the attached SRWMD Flood Reports.

Determination: The proposed building footprint is to be located in the center to the northeast section of the property. The owner/contractor states that the structure is to be constructed with a three-course stem wall foundation with two layers being exposed above the natural grade at the proposed building site. The top of the stem wall foundation and FFE of the structure shall be a minimum of 15" above the adjacent natural grade at the proposed building site, which survey and LiDAR data indicates to be approximately 95.43'±. Disturbed area around the proposed structure shall be graded to direct all runoff away from the home to the low area located along the western property boundary, as well as the drainage swale running along the eastern property boundary that discharges to the extensive storage area to the north. The area south of the garage shall be graded away from the structure to prevent runoff from entering the garage.

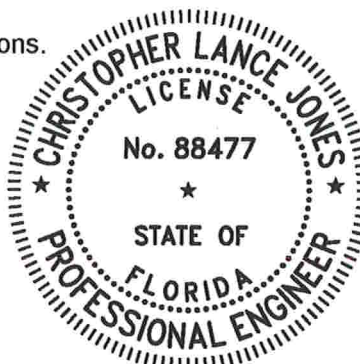
I hereby certify that the minimum finished floor elevation listed above will protect the structure against water damage from a base flood event to the best of my knowledge as based on the currently available regulatory data, current development conditions in the subject area drainage basin, and the information provided by the client, as defined in Article 8 of the Land Development Regulations.

Please contact me if you have any questions.

Sincerely,

Christopher L Jones
2023.12.01 15:30:43 -05'00'

Lance Jones, PE
Owner



This item has been digitally signed and sealed by C. Lance Jones, PE, on the date adjacent to the seal.

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

"Keeping It Civil"

Site Photos

Figure 1. From Centerline of NW Blackberry Circle Looking North



Figure 2. Center of Property at Homesite





Appendix A. Columbia County Property Appraiser Aerial

Columbia County Property Appraiser

Jeff Hampton

2024 Working Values
updated: 11/30/2023

Parcel: << 17-35-16-02168-111 (7247) >>

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

Owner & Property Info

Result: 3 of 14

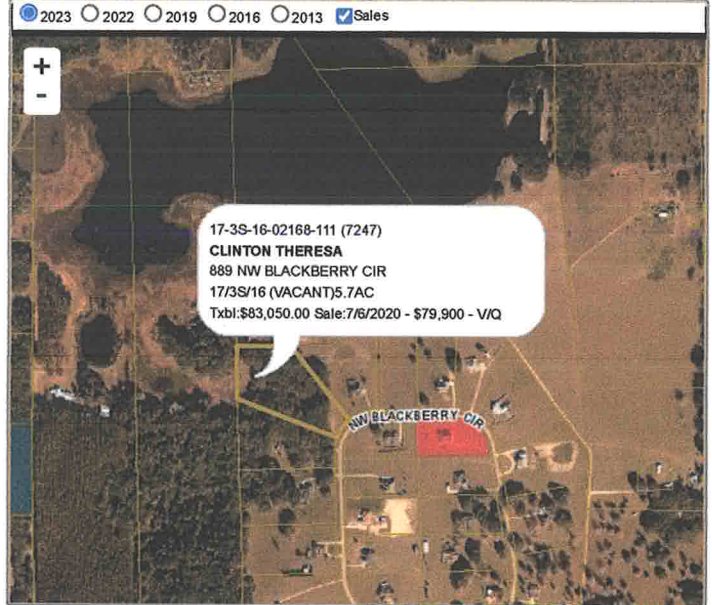
Owner	CLINTON THERESA 707 N COLLINS STREET PLANT CITY, FL 33563		
Site	889 NW BLACKBERRY CIR, LAKE CITY		
Description*	LOT 11 BLACKBERRY FARMS S/D. WD 1023-840, WD 1143-443, WD 1143-445, WD 1373-1973, WD 1414-2347,		
Area	5.7 AC	S/T/R	17-3S-16
Use Code**	VACANT (0000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2023 Certified Values		2024 Working Values	
Mkt Land	\$71,250	Mkt Land	\$71,250
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$11,800	XFOB	\$11,800
Just	\$83,050	Just	\$83,050
Class	\$0	Class	\$0
Appraised	\$83,050	Appraised	\$83,050
SOH Cap [?]	\$3,860	SOH Cap [?]	\$0
Assessed	\$83,050	Assessed	\$83,050
Exempt	\$0	Exempt	\$0
Total	county:\$79,190 city:\$0	Total	county:\$83,050 city:\$0
Taxable	other:\$0 school:\$83,050	Taxable	other:\$0 school:\$83,050



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/6/2020	\$79,900	1414/2347	WD	V	Q	01
11/28/2018	\$100,000	1373/1973	WD	V	Q	01
2/8/2008	\$130,000	1143/0445	WD	V	Q	
8/6/2004	\$62,800	1023/0840	WD	V	Q	

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
9946	Well		\$4,000.00	1.00	0 x 0
0296	SHED METAL	2022	\$6,000.00	1.00	x
0169	FENCEWOOD	2022	\$1,800.00	1.00	x

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	5.700 AC	1.0000/1.0000 1.0000/1.2500000 /	\$12,500 /AC	\$71,250



Appendix B. Site Plan

333.47' (PLAT)
S.00°34'40"E. 333.85' (FIELD)



CONTRACTOR TO VERIFY ALL AREA CALCULATIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL CHECK AT THE SITE ALL DIMENSIONS AND DIMENSIONS SHOWN ON DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES WHICH MAY ARISE. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNLESS THE OWNER HAS CORRECTED THE DISCREPANCY.

AREA CALCULATIONS (LOT 1)	
Name	Area
1ST FLOOR HVAC	4020.25 SF
2ND FLOOR DECK	4204.83 SF
GARAGE	1023.65 SF
FRONT DECK	312.45 SF
ATTIC SPACE	862.82 SF
TOTAL GROSS AREA	6701.11 SF

CODE SUMMARY

APPLY LOCAL ENGINE
FLORIDA REVENUE CODE (11TH EDITION) (20)
PROJECTED ANNUAL
\$89.16 MILLION PER YEAR
LIFE CITY 11,000

GENERAL SITE NOTES

1. THE SITE IS PLANNED FOR AN OUTREACH CENTER, A RECREATION PARK, AND A COMMUNITY CENTER.
2. THE SITE IS PLANNED FOR AN OUTREACH CENTER, A RECREATION PARK, AND A COMMUNITY CENTER.
3. THE SITE IS PLANNED FOR AN OUTREACH CENTER, A RECREATION PARK, AND A COMMUNITY CENTER.
4. THE SITE IS PLANNED FOR AN OUTREACH CENTER, A RECREATION PARK, AND A COMMUNITY CENTER.
5. THE SITE IS PLANNED FOR AN OUTREACH CENTER, A RECREATION PARK, AND A COMMUNITY CENTER.

SITE DESCRIPTION

LOT 11, BUCKINGHAM PARK, ALABAMA BEING REDEVELOPED FOR THE CITY OF ALABAMA. THE CITY OF ALABAMA IS PLANNING TO DEVELOP A RECREATION PARK, A COMMUNITY CENTER, AND A COMMUNITY CENTER. THE CITY OF ALABAMA IS PLANNING TO DEVELOP A RECREATION PARK, A COMMUNITY CENTER, AND A COMMUNITY CENTER.

danisk
consulting llc

1673 LAKE BULDWIN LANE
ORLANDO, FLORIDA 32814
PH: (407) 252-4225
LTC EB28029

CLINTON RESIDENCE
889 NW BLACKBERRY CT.
LAKE CITY, FLORIDA 32055

REVISIONS		
No.	Description	Date
1	ILLUO. DEPT. COMAR	10-25-23

SITE PLAN

A100



Appendix C. SRWMD District Flood Report

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County: COLUMBIA

Parcel: 173S1602168111

Flood Zone: A, X

Flood Risk: **HIGH**

1% Annual Chance Base Flood Elev* Not Applicable

10% Annual Chance Flood Elev* Not Applicable

50% Annual Chance Flood Elev* Not Applicable

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

	1% Flood - Floodway (High Risk)		Area Not Included		CrossSections		Wetlands
	1% Flood - Zone AE (High Risk)		SFHA Decrease		County Boundaries		
	1% Flood - Zone A (High Risk)		SFHA Increase		FIRM Panel Index		
	1% Flood - Zone VE (High Risk)		Depressions		Parcels		
	0.2% Flood-Shaded Zone X (Moderate Risk)		BaseFlood Elevations (BFE)		River Marks		

Supplemental Information

Watershed	Upper Suwannee	Map Effective Date	11/2/2018	Special Flood Hazard Area	Yes
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FIRM Panel(s) 12023C0280D



Anywhere it can rain, it can flood
Know your risk.

www.srwmfloodreport.com

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (<https://msc.fema.gov>) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA [Change Your Flood Zone Designation](https://www.floodsmart.com) | [FEMA.gov](https://www.floodsmart.com). Information about flood insurance can be obtained at (<https://www.floodsmart.com>)

Base Flood Elevation (BFE)

The elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

A

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas, no depths or base flood elevations are shown within these zones.

AE, A1-A30

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. In most instances, base flood elevations derived from detailed analyses are shown at selected intervals within these zones.

AH

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of ponding with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

AO

Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Usually areas of sheet flow on sloping terrain with flood depths of 1 to 3 feet. Base Flood Elevations are determined.

Supplemental Information:

10%-chance flood elevations (10-year flood-risk elevations) and 50%-chance flood elevations (2-year flood-risk elevations), are calculated during detailed flooding studies but are not shown on FEMA Digital Flood Insurance Rate Maps (FIRMs). They have been provided as supplemental information in the Flood Information section of this report.

AE FW (FLOODWAYS)

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (1% annual chance flood event). The floodway must be kept open so that flood water can proceed downstream and not be obstructed or diverted onto other properties.

Please note, if you develop within the regulatory floodway, you will need to contact your Local Government and the Suwannee River Water Management District prior to commencing with the activity. Please contact the District at 800.226.1066.

VE

Areas with a 1% annual chance of flooding over the life of a 30-year mortgage with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed analyses.

X 0.2 PCT (X Shaded, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD)

Same as Zone X; however, detailed studies have been performed, and the area has been determined to be within the 0.2 percent annual chance floodplain (also known as the 500-year flood zone). Insurance purchase is not required in this zone but is available at a reduced rate and is recommended.

X

All areas outside the 1-percent annual chance floodplain are Zone X. This includes areas of 1% annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1% annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1% annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

LINKS

FEMA:

<http://www.fema.gov>

SRWMD:

<http://www.srwmd.state.fl.us>

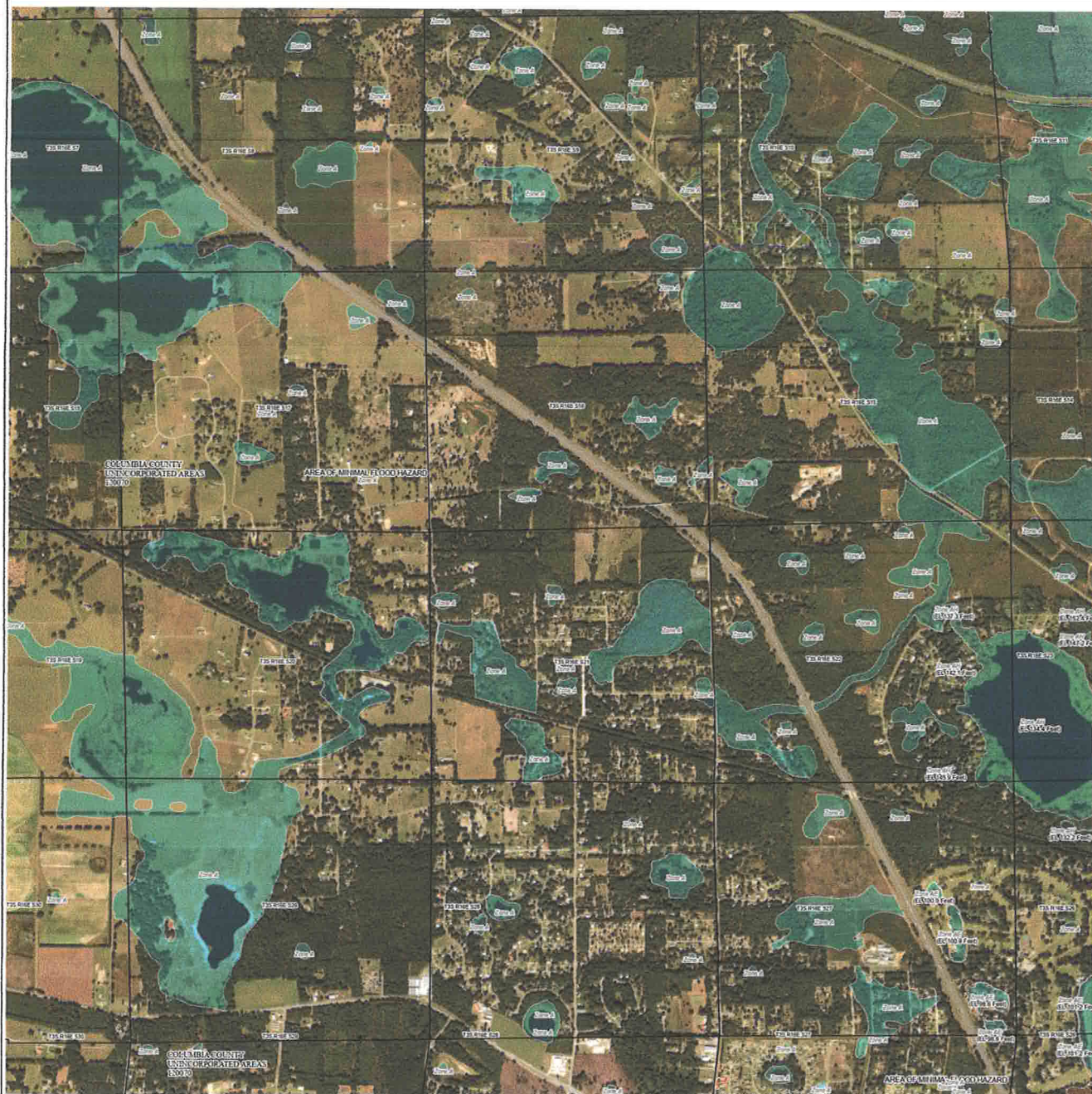
CONTACT

SRWMD
9225 County Road 49
Live Oak, FL 32060
(386) 362-1001

Toll Free:
(800) 226-1066

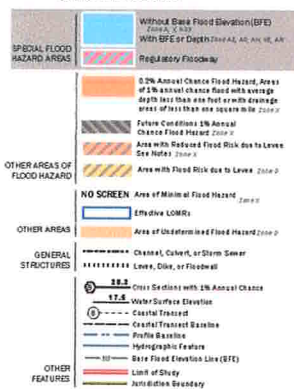


Appendix D. Full FEMA FIRM



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP
FOR DRAFT FIRM PANEL LAYOUT



NOTES TO USERS

For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including National Service, the current map date for each FIRM, and how to order products, visit the National Flood Insurance Claims Program (NFIP) website at www.flood.gov. How to order products: 1-877-FEMA-HELP (1-877-328-2527) or visit the FEMA Flood Map Service Center website at <http://hazmap.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website. Communities reviewing maps on approved FIRM products must obtain a current copy of the adjacent map as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the same or listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

This map was reproduced from FEMA's National Flood Hazard Layer (NFHL) on <https://www.fema.gov/nfhl> and does not reflect any changes or amendments subsequent to this imagery. Leaflet | Mapbox, © OpenStreetMap contributors, Imagery © Mapbox

map to water data, community structure, FISH panel number, and FISH effective date.

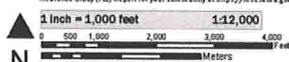
SCALE

Map Projection:
GCS, Geographic Reference System 1983;
Vertical Datum: NAVD83

For information about the specific vertical datum for elevation features, datum conversions, or vertical measurements used to create this map, please see the Flood Insurance Study (FIS) Report for your community at <http://mhc.state.ga.gov>

1 inch = 1,000 feet **1:12,000**

0 500 1,000 2,000 3,000 4,000 Feet



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 280 OF 552

Panel Contains:

COMMUNITY	NUMBER	PANEL
CITY OF LAKE CITY	120406	828
COLUMBIA COUNTY	120670	829

MAP NUMBER
12023C0280D
EFFECTIVE DATE
November 02, 2018



Appendix E. Survey

PARCEL # 02178-000
SANDRA PETERSON

(BEARING BASIS)
333.47' (PLAT)
S.00°34'40"E. 333.65' (FIELD)

Curve number 1 (FIELD)	Curve number 2 (CALC)
Radius= 250.00'	Radius= 250.00'
Delta= 30.23°46"	Delta= 38°40'14"
Arc= 13.93'	Arc= 175.48'
Tangent= 70.63'	Tangent= 91.23'
Chord= 136.32'	Chord= 172.17'
Chord Brg. N 36°21'49"E	Chord Brg. N 70°53'44"E

CERTIFIED TO:

KENNETH & THERESA CLINTON

FIELD BOOK: 392 PAGE(S): 59

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 3A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

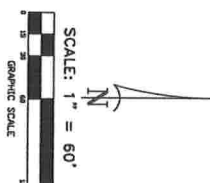
FIELD SURVEY DATE _____

DRAWING DATE

L. SCOTT BRITT, P.S.M.
FEDERATION OF THEATRE ARTISTS

NOTE: UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DESCRIPTION,
LOT 11, BLACKBERRY FARMS, A PLANNED RURAL RESIDENTIAL DEVELOPMENT, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLANNED RURAL DEVELOPMENT BOOK 1, PAGE(S) 4-11, PUBLIC
RECORDS OF COLUMBIA COUNTY, FLORIDA.

[illegible]

A BOUNDARY SURVEY IN SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

1. SURVEYOR'S NAME;
2. EVIDENCE BASED ON ADJUDICATION TOWN IN ACCORDANCE WITH THE RETACEMENT OF RECORDS;
3. BEARINGS ARE BASED ON SAID PLOT OF RECORD AND THE NEXT LINE OF SAID LOT IT IS APPARENT THAT SOME PORTIONS OF THIS PARCEL ARE IN ZONE 14 AND MAY BE SUBJECT TO FLOODING HOWEVER, NO BASE FLOOD ELEVATION HAS BEEN DETERMINED FOR THIS PARCEL;
4. THE 500 YEAR FLOOD PLAIN AS SET FORTH IN THE ZONE 14 AND ARE DETERMINED TO BE WITHIN THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE;
5. THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY, DRAWING ARE AS LOCATED ON IF THEY EXIST, AN UNDERGROUND ENCROACHMENTS AND/OR UTILITIES WERE LOCATED FOR THIS SURVEY AS SHOWN HEREON;
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR A TITLE CURATIVE;
7. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF;
8. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP;
9. THE ADJACENT OWNERSHIP INFORMATION AS SHOWN HEREON IS BASED ON THE COUNTY PROPERTY APPRAISERS GIS SYSTEM, LATEST OVERLAYS IDENTIFIED

BRITT SURVEYING



LAND SURVEYORS AND MAPPERS, L.B. # 8016

1438 SW MAIN BLVD,

www.britishsurvey.com

TELEPHONE: (386) 752-7163 FAX: (386) 752-5573

WORK ORDER # L-29922