

APPEAL FOR SPECIAL EXCEPTION
TO
BOARD OF ADJUSTMENT

DO NOT WRITE IN THIS SPACE -- FOR OFFICE USE ONLY

Date Filed 6-25-09 Special Exception Request No. SE-495
Received by CFS Date Set For Hearing 7-23-09
Date Hearing Held _____ Published Notice Made _____
Newspaper _____
Fee Paid - Receipt No. 3988 Amount 750.00 Date 6-25-09

Comments: (Indicate other actions, such as continuations) _____

Action by Board on Request for a Special Exception _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Title Holder(s) Florida Power & Light Company

Address 700 Universe Blvd., PDP-JB Juno Beach, FL

Zip 33408-0420 Phone 561-694-4885

Any other persons having any ownership, interest in subject property ? YES

NO X

If YES, Please list such person(s) _____

NOTE: If the Title Holder(s) of the subject property of this application is appointing an agent to represent him/her, a letter from the Title Holder(s) addressed to the Chairman < Board of Adjustment, MUST be attached to this application at the time of submittal, stating such appointment.

Title Holder(s) Representative (Agent), if applicable Steven R. Buswell, P.E.

Parker Mynchenberg & Associates, Inc.

Address 1729 Ridgewood Ave. Holly Hill, FL

ZIP 32117 Phone 386-677-6891

A Special Exception is requested in conformity with the powers vested to permit the FPL Raven Substation
(insert use or construction proposed)
on the property described below, and in conformity with the plans on permit number _____ dated _____

Location and Use:

Legal Description see attached.

Tax Parcel Number 12-4S-17-08323-003

Location or Address of Property Pounds Hammock Road

Size of Property 24.72 ac.

Present Use Utilities (009100)
(commercial, industrial, residential, agricultural, etc.)

Land Use Plan Map Category A-3

Zoning District A-3

Actions by Applicant on Property

Permit applied for and denied? No Permit Application No. _____

A previous appeal.

_____ was made with respect to premises,
 was not Appeal Application No. _____

Please note that the following questions must be answered completely. If additional space is needed, attach extra pages to application.

Before answering read the attached Notice to Applicants.

1. State the Section, of the Zoning Regulations for which a Special Exception is requested.

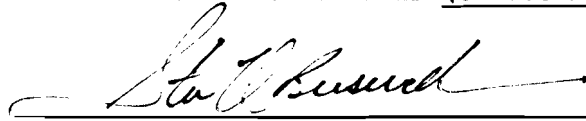
4.2.34

2. State the ground on which the Special Exception is requested, with particular reference to the types of findings which the Board of Adjustment makes under the Zoning Regulations.

Construction of an essential service
- electrical transmission sub-station.

I (we) certify that all of the above statements, and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT EITHER APPLICANT OR A REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARINGS BEFORE THE BOARD, OTHERWISE THE REQUEST WILL NOT BE CONSIDERED (UNLESS APPLICANT'S APPEARANCE IS PREVIOUSLY WAIVED BY STAFF)



(Signature)
Title Holder(s)' or Authorized Agent

6.16.2009

Date

NOTICE TO APPLICANTS

1. A special exception is a use that would not be appropriate or without restriction throughout a zoning division or district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or the general welfare. Such uses may be permissible in a zoning classification or district as a special exception if specific provision for such a special exception is made in the Zoning Regulations.

2. The following is required to be submitted along with the , appeal for a Special Exception:

a. site plans at an appropriate scale showing proposed placement of structures on the property; provisions for ingress and egress, off street parking and off street loading areas, and refuse and service areas; and required yards and other open spaces;

b. plans showing proposed locations for utility. hook-up;

- c. plans for screening and buffering with reference as to type, dimensions, and character;
- d. proposed landscaping; and
- e. proposed signs and lighting, including type, dimensions, and character. Where these zoning regulations place additional regulations on specific special exceptions, the petition should demonstrate that such requirements are met.

3. Any person or persons, jointly or severally, aggrieved by any decision or action of the Board of Adjustment may apply to the Board of County Commissioners for review of such decision within thirty (30) days after the rendition of the decision by the Board of Adjustment.

LETTER OF AUTHORIZATION

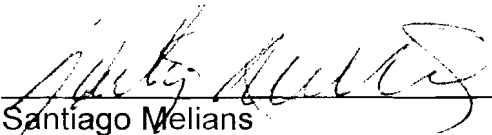
Re: FPL – RAVEN SUBSTATION

**To: Chairman, Board of Adjustment
Columbia County, Florida**

By copy of this letter, I hereby authorize Steven R. Buswell, P.E., Project Engineer at Parker Mynchenberg & Associates, Inc., to act on my behalf as my Agent with regard to the Appeal for Special Exception to the Board of Adjustment for the Florida Power & Light Co. - Raven Substation.

Should you have any questions, please contact me at 561-694-4519.

Sincerely,


Santiago Melians
Manager

6/5/09
Date:

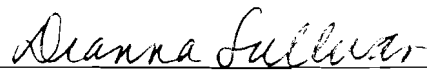
Florida Power & Light Co.
700 Universe Blvd., PDP-JB
Juno Beach, Florida 33408-0420

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me, the undersigned authority, this day personally appeared Santiago Melians, well known to me to be Manager of Florida Power & Light Co., and he acknowledges executing the foregoing Authorization under authority duly vested in him by said County as such officers and for the uses and purposes expressed therein.

WITNESS my hand and official seal this 5th day of June, 2009.


Notary Public, State of Florida at Large

My Commission expires: 12/22/10



DIANNA SULLIVAN
MY COMMISSION # DD 588471
EXPIRES: December 22, 2010
Condensed Thru Budget Notary Services

FPL - RAVEN SUBSTATION

Description:

A parcel of land lying in the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 4 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 12, Township 4 South, Range 17 East, Columbia County, Florida; thence on the West line of said Section 12, S 01°49'54" E, a distance of 1319.19 feet to the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 12; thence departing said West line and on the North line of said Southwest 1/4 of the Northwest 1/4, N 88°09'43" E, a distance of 1318.10 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4 said point also being the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 12; thence departing said North line and on the North line of said Southeast 1/4 of the Northwest 1/4, N 88°09'43" E, a distance of 138.30 feet to the POINT OF BEGINNING; thence continue on said North line, N 88°09'43" E, a distance of 228.02 feet to the Northwest corner of those Lands Described in Official Records Book 921, Page 1316, of the Public Records of Columbia County, Florida; thence departing said North line and on the West line of said Lands, S 01°48'36" E, a distance of 469.70 feet to the Southwest corner of said Lands; thence departing said West line and on the South line of said Lands, N 88°11'20" E, a distance of 778.70 feet to the Southeast corner of said Lands said point also being on the Westerly county maintained right of way line of Pounds Hammock Road; thence departing said South line and on said Westerly county maintained right of way line, S 34°36'45" E, a distance of 311.03 feet to a point on the East line of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 4 South, Range 17 East; thence departing said Westerly county maintained right of way line and on said East line, S 01°30'02" E, a distance of 579.09 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4; thence departing said East line and on the South line of said Southeast 1/4 of the Northwest 1/4, S 87°58'24" W, a distance of 1175.46 feet; thence departing said South line, N 01°39'47" W, a distance of 1314.53 feet to the POINT OF BEGINNING.

June 12, 2009

Ms. Connie Webel
Permitting Supervisor
Department of Environmental Protection
Northeast District
7825 Baymeadows Way, Suite B200
Jacksonville, FL 32256-7577

**Re: FPL - RAVEN SUBSTATION
DEP - ERP Initial Submittal**

Dear Ms. Webel:

Please find enclosed the following in connection with the above referenced project:

1. Three (3) executed copies of the ERP application (Sections A and C).
2. Three (3) signed and sealed sets of Plans.
3. One (1) reduced 11" x 17" set of Plans.
4. Three (3) signed and sealed sets of Stormwater Calculations (including soils report, information maps, etc.).
5. Three (3) executed copies of the Letter of Authorization.
6. A check in the amount of \$300.00 to cover the permit application fee.

Should you have any questions or need additional information, please feel free to contact me at 386-677-6891.

Sincerely,



Steven R. Buswell, P.E.

SRB/cg

Enclosures

cc: Mr. Bruce Barber
Mr. Daryl Kilpatrick

SECTION A

FOR AGENCY USE ONLY	
ACOE Application #	DEP/WMD Application #
Date Application Received	Date Application Received
Proposed Project Lat.	Fee Received \$
Proposed Project Long.	Fee Receipt #

PART 1:

Are any of the activities described in this application proposed to occur in, on, or over wetlands or other surface waters? yes no

Is this application being filed by or on behalf of a government entity or drainage district? yes no

PART 2:

A. Type of Environmental Resource Permit Requested (check at least one). See Attachment 2 for thresholds and descriptions.

- Noticed General - include information requested in Section B.
- Standard General (Single Family Dwelling) - include information requested in Sections C and D.
- Standard General (all other Standard General projects) - include information requested in Sections C and E.
- Individual (Single Family Dwelling) - include information requested in Sections C and D.
- Individual (all other Individual projects) - include information requested in Sections C and E.
- Conceptual - include information requested in Sections C and E.
- Mitigation Bank Permit (construction) - include information requested in Sections C and F. (If the proposed mitigation bank involves the construction of a surface water management system requiring another permit defined above, check the appropriate box and submit the information requested by the applicable section.)
- Mitigation Bank (conceptual) - include information requested in Sections C and F.

B. Type of activity for which you are applying (check at least one)

- Construction or operation of a new system, other than a solid waste facility, including dredging or filling in, on or over wetlands and other surface waters.
- Construction, expansion or modification of a solid waste facility.
- Alteration or operation of an existing system which was not previously permitted by a WMD or DEP.
- Modification of a system previously permitted by a WMD or DEP.
Provide previous permit numbers: _____
- Alteration of a system Extension of permit duration
- Abandonment of a system Construction of additional phases of a system
- Removal of a system

C. Are you requesting authorization to use Sovereign Submerged Lands?

yes no

(See Section G and Attachment 5 for more information before answering this question.)

D. For activities in, on, or over wetlands or other surface waters, check type of federal dredge and fill permit requested:

- Individual Programmatic General General
- Nationwide Not Applicable

E. Are you claiming to qualify for an exemption? yes no

If yes, provide rule number if known. _____

PART 3: A. OWNER(S) OF LAND	B. ENTITY TO RECEIVE PERMIT (IF OTHER THAN OWNER)
Name Florida Power & Light Co.	Name
Title and Company Santiago Melians, Manager – FP&L Co.	Title and Company
Address 700 Universe Blvd., PDP-JB	Address
City, State, Zip Juno Beach, FL 33408-0420	City, State, Zip
Telephone and Fax Ph: 561-694-3335 Fax: 561-694-4283	Telephone and Fax
E-mail Address: (optional) Bruce_Barber@fpl.com	E-mail Address: (optional)
C. AGENT AUTHORIZED TO SECURE PERMIT	D. CONSULTANT (IF DIFFERENT FROM AGENT)
Name Steven R. Buswell, P.E. – Project Engineer	Name
Title and Company Parker Mynchenberg & Associates, Inc.	Title and Company
Address 1729 Ridgewood Ave.	Address
City, State, Zip Holly Hill, FL 32117	City, State, Zip
Telephone and Fax Ph: 386-677-6891 Fax: 386-677-2114	Telephone and Fax
E-mail Address: (optional) sbuswell@parkermynchenberg.com	E-mail Address: (optional)

PART 4: (Please provide metric equivalent for federally funded projects):

- A. Name of Project, including phase if applicable: **FPL – RAVEN SUBSTATION**
- B. Is this application for part of a multi-phase project? Yes No
- C. Total applicant-owned area contiguous to the project? 24.72 ac.; 10.03 ha.
- D. Total area served by the system: 11.26 ac.; 4.56 ha.
- E. Impervious area for which a permit is sought: 5.006 ac.; 2.023 ha.
- F. Volume of water that the system is capable of impounding: 2.02 ac. ft.; 2491.6 m³
- G. What is the total area of work in, on, or over wetlands or other surface waters?
- 0 - ac.; - 0 - ha.; - 0 - sq. ft.; - 0 - sq. m.
- H. Total volume of material to be dredged: - 0 - yd³; - 0 - m³
- I. Number of new boat slips proposed: - 0 - wet slips; - 0 - dry slips

PART 5:

Project location (use additional sheets if needed):

County(ies) Columbia

Section(s) 4

Township 12 S

Range 17 E

Section(s)

Township

Range

Section(s)

Township

Range

Land Grant name, if applicable:

Tax Parcel Identification Number: 12-4S-17-08323-003

Street Address Road or other location: Pounds Hammock Road

City, Zip Code, if applicable: Lake City, FL

PART 6: Describe in general terms the proposed project, system, or activity.

Construct dry retention system to serve new electrical substation and access drive.

PART 7:

A. If there have been any pre-application meetings, including on-site meetings, with regulatory staff, please list the date(s), location(s), and names of key staff and project representatives.

None

B. Please identify by number any MSSW/Wetland Resource/ERP/ACOE Permits pending, issued or denied for projects at the location, and any related enforcement actions.

Agency	Date	No.\Type of Application	Action Taken
<u>None</u>	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

C. Note: The following information is required for projects proposed to occur in, on or over wetlands that need a federal dredge and fill permit or an authorization to use state owned submerged lands. Please provide the names, addresses and zip codes of property owners whose property directly adjoins the project (excluding application) and/or (for proprietary authorizations) is located within a 500 ft. radius of the applicant's land. Please attach a plan view showing the owner's names and adjoining property lines. Attach additional sheets if necessary.

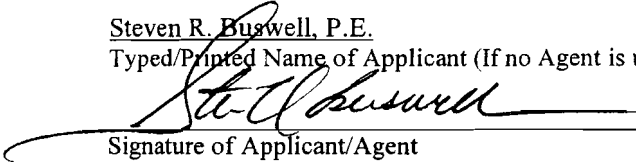
- | | |
|-----|----|
| 1. | 2. |
| N/A | |
| 3. | 4. |
| 5. | 6. |
| 7. | 8. |

PART 8:

A. By signing this application form, I am applying, or I am applying on behalf of the applicant, for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relive me of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree, or I agree on behalf of the applicant, to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a responsible operation entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Steven R. Buswell, P.E.

Typed/Printed Name of Applicant (If no Agent is used) or Agent (If one is so authorized below)



MAY 12 2009

Signature of Applicant/Agent

Date

Project Engineer – Parker Mynchenberg & Associates, Inc.
(Corporate Title if applicable)

AN AGENT MAY SIGN ABOVE ONLY IF THE APPLICANT COMPLETES THE FOLLOWING:

B. I hereby designate and authorize the agent listed above to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Santiago Melians

Typed/Printed Name of Applicant



Signature of Applicant

Date

6/5/09

Manager – Florida Power & Light Co.

(Corporate Title if applicable)

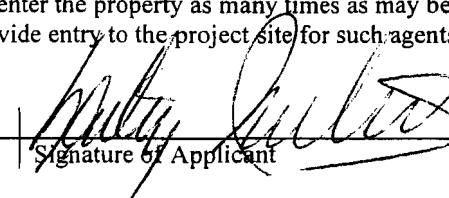
Please note: The applicant's original signature (not a copy) is required above.

PERSON AUTHORIZING ACCESS TO THE PROPERTY MUST COMPLETE THE FOLLOWING:

C. I either own the property described in this application or I have legal authority to allow access to the property, and I consent, after receiving prior notification, to any site visit on the property by agents or personnel from the Department of Environmental Protection, the Water Management District and the U.S. Army Corps of Engineers necessary for the review and inspection of the proposed project specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review and inspection. Further, I agree to provide entry to the project site for such agents or personnel to monitor permitted work if a permit is granted.

Santiago Melians

Typed/Printed Name of Applicant



Signature of Applicant

Date

6/5/09

Manager – Florida Power & Light Co.

(Corporate Title if applicable)

SECTION C

Environmental Resource Permit Notice of Receipt of Application

Note: this form does not need to be submitted for noticed general permits.

This information is required in addition to that required in other sections of the application. Please submit five copies of this notice of receipt of application and all attachments with the other required information. Please submit all information on 8 1/2" x 11" paper.

Project Name FPL - RAVEN SUBSTATION
County Columbia County
Owner Florida Power & Light Co.
Applicant: Florida Power & Light Co. - Santiago Melians, Manager
Applicant's Address: 700 Universe Blvd., PDP-JB, Juno Beach, FL 33408-0420

1. Indicate the project boundaries on a USGS quadrangle map. Attach a location map showing the boundary of the proposed activity. The map should also contain a north arrow and a graphic scale; show Section(s), Township(s), and Range(s); and must be of sufficient detail to allow a person unfamiliar with the site to find it. **See attached Quad Map.**

2. Provide the names of all wetlands, or other surface waters that would be dredged, filled, impounded, diverted, drained, or would receive discharge (either directly or indirectly), or would otherwise be impacted by the proposed activity, and specify if they are in an Outstanding Florida Water or Aquatic Preserve:
None

3. Attach a depiction (plan and section views), which clearly shows the works or other facilities proposed to be constructed. Use multiple sheets, if necessary. Use a scale sufficient to show the location and type of works. **See attached plans.**

4. Briefly describe the proposed project (such as "construct dock with boat shelter", "replace two existing culverts", "construct surface water management system to serve 150 acre residential development");
Construct dry retention system to serve new electrical substation and access drive.

5. Specify the acreage of wetlands or other surface waters, if any, that are proposed to be filled, excavated, or otherwise disturbed or impacted by the proposed activity:

filled - 0 - ac.; - 0 - excavated ac.;

other impacts - 0 - ac.

6. Provide a brief statement describing any proposed mitigation for impacts to wetlands and other surface waters (attach additional sheets if necessary):
None

FOR AGENCY USE ONLY

Application Name:
Application Number:
Office where the application can be inspected:

Note to Notice recipient: The information in this notice has been submitted by the applicant, and has not been verified by the agency. It may be incorrect, incomplete or may be subject to change.



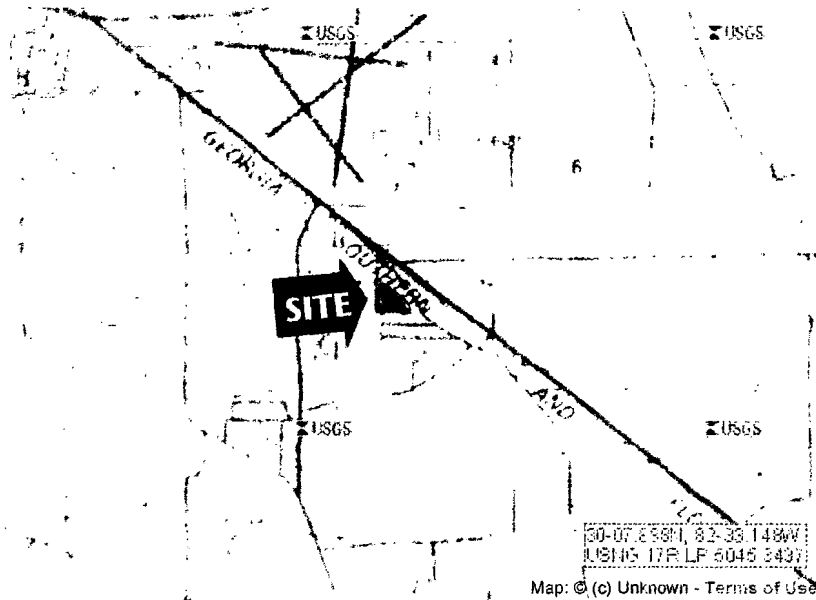
The USGS Store

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SEC. 4
 TWN. 12 S
 RGE. 17 E

Clear Markers

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Page Last Modified: June 8, 2008

LETTER OF AUTHORIZATION

Re: FPL – RAVEN SUBSTATION

To Whom It May Concern:

By copy of this letter, I hereby authorize Parker Mynchenberg & Associates, Inc. to act on my behalf with regard to obtaining agency approvals, including, but not limited to:

1. City and County Site Plan Submittals (if applicable)
2. FDEP Water and Wastewater Permit Applications (if applicable)
3. St Johns River Water Management District Permit Applications (if applicable)
4. FDOT Driveway, Drainage, and Utility Permit Applications (if applicable)
5. County Use Permit Applications (if applicable)

Should you have any questions, please contact me at 561-694-4519.

Sincerely,


Santiago Melians
Manager

6/5/09
Date:

Florida Power & Light Co.
700 Universe Blvd., PDP-JB
Juno Beach, Florida 33408-0420

STATE OF FLORIDA

COUNTY OF PALM BEACH

Before me, the undersigned authority, this day personally appeared Santiago Melians, well known to me to be Manager of Florida Power & Light Co., and he acknowledges executing the foregoing Authorization under authority duly vested in him by said County as such officers and for the uses and purposes expressed therein.

WITNESS my hand and official seal this 5 day of June, 2009.


Notary Public, State of Florida at Large

My Commission expires: 12/22/10



DIANNA SULLIVAN
MY COMMISSION # DD 598471
EXPIRES: December 22, 2010
Bonded Thru Budget Notary Services



To: Memo To File
DATE: March 31, 2008
RE: FLORIDA POWER & LIGHT COMPANY
TRANSMISSION LINE ROUTE AND SUBSTATION
SITE ACQUISITION, ZONING, SITE PLAN APPROVAL
AND PERMITTING: AUTHORIZATION TO SIGN

I, James A. Keener, Vice President, Power Systems – Transmission & Substation for Florida Power & Light Company, verify that the following listed individuals:

Ron Critelli
Dean Busch
Santiago Melians

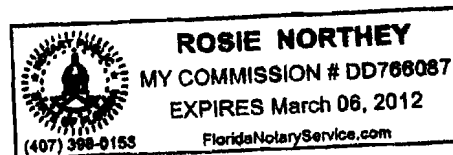
are hereby authorized to represent, sign for and authorize on behalf of Florida Power & Light Company in matters relating to the right-of-way and site acquisition, zoning, site plan approval and permitting of electrical transmission lines and substations.

James A. Keener
Vice President
Power Systems
Transmission & Substation

The foregoing instrument was acknowledged before me this 31ST, day of MARCH, 2008, by James A. Keener, Vice President of Power Systems – Transmission & Substation of Florida Power & Light Company, a Florida Corporation. He is personally known to me and did not take an oath.

Notary Public

STATE OF FLORIDA
COUNTY OF PALM BEACH



Columbia County Property Appraiser

DB Last Updated: 4/27/2009

2009 Preliminary Values

Tax Record

Property Card

Interactive GIS Map

Print

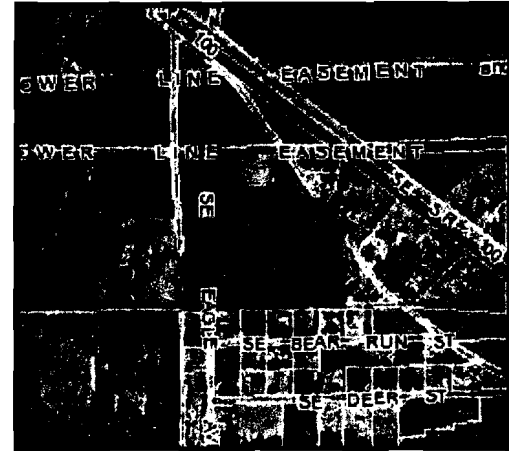
Parcel: 12-4S-17-08323-003

Search Result: 1 of 1

Owner & Property Info

Owner's Name	FLORIDA POWER & LIGHT CO		
Site Address			
Mailing Address	P O BOX 14000 JUNO BEACH, FL 334080420		
Use Desc. (code)	UTILITIES (009100)		
Neighborhood	012417.00	Tax District	3
UD Codes	MKTA04	Market Area	04
Total Land Area	24.550 ACRES		
Description	COMM AT NW COR OF SEC, RUN S ALONG SEC LINE, 1319.19 FT, E 1318.10 FT TO NE COR OF SW1/4 OF NW1/4, CONT E 138.30 FT TO POB, CONT E 228.02 FT TO NW COR OF LANDS DESC IN ORB 921- 1316, RUN S 469.70 FT, E 778.7 FT TO W MAINTAINED R/W LINE OF POUNDS HAMMOCK RD, SE ALONG R/W 311.03 FT TO A PT ON E LINE OF SE1/4 OF NW1/4, RUN S 579.09 FT, W 1175.46 FT, N 1314.53 FT TO POB. WD 1140-381		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (1)	\$125,941.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$125,941.00

Just Value	\$125,941.00
Class Value	\$0.00
Assessed Value	\$125,941.00
Exemptions	\$0.00
Total Taxable Value	County: \$125,941.00 City: \$125,941.00 Other: \$125,941.00 School: \$125,941.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
1/2/2008	1140/381	WD	V	U	03	\$535,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
009100	UTILITY (MKT)	000024.550 AC	1.00/1.00/1.00/1.00	\$5,130.00	\$125,941.00

LEGAL DESCRIPTION FOR SE 0495:

A parcel of land lying within Section 12, Township 4 South, Range 17 East, more particularly described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 12; thence North 88°09'43" East along the North line of said Southeast 1/4 of the Northwest 1/4 of Section 12 a distance of 138.30 feet to the Point of Beginning; thence continue North 88°09'43" East sill along said North line of the Southeast 1/4 of the Northwest 1/4 of Section 12 a distance of 228.02 feet; thence South 01°48'36" East 469.70 feet; thence North 88°11'20" East 778.70 feet to the West right-of-way line of Southeast Pounds Hammock Road; thence South 34°36'45" East along said West right-of-way line of Southeast Pounds Hammock Road a distance of 311.03 feet to the East line of said Southeast 1/4 of the Northwest 1/4 of Section 12; thence South 01°30'02" East along said East line of the Southeast 1/4 of the Northwest 1/4 of Section 12 a distance of 579.09 feet to the Southeast corner of said Southeast 1/4 of the Northwest 1/4 of Section 12 ; thence South 87°58'24" West along the South line of said Southeast 1/4 of the Northwest 1/4 of Section 12 a distance 1,175.46 feet; thence North 01°39'47" West 1,314.53 feet to the Point of Beginning.

Containing 24.55 acres, more or less.

CPA 0200

**COLUMBIA COUNTY
COMPREHENSIVE PLAN AMENDMENT
APPLICATION**

Name of Applicant(s): Country Village Properties, LLC

Address: 1353 Lognat Way

City, State, Zip Code: Lake City, FL 32025

Telephone: 386-867-5001

Name of Applicant's Agent (if applicable): Brett A. Crews, Crews Engineering Services, LLC

Address: P.O. Box 970

City, State, Zip Code: Lake City, FL 32056

Telephone: 386-623-4303

Please complete Part I for proposed amendments to the Future Land Use Plan Map.
For amendments to the text of the Comprehensive Plan, which do not require a Future Land Use Plan Map amendment, please omit responses to Part I and only complete Part II of this Application.

PART I

Legal Description:

See Attached Warranty Deed

Tax Parcel ID #: 07-45-17-0817-001

Total Acreage of land to be considered under amendment: 1.02 Acres

Future Land Use Plan Map Category: Present: Residential Low Density

Requested: Commercial

PART II

**APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN**

For amendments to the text of the Comprehensive Plan, please provide in the space provided below (or on separate pages to be attached and made a part herewith) the text of the proposed amendment.

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

A previous application for amendment to the Comprehensive Plan:

X was made with respect to these premises, Application No. 0194

 was not made with respect to these premises.

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

If title holder(s) are represented by an agent, a letter of such designation from the title holder(s) addressed to the Land Development Regulation Administrator must be attached.

Brett A. Crews

Applicant/Agent Name (Type or Print Name)

Brett A. Crews

Applicant/Agent Signature

7-25-08

Date

APPLICATION FOR AMENDMENT
OF THE COMPREHENSIVE PLAN

FOR OFFICE USE ONLY

Date Filed: 7/30/08
Application No: CPA 200
Fee Amount: 1250.00
Receipt No. 3882
Date of Planning and Zoning Board Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date of Local Planning Agency Public Hearing: _____
Date notice published: _____
Newspaper: _____
Date(s) Board of County Commissioners Public Hearing: (1) _____ (2) _____
Date notice published: (1) _____ (2) _____
Newspaper: _____
Date Notice of Enactment of an Ordinance published: _____
Newspaper: _____
Board of County Commissioners decision: _____

(Granted/Denied)

The amendment is is not _____ a small scale land use amendment pursuant to Chapter 163.3187(1)(c)1.

The small scale amendment, pursuant to Chapter 163.3187(1)(c)1. was _____ was not _____ Processed with only one public hearing before the Board of County Commissioners.

Date adopted small scale amendment submitted to Department of Community Affairs: _____

Regular land use amendment submitted to Department of Community Affairs for review: _____

Date adopted regular land use amendment submitted to Department of Community Affairs: _____

Date notice of intent issued by the Department of Community Affairs finding regular amendment in compliance with the Comprehensive Plan; _____

Property considered in this amendment is _____ Is not _____ in a area of critical state concern.

Property considered in this amendment is _____ Is not _____ directly related to a Development of Regional Impact (DRI).

LAND USE AMENDMENTS TO THE COLUMBIA COUNTY COMPREHENSIVE PLAN INSTRUCTIONS

The following items must be submitted with an application for an amendment to the Future Land Use Map of the Comprehensive Plan:

1. Copy of Property Deed;
2. Legal Description of Property to be Amended;
3. Aerial Photo from Property Appraiser's Office with subject property outlined;
4. Letter of Authorization from Owner, if an Agent is to Represent Owner and
5. Application fee.

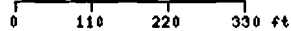
State Statutes allow the County up to 80 acres per calendar year for Small Scale Land Use Amendments (parcels less than or equal to 10 acres). Small scale land use amendments are collected and heard twice a year by the Planning and Zoning Board which makes a recommendation to the Board of County Commissioners. The Board of County Commissioners holds a public hearing and decides whether to approve or deny the application.

For further information, contact the Office of the County Planner, Building and Zoning Department, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, or telephone 386.758.1007 during regular business hours.



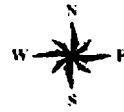
Columbia County Property Appraiser

J. Doyle Crews, CFA - Lake City, Florida - 386-758-1083



PARCEL: 07-4S-17-08117-001 - NO AG ACRE (009900)

Name:	FAULKNER AUDREY M	LandVal	\$9,312.00
Site:		BldgVal	\$0.00
Mail:	531 SW SIESTA PLACE	ApprVal	\$9,312.00
	LAKE CITY, FL 32025	JustVal	\$9,312.00
Sales	I	Assd	\$9,312.00
Info	4/18/2007 \$110,000.00 /	Exmpt	\$0.00
	U	Taxable	\$9,312.00



This information, GIS Map Updated: 3/10/2008, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

THIS INSTRUMENT WAS PREPARED BY:

Recording Fee \$ 27.00
Documentary Stamp \$ 385.00

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID
POST OFFICE BOX 1328
LAKE CITY, FL 32056-1328

Property Appraiser's
Parcel Identification No.
08120-001, 08120-052 &
08117-001

Inst: 200812008058 Date: 4/24/2008 Time: 2:18 PM
Doc Stamp-Deed: 385.00
✓ DC, P. DeWitt Casari, Columbia County Page 1 of 3 B: 1148 P 2339

WARRANTY DEED

THIS INDENTURE, made this 17th day of April 2008, BETWEEN LASTER FAULKNER and his wife, AUDREY M. FAULKNER, whose post office address is 531 SW Siesta Place, Lake City, Florida 32025, of the County of Columbia, State of Florida, grantor*, and COUNTRY VILLAGE PROPERTIES, LLC, a Florida limited liability company, whose document number assigned by the Secretary of State of Florida is L08000028741 and whose Federal Tax I.D. Number is 262254633, whose post office address is 1353 SE Loquat Way, Lake City, Florida 32025, of the County of Columbia, State of Florida, grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$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 County, Florida, to-wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.


SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

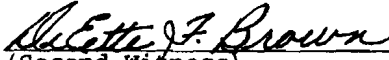


(First Witness)
Terry McDavid

Printed Name



(SEAL)
LASTER FAULKNER



(Second Witness)
DeEtte F. Brown

Printed Name




(SEAL)
AUDREY M. FAULKNER

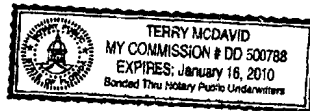
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 17th
day of April 2008, by LASTER FAULKNER and his wife, AUDREY M.
FAULKNER, who are personally known to me or who have produced
_____ as identification and who did not take an oath.

My Commission Expires:



Notary Public
Printed, typed, or stamped name:



SCHEDULE A

THE EAST ¼ OF LOT NO. 1 OF COUNTRY VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 103, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO:

THE WEST ¼ OF LOT NO. 1 OF COUNTRY VILLAGE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 103, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

ALSO:

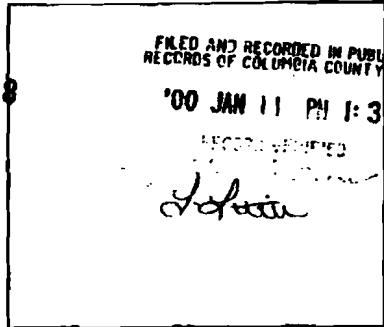
TOWNSHIP 4 SOUTH, RANGE 17 EAST

SECTION 7: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SW ¼ OF SE ¼ OF SAID SECTION AND THE WESTERLY R/W LINE OF S.R.#47 FOR THE POINT OF BEGINNING; THENCE ON A CHORD BEARING OF S 17°09'41" W, A CHORD DISTANCE OF 208.16 FEET TO THE NORTHERLY R/W LINE OF ACE COUNTY ROAD (A DEDICATED ROAD); THENCE N 88°27'41" W, ALONG THE NORTHERLY R/W LINE OF SAID COUNTY ROAD, 253.53 FEET TO THE S.E. CORNER OF LOT NO. 1 OF COUNTRY VILLAGE, AS RECORDED IN PLAT BOOK 4, PAGE 103 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 0°03'32" E, ALONG THE EASTERLY LINE OF SAID LOT NO. 1, 175.96 FEET TO THE NORTH LINE OF THE SW ¼ OF SE ¼ OF SAID SECTION 7; THENCE N 87°04'02" E, ALONG THE NORTH LINE OF SAID SW ¼ OF SE ¼, 315.09 FEET TO THE POINT OF BEGINNING.

01-GWD.01-December 10, 1999

T. S. #064 - R/W Map Sheet #11
Tax Parcel No. 07-4S-17-0811 **0010548**

This instrument prepared by
or under the direction of:
Kenneth S. Davis
District General Counsel
Florida Department of Transportation
Post Office Box 1089
Lake City, Florida 32056-1089



SPACE ABOVE THIS LINE FOR RECORDING DATA

PARCEL NO. 152.1
SECTION 29020-2501
STATE ROAD 47
COUNTY OF Columbia

100895 100101

WARRANTY DEED

THIS WARRANTY DEED, made the 11th day of January, ~~2000~~, by GAYLE LYNN McCLINTOCK SMITH, A SINGLE PERSON, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street, Post Office Box 1089, Lake City, Florida 32056-1089, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

PARCEL NUMBER 152 FEE SIMPLE SECTION 29020-2501

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD NO. 47 AND THE NORTHERLY EXISTING RIGHT OF WAY LINE OF ACE ROAD (COUNTRY ROAD) PER PLAT BOOK 4, PAGE 103, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE NORTH 89°39'48" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 12.748 METERS (41.82 FEET) TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 01°07'59" AND A RADIUS OF 3022.116 METERS (9,915.06 FEET); THENCE DEPARTING SAID NORTHERLY EXISTING RIGHT OF WAY LINE, THENCE FROM A CHORD BEARING OF NORTH 15°23'44" EAST, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 59.762 METERS (196.07 FEET); THENCE DEPARTING SAID CURVE, NORTH 85°35'18" EAST, A DISTANCE OF 13.814 METERS (45.32 FEET) TO SAID WESTERLY EXISTING RIGHT OF WAY LINE, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 00°59'55" AND A RADIUS OF 3507.998 METERS (11,509.16 FEET); THENCE FROM A CHORD BEARING OF SOUTH 16°02'19" WEST, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 61.135 METERS (200.57 FEET) TO THE POINT OF BEGINNING.

CONTAINING 763.9 SQUARE METERS (8,723 SQUARE FEET), MORE OR LESS.

Return to:
American Acquisition Group, Inc.
1149 East Baya Avenue
Lake City, Florida 32055

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

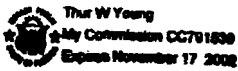
Signed, sealed and delivered in the presence of:

Thur W. Young
Witness:
Print Name: Thur W. Young
Faye W. Barrs
Witness:
Print Name: Faye W. Barrs

Gayle Lynn McClintock Smith
Gayle Lynn McClintock Smith
Route 10, Box 426
Lake City, Florida 32055

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 11th day of January, 2002 by GAYLE LYNN McCLINTOCK SMITH, A SINGLE PERSON, who is personally known to me or who has produced FL DL # 5530-293-52-831-0 as identification.



Thur W. Young
Print Name: Thur W. Young
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: Nov. 17, 2002

EX 0895 PG0102
OFFICIAL RECORDS

Mr. Brian Kepner
Land Development Regulations Administrator
Columbia County Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Mr. Kepner,

I Brian F. Crews, managing member of Country Village Properties, LLC, owner of Parcel # 07-4S-17-08117-001, Parcel # 07-4S-17-08120-001 and Parcel # 07-4S-17-08120-052 (Lot 1A and 1B of Country Village Subdivision) in Columbia County, Florida, do hereby give authorization to Brett A. Crews of Crews Engineering Services, LLC to act as agent on my behalf in matters concerning permitting the construction and development of said property.

Sincerely,

A handwritten signature in black ink, appearing to read "BF Crews", written in a cursive style.

Brian F. Crews

July 30, 2008

Mr. Brian Kepner
Land Development Regulations Administrator
Columbia County Building and Zoning
135 NE Hernando Ave.
Lake City, FL 32055

Mr. Kepner,

CES, on behalf of Country Village Properties, LLC, is submitting an application and all supporting documents to request a change in future land use of 1.02 acres at the intersection of SR 47 and SW Ace Lane in Columbia County from Residential Low Density to Commercial.

This parcel was included in a previous request (CPA-0194) denied by the Board of County Commissioners.

As discussed, please apply the permit fee from the previous rezoning request since it is no longer needed for the original request.

Please place this request on the earliest Planning and Zoning Board Meeting Agenda possible.

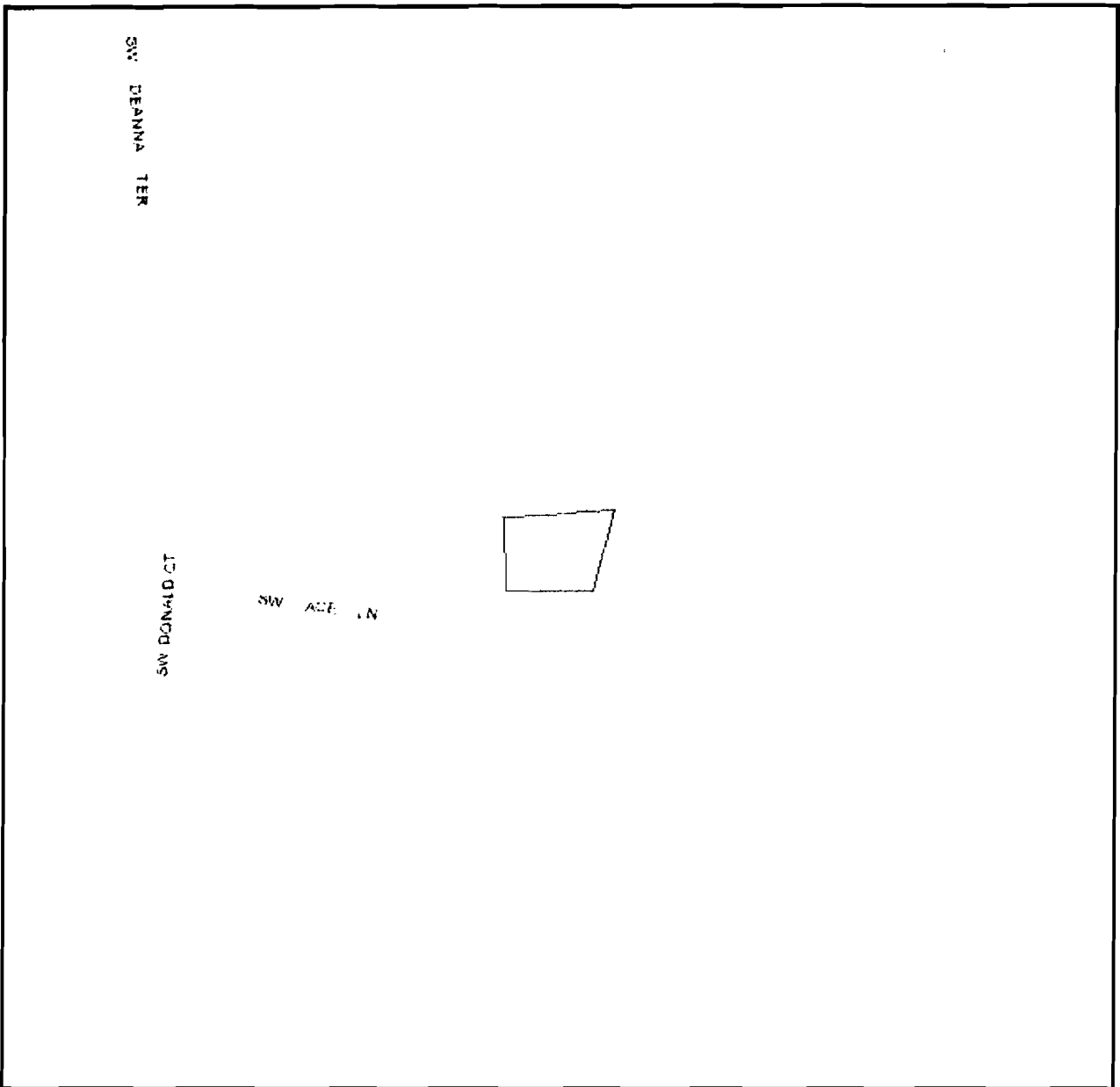
Please contact me should you have any questions or require additional information.



Sincerely,

A handwritten signature in black ink, appearing to read "Brett A. Crews". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brett A. Crews
Crews Engineering Services, LLC

Enclosures: CPA Application, Aerial Photo from Property Appraiser Website,
Warranty Deed, Legal Description, Agent Authorization Letter



Columbia County Property Appraiser		0 160 320 480 ft	 
PARCEL: 07-4S-17-08117-001 - VACANT (000000)			
Name: COUNTRY VILLAGE PROPERTIES LLC	LandVal	\$7,961.00	
	BldgVal	\$0.00	
Site: 1353 SE LOQUAT WAY	ApprVal	\$7,961.00	
Mail: LAKE CITY, FL 32025	JustVal	\$7,961.00	
Sales	Assd	\$7,961.00	
Info	Exmpt	\$0.00	
		County: \$7,961.00 City:	
	Taxable	\$7,961.00	
		Other: \$7,961.00 School:	
		\$7,961.00	

This information, GIS Map Updated: 4/27/2009, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.