

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

**POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529**

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX

**372 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055**

AGENDA

May 4, 2017

5:30 P.M.

Invocation (Commissioner Bucky Nash)

Pledge to U.S. Flag

Staff or Commissioner Additions or Deletions to Agenda

Approval of Agenda

Presentation of the Board Not Requiring Board Vote or Action

Barney Bennette and Bill Henderson - FDOT

- (1) Florida Department of Transportation's County Work Program Priorities (Pg. 1)**

Chris Dampier

- (1) Robotics Team Presentation (Pg. 2)**

Public Hearings

Brandon Stubbs, County Planner

- (1) Z 0572 - Ordinance 2017-6 - A Requests by Brad Dick of the Oaks of Lake City, LLC., to Amend LDR by Changing the Zoning District from PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") to AGRICULTURE-3 ("A-3") and PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") - Commissioner Tim Murphy - District 5 (Pg. 3)**

Public Comment on Agenda Items Only – 5 Minute Limit

Approval of Consent Agenda

Adoption of Consent Agenda

Discussion and Action Items

Kevin Kirby, Assistant County Manager Operations

- (1) Herlong Road Phase II Update (Pg. 60)
- (2) Request Permission to Obtain Easements in Lake City Country Club - Facilitate Drainage Maintenance (Pg. 63)

Joel Foreman, County Attorney

- (3) Request for Adoption Hearing: Florida-Friendly Use of Fertilizer on Urban Landscapes (Pg. 66)
- (4) Requested Report to the Board Regarding its Power to Rescind a Resolution Vacating the Plat of a Subdivision (Pg. 86)

Ben Scott, County Manager

- (5) Cole Terrace Reservation of Right of Way (Pg. 89)

Open Public Comments to the Board – 2 Minute Limit

Staff Comments

Commissioner Comments

Adjournment



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: April 4, 2017 Meeting Date: May 4, 2017

Name: Penny Stanley Department: BCC Administration

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Barney Bennette and Bill Henderson - FDOT
(1) Florida Department of Transportation's County Work Program Priorities

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? N/A
 Yes Account No. _____
 No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: March 14, 2017 Meeting Date: May 4, 2017

Name: Penny Stanley Department: BCC Administration

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Chris Dampier - Robotics Team
(1) **Robotics Team Presentation**

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? N/A
 Yes Account No. _____
 No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: April 27, 2017 Meeting Date: May 4, 2017

Name: Brandon M. Stubbs Department: Building And Zoning

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Z 0572 - Ordinance 2017-6 - A requests by Brad Dick of the Oaks of Lake City, LLC., to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") in accordance with an application dated April 25, 2016 and a preliminary development plan dated April 25, 2016 to AGRICULTURE-3 ("A-3") and PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") in accordance with an application and a revised preliminary development plan dated February 28, 2017.

The Planning & Zoning Board held a public hearing on April 27, 2017 and voted 4-0 to recommend approval of Z 0572 to the Board of County Commissioners. Commissioner District 5 - Tim Murphy.

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? N/A
 Yes Account No. _____
 No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item

ORDINANCE NO. 2017-6

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0572, BY THE PROPERTY OWNER, PROVIDING FOR REZONING FROM PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) IN ACCORDANCE WITH AN APPLICATION DATED APRIL 25, 2016 AND A PRELIMINARY DEVELOPMENT PLAN DATED APRIL 25, 2016 TO AGRICULTURE-3 ("A-3") AND PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") IN ACCORDANCE WITH AN APPLICATION AND A REVISED PRELIMINARY DEVELOPMENT PLAN DATED FEBRUARY 28, 2017 WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 125.01, Florida Statutes, as amended, empowers the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, to prepare and adopt land development regulations;

WHEREAS, Sections 163.3161 to 163.3248, Florida Statutes, as amended, the Local Government Community Planning Act, requires the Board of County Commissioners to prepare and adopt regulations concerning the use of land and water;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said application for an amendment, as described below, and recommended to the Board of County Commissioners approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 125.66, Florida Statutes, as amended, the Board of County Commissioners, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Board of County Commissioners reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, concerning said application for an amendment, as described below; and

WHEREAS, the Board of County Commissioners has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, Z 0572, by Oaks of Lake City LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") in accordance with an application dated April 25, 2016 and a preliminary development plan dated April 25, 2016 to AGRICULTURE-3 (A-3) and PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") in accordance with an application and a revised preliminary development plan dated February 28, 2017, for property described, as follows:

PORTION TO REMAIN PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD"):

BEGIN at the Northwest corner of Section 17, Township 5 South, Range 17 East, Columbia County, Florida and run North 87°21'02" East along the North line of Section 17 a distance of 1293.44 feet to a point on the West Right-of-Way line of County Road No. 131; thence South 00°01'17" West along said West Right-of-Way line of County Road No. 131 a distance of 308.73 feet to the point of curve of a curve concave to the East having a radius of 22958.24 feet, a central angle of 01°33'05", a chord bearing of South 00°45'16" East, and a chord distance of 621.59 feet; thence Southerly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 621.61 feet to the point of tangency of said curve; thence South 01°31'48" East still along said West Right-of-Way line of County Road No. 131, a distance of 2067.76 feet; thence South 88°25'29" West a distance of 768.99 feet; thence South 01°35'38" East a distance of 659.33 feet; thence South 71°13'52" East a distance of 818.53 feet to a point on a curve, said curve being concave to the Northwest having a radius of 2824.65 feet, a central angle of 22°21'07", a chord bearing of South 10°47'13" West, and a chord distance of 1094.96 feet; thence Southwesterly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 1101.94 feet to the point of tangency of said curve; thence South 21°57'46" West still along said West Right-of-Way line of County Road No. 131, a distance of 314.44 feet to a point on the South line of Section 17; thence South 87°28'10" West along said South line of Section 17 a distance of 926.41 feet to the Southeast corner of Section 18; thence South 88°12'35" West along the South line of Section 18 a distance of 1461.01 feet; thence North 25°39'12" East a distance of 247.89 feet; thence North 26°53'13" West a distance of 1184.16 feet; thence North 63°06'47" East a distance of 206.90 feet; thence North 26°53'13" West a distance of 58.24 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of North 48°19'45" West, and a chord distance of 127.95 feet; thence Northwesterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence North 69°46'17" West a distance of 1408.99 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of North 42°03'57" West, and a chord distance of 1139.08 feet; thence Northwesterly along the arc of said curve a distance of 1184.71 feet to the end of said curve; thence North 59°54'56" West a distance of 196.51 feet; thence North 03°09'03" West a distance of 1908.30 feet; thence South 86°45'46" West a distance of 1016.51 feet; thence North 04°54'35" East a distance of 1736.14 feet to a point on the North line of the South 1/2 of the Southwest 1/4 of Section 7; thence North 88°23'26" East along said North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 935.15 feet; thence North 88°24'05" East still along the North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 1318.38 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence North 88°24'05" East along the North line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1317.97 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence South 01°24'42" East along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1321.42 feet to a point on the North line of Section 18; thence North 88°24'04" East along said North line of Section 18 a distance of 1318.26 feet to the POINT OF BEGINNING.

Containing 634.50 acres, more or less.

PORTION AMENDED TO AGRICULTURE-3 ("A-3"):

BEGIN at the Southwest corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run North 01°20'20" West along the West line of Section 18, being also the East line of Section 13, Township 5 South, Range 16 East, Columbia County, Florida, a distance of 1326.78 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 13; thence South 88°24'14" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 13 a distance of 2632.77 feet to the Southwest corner of said North 1/2 of the Southeast 1/4 of said Section 13; thence North 01°26'55" West along the West line of the North 1/2 of the Southeast 1/4 of Section 13 a distance of 1315.87 feet to the Southwest corner of the Northeast 1/4 of Section 13; thence North 01°26'48" West along the West line of the Northeast 1/4 of Section 13 a distance of 2656.21 feet to the Southwest corner of the South 1/2 of the Southeast 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida; thence North 00°57'02" West along the West line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 1330.89 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 12; thence North 88°25'39" East along the North line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 3024.45 feet; thence South 04°54'35" West a distance of 1736.14 feet; thence North 86°45'46" East a distance of 1016.51 feet; thence South 03°09'03" East a distance of 1908.30 feet; thence South 59°54'56" East a distance of 196.51 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of South 42°03'57" East, and a chord distance of 1139.08 feet; thence Southeasterly along the arc of said curve a distance of 1184.71 feet to the point of tangency of said curve; thence South 69°46'17" East a distance of 1408.99 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of South 48°19'45" East, and a chord distance of 127.95 feet; thence Southeasterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence South 26°53'13" East a distance of 58.24 feet; thence South 63°06'47" West a distance of 206.90 feet; thence South 26°53'13" East a distance of 1184.16 feet; thence South 25°39'12" West a distance of 247.89 feet to a point on the South line of Section 18; thence South 88°12'35" West along said South line of Section 18 a distance of 1186.96 feet to the Southeast corner of the Southwest 1/4 of said Section 18; thence South 88°14'05" West still along said South line of Section 18 a distance of 2645.11 feet to the POINT OF BEGINNING.

Containing 588.12 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 125.01, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Board of County Commissioners this 4th day of May 2017.

Attest:

BOARD OF COUNTY COMMISSIONERS OF
COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Ronald Williams, Chair

RESOLUTION NO. PZ/LPA Z 0572

A RESOLUTION OF THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, RECOMMENDING TO THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, APPROVAL OF THE REZONING OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PURSUANT TO AN APPLICATION BY THE PROPERTY OWNER, PROVIDING FOR REZONING FROM PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") IN ACCORDANCE WITH AN APPLICATION DATED APRIL 25, 2016 AND A PRELIMINARY DEVELOPMENT PLAN DATED APRIL 25, 2016 TO AGRICULTURE-3 ("A-3") AND PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") IN ACCORDANCE WITH AN APPLICATION AND A REVISED PRELIMINARY DEVELOPMENT PLAN DATED FEBRUARY 28, 2017 OF CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Planning and Zoning Board of Columbia County, Florida, hereinafter referred to as the Planning and Zoning Board, to recommend to the Board of County Commissioners of Columbia County, Florida, hereinafter referred to as the Board of County Commissioners, approval or denial of amendments to the Land Development Regulations, in accordance with said regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empower the Local Planning Agency of Columbia County, Florida, hereinafter referred to as the Local Planning Agency, to recommend to the Board of County Commissioners, approval or denial of amendments to the Land Development Regulations, in accordance with said statute;

WHEREAS, an application for an amendment, as described below, has been filed with the County;

WHEREAS, the Planning and Zoning Board has been designated as the Local Planning Agency;

WHEREAS, pursuant to the Land Development Regulations and Section 163.3174, Florida Statutes, as amended, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Planning and Zoning Board, serving also as the Local Planning Agency, has studied and considered the items enumerated in Section 16.2.2 of the Land Development Regulations and based upon said study and consideration has determined and found that:

- (a) The proposed change will be in conformance with the Comprehensive Plan and would not have an adverse effect on the Comprehensive Plan;
- (b) The proposed change is compatible with the existing land use pattern in the area;
- (c) The proposed change will not create an isolated district unrelated to adjacent and nearby districts;

- (d) The proposed change will not result in a population density pattern and increase or overtaxing of the load on public facilities such as schools, utilities and streets;
- (e) The proposed district boundaries are not illogically drawn in relation to existing conditions on the property proposed for change;
- (f) The proposed change will not adversely influence living conditions in the neighborhood;
- (g) The proposed change will not create or excessively increase traffic congestion or otherwise affect public safety;
- (h) The proposed change will not create a drainage problem;
- (i) The proposed change will not seriously reduce light and air to adjacent areas;
- (j) The proposed change will not adversely affect property values in the adjacent area;
- (k) The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations;
- (l) The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare; and
- (m) The proposed change is not out of scale with the needs of the neighborhood or the County.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to an application, Z 0572, by Oaks of Lake City, LLC., to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be changed from PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) in accordance with an application dated April 25, 2016 and a preliminary development plan dated April 25, 2016 to AGRICULTURE-3 (A-3) and PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") in accordance with an application and a revised preliminary development plan dated February 28, 2017, for property described, as follows:

PORTION TO REMAIN PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD"):

BEGIN at the Northwest corner of Section 17, Township 5 South, Range 17 East, Columbia County, Florida and run North 87°21'02" East along the North line of Section 17 a distance of 1293.44 feet to a point on the West Right-of-Way line of County Road No. 131; thence South 00°01'17" West along said West Right-of-Way line of County Road No. 131 a distance of 308.73 feet to the point of curve of a curve concave to the East having a radius of 22958.24 feet, a central angle of 01°33'05", a chord bearing of South 00°45'16" East, and a chord distance of 621.59 feet; thence Southerly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 621.61 feet to the point of tangency of said curve; thence South 01°31'48" East still along said West Right-of-Way line of County Road No. 131, a distance of 2067.76 feet; thence South 88°25'29" West a distance of 768.99 feet; thence South 01°35'38" East a distance of 659.33 feet; thence South 71°13'52" East a distance of 818.53 feet to a point on a curve, said curve being concave to the Northwest having a radius of 2824.65 feet, a central angle of 22°21'07", a chord bearing of South 10°47'13" West, and a chord distance of 1094.96 feet; thence Southwesterly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 1101.94 feet to the point of tangency of said curve; thence South 21°57'46" West still along said West Right-of-Way line of County Road No. 131, a distance of 314.44 feet to a point on the South line of Section 17; thence South 87°28'10" West along said South line of Section 17 a distance of 926.41 feet to the Southeast corner of Section 18; thence South 88°12'35" West along the South line of Section 18 a distance of 1461.01 feet; thence North 25°39'12" East a distance of 247.89 feet; thence North 26°53'13" West a distance of 1184.16 feet; thence North 63°06'47" East a distance of 206.90 feet; thence North 26°53'13" West a distance of 58.24 feet to the point of curve of a curve concave to the Southwest

having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of North 48°19'45" West, and a chord distance of 127.95 feet; thence Northwesterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence North 69°46'17" West a distance of 1408.99 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of North 42°03'57" West, and a chord distance of 1139.08 feet; thence Northwesterly along the arc of said curve a distance of 1184.71 feet to the end of said curve; thence North 59°54'56" West a distance of 196.51 feet; thence North 03°09'03" West a distance of 1908.30 feet; thence South 86°45'46" West a distance of 1016.51 feet; thence North 04°54'35" East a distance of 1736.14 feet to a point on the North line of the South 1/2 of the Southwest 1/4 of Section 7; thence North 88°23'26" East along said North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 935.15 feet; thence North 88°24'05" East still along the North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 1318.38 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence North 88°24'05" East along the North line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1317.97 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence South 01°24'42" East along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1321.42 feet to a point on the North line of Section 18; thence North 88°24'04" East along said North line of Section 18 a distance of 1318.26 feet to the POINT OF BEGINNING.

Containing 634.50 acres, more or less.

PORTION AMENDED TO AGRICULTURE-3 ("A-3"):

BEGIN at the Southwest corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run North 01°20'20" West along the West line of Section 18, being also the East line of Section 13, Township 5 South, Range 16 East, Columbia County, Florida, a distance of 1326.78 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 13; thence South 88°24'14" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 13 a distance of 2632.77 feet to the Southwest corner of said North 1/2 of the Southeast 1/4 of said Section 13; thence North 01°26'55" West along the West line of the North 1/2 of the Southeast 1/4 of Section 13 a distance of 1315.87 feet to the Southwest corner of the Northeast 1/4 of Section 13; thence North 01°26'48" West along the West line of the Northeast 1/4 of Section 13 a distance of 2656.21 feet to the Southwest corner of the South 1/2 of the Southeast 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida; thence North 00°57'02" West along the West line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 1330.89 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 12; thence North 88°25'39" East along the North line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 3024.45 feet; thence South 04°54'35" West a distance of 1736.14 feet; thence North 86°45'46" East a distance of 1016.51 feet; thence South 03°09'03" East a distance of 1908.30 feet; thence South 59°54'56" East a distance of 196.51 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of South 42°03'57" East, and a chord distance of 1139.08 feet; thence Southeasterly along the arc of said curve a distance of 1184.71 feet to the point of tangency of said curve; thence South 69°46'17" East a distance of 1408.99 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of South 48°19'45" East, and a chord distance of 127.95 feet; thence Southeasterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence South 26°53'13" East a distance of 58.24 feet; thence South 63°06'47" West a distance of 206.90 feet; thence South 26°53'13" East a distance of 1184.16 feet; thence South 25°39'12" West a distance of 247.89 feet to a point on the South line of Section 18; thence South 88°12'35" West along said South line of Section 18 a distance of 1186.96 feet to the Southeast corner of the Southwest 1/4 of said Section 18; thence South 88°14'05" West still along said South line of Section 18 a distance of 2645.11 feet to the POINT OF BEGINNING.

Containing 588.12 acres, more or less.

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in regular session with a quorum present and voting, by the Planning and Zoning Board, serving also as the Local Planning Agency, this 27th day of April 2017.

PLANNING AND ZONING BOARD OF
COLUMBIA COUNTY, FLORIDA,
SERVING ALSO AS THE
LOCAL PLANNING AGENCY OF
COLUMBIA COUNTY, FLORIDA

Attest:



Brandon M. Stubbs, Secretary to the
Planning and Zoning Board



Robert F. Jordan, Chair



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing**

April 27, 2017

SUBJECT: Z 0572 - A request to amend the Official Zoning Atlas from Planned Rural Residential Development ("PRRD") to Agriculture-3 ("A-3") (±588.12 acres) and Planned Rural Residential Development ("PRRD") (±634.50 acres) on an approximate 1222.62 acre subject property.

APPLICANT/AGENT: Brad Dicks, Managing Member

PROPERTY OWNER(S): Oaks of Lake City, LLC.

LOCATION: North of Vacant Agricultural Lands and Single Family Residences; South of SW County Road 240, Vacant Agricultural Lands, and Single Family Residences; East of SW Old Wire Road, SW Conner Glen, Vacant Agricultural Lands, Single Family Residences; West of SW Tustenuggee Ave, Vacant Agricultural Lands, and Single Family Residences; Columbia County, Florida.

PARCEL ID NUMBER(S): 12-5S-16-03599-000, 13-5S-16-03608-000, 07-5S-17-09157-000, 18-5S-17-09280-000, 18-5S-17-09280-LOT, 07-5S-17-09157-001, 07-5S-17-09157-002,

ACREAGE: ±1222.62 acres

EXISTING FLUM Agriculture

PROPOSED FLUM N/A

EXISTING ZONING Planned Rural Residential Development ("PRRD")

PROPOSED ZONING Agriculture-3 ("A-3") & Planned Rural Residential Development ("PRRD")

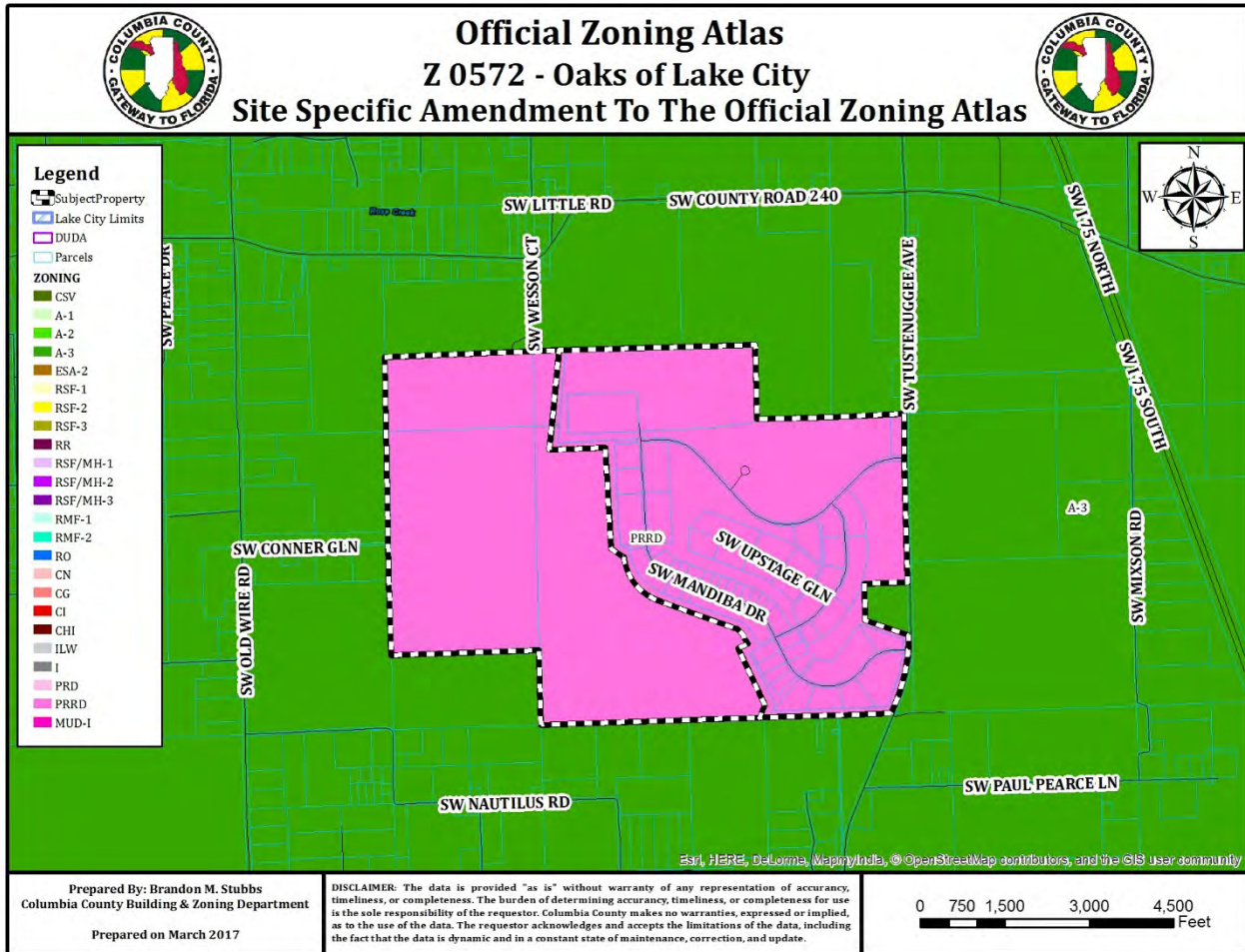
PROJECT PLANNER: Brandon M. Stubbs

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

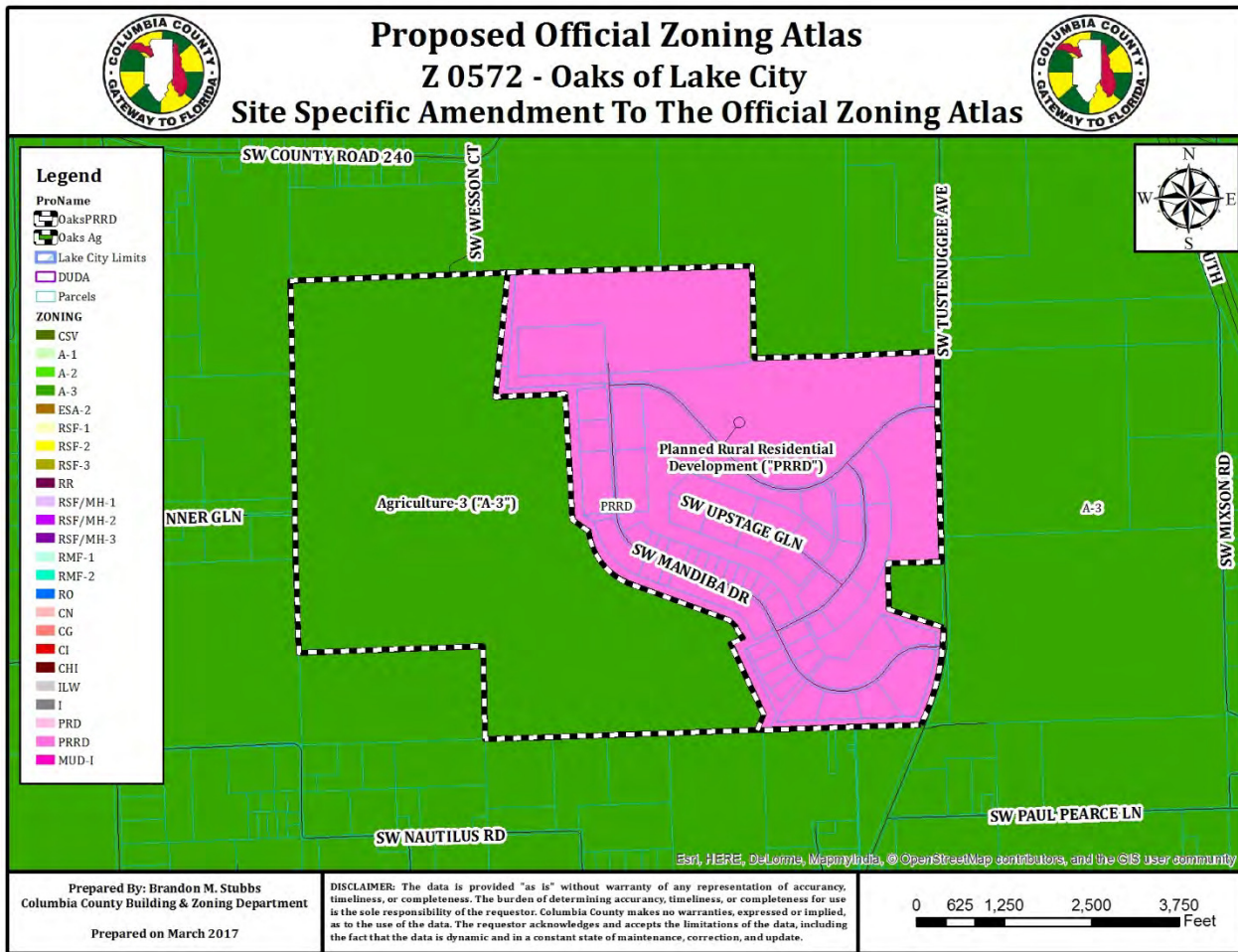
SUMMARY

The Site Specific Amendment to the Official Zoning Atlas (“rezoning”) proposes to amend the existing PRRD for the Oaks of Lake City, as approved via Z 0565 (Ordinance 2016-14), by amending ±588.12 acres of the PRRD to A-3. The remaining ±634.50 acres is already developed and will remain within the PRRD.

Map 1. Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



The Agriculture-3 ("A-3") Zone District is described as follows in Section 4.5.1 of the Land Development Regulations ("LDRs"):

"The "A" Agricultural category includes three zone districts: A-1, A-2 and A-3. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan."

The Planned Rural Residential Development ("PRRD") Zone District is described as follows in Section 4.19.1 of the Land Development Regulations ("LDRs"):

"The "PRRD" Planned Residential Development category includes one zone district: "PRRD". The purpose of this district is to permit planned rural residential developments within the county's rural areas as identified within the county's comprehensive plan, which are intended to: (1) encourage the development planned residential development of land; (2) encourage flexible and creative concepts of site planning; (3) preserve the natural amenities of the land by encouraging scenic and functional open areas; (4) accomplish a more desirable environment than would be possible through strict application of the minimum requirements of these land development regulations; (5) provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; (6) provide a stable environmental character compatible with surrounding areas; and (7) direct access to paved roads."

ZONING DISTRICT COMPARISON

	Existing District	Proposed District
Zoning District:	Planned Rural Residential Development ("PRRD")	Agriculture - 3 ("A - 3")
Max. Gross Density:	One (1) Dwelling Unit per Five (5) Acres	One (1) Dwelling Unit per Five (5) Acres
Minimum Lot Area	Varies	5 Acres
Floor Area Ratio:	0.20	0.20
Typical Uses*:	Single Family Dwellings; Duplex Dwellings; Multiple Family Dwellings; Public & Private Schools; Churches and other Houses of Worship; Golf Courses; Country Clubs; Racquet and Tennis Clubs; Public Buildings & Facilities; and Agriculture or Silviculture Uses within designated undeveloped areas.	All Agriculture Activities, The Processing, Storage, and Sale of Agricultural Products, Single-Family Dwellings, Mobile Homes, Plant Nurseries and Greenhouses, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Elementary and Middle Schools, and Churches and other Houses of Worship
<i>* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.</i>		

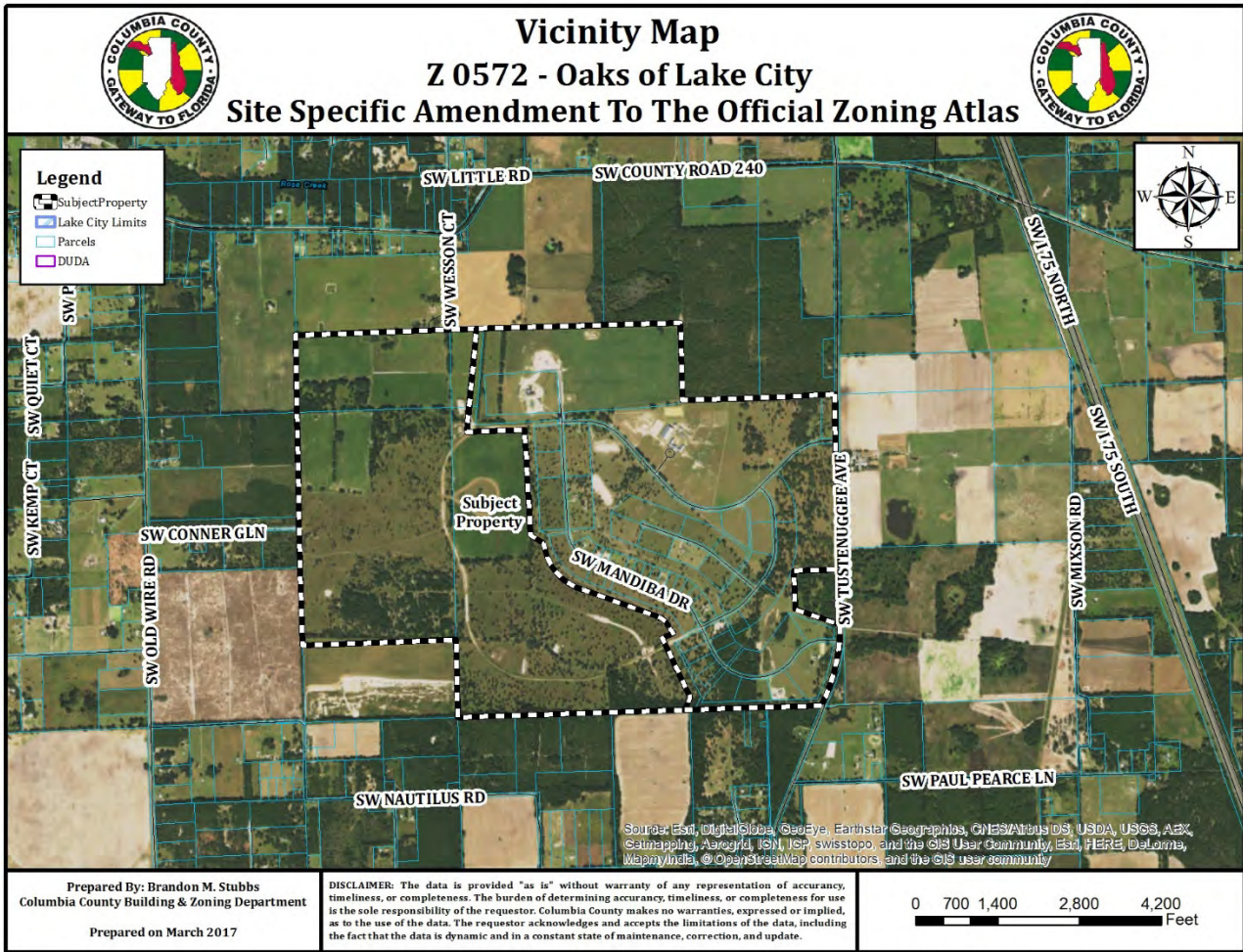
SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	SW County Road 240/Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 ("A-3")
South	Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 ("A-3")
East	SW Tustenuggee Ave/Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 ("A-3")
West	SW Old Wire Road/SW Conner Glen/Vacant Agricultural Lands/Single Family Residences	Agriculture	Agriculture-3 ("A-3")

Map 3. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes a zoning designation that is consistent with the underlying Future Land Use Map (“FLUM”) Designation. Below is a chart of the existing FLUM Designation and the proposed corresponding Zoning Designation consistent with said existing FLUM Designation.

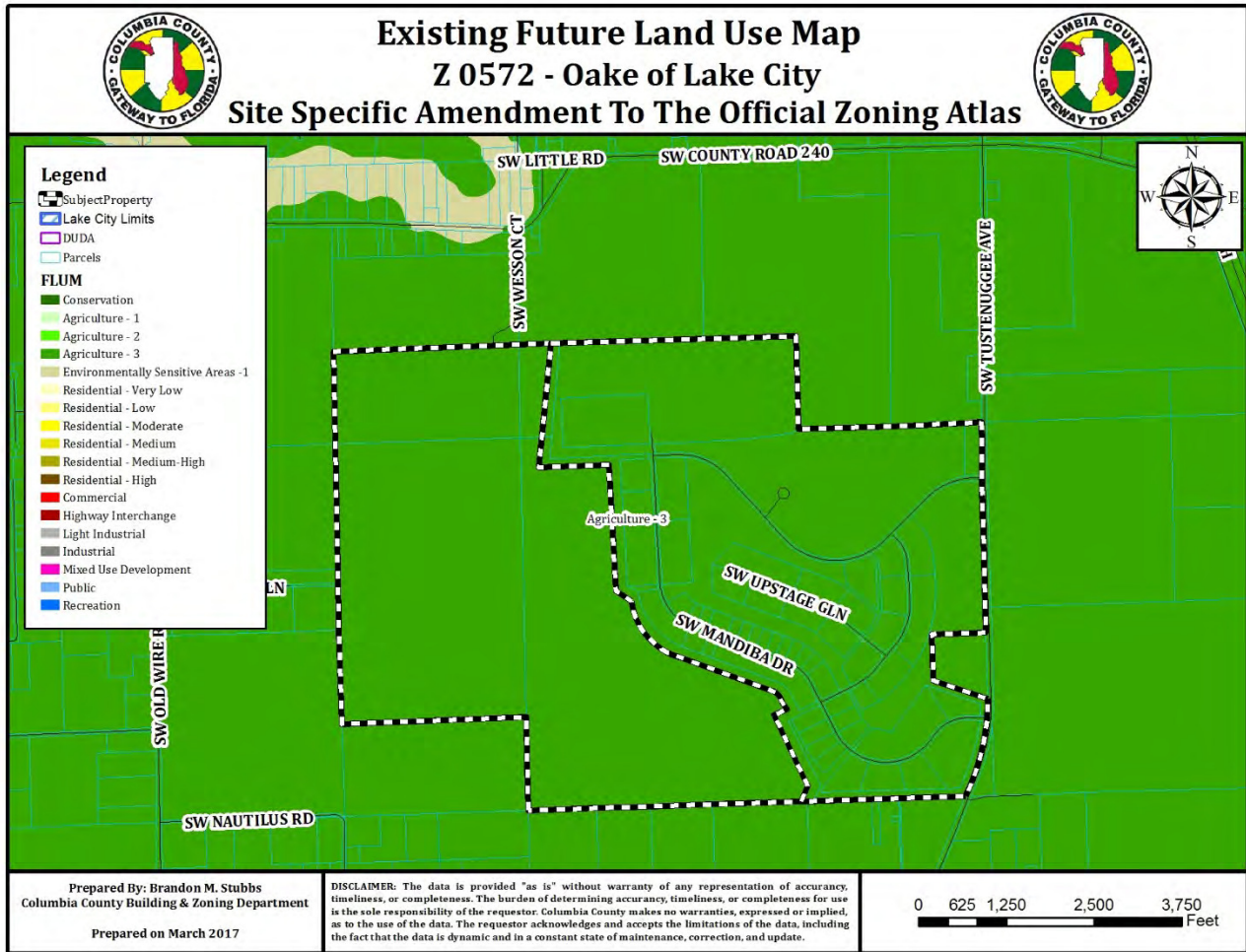
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

FLUM Designation	Existing Zoning Designation	Proposed Zoning Designations	Consistent
Agriculture	Planned Rural Residential Development (“PRRD”)	Agriculture-3 (“A-3”)/ Planned Rural Residential Development (“PRRD”)	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water, & Natural Groundwater Aquifer Recharge Element
- Capital Improvements Element

Map 4. Future Land Use Map



Staff has reviewed the application for a Site Specific Amendment to the Official Zoning Atlas for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

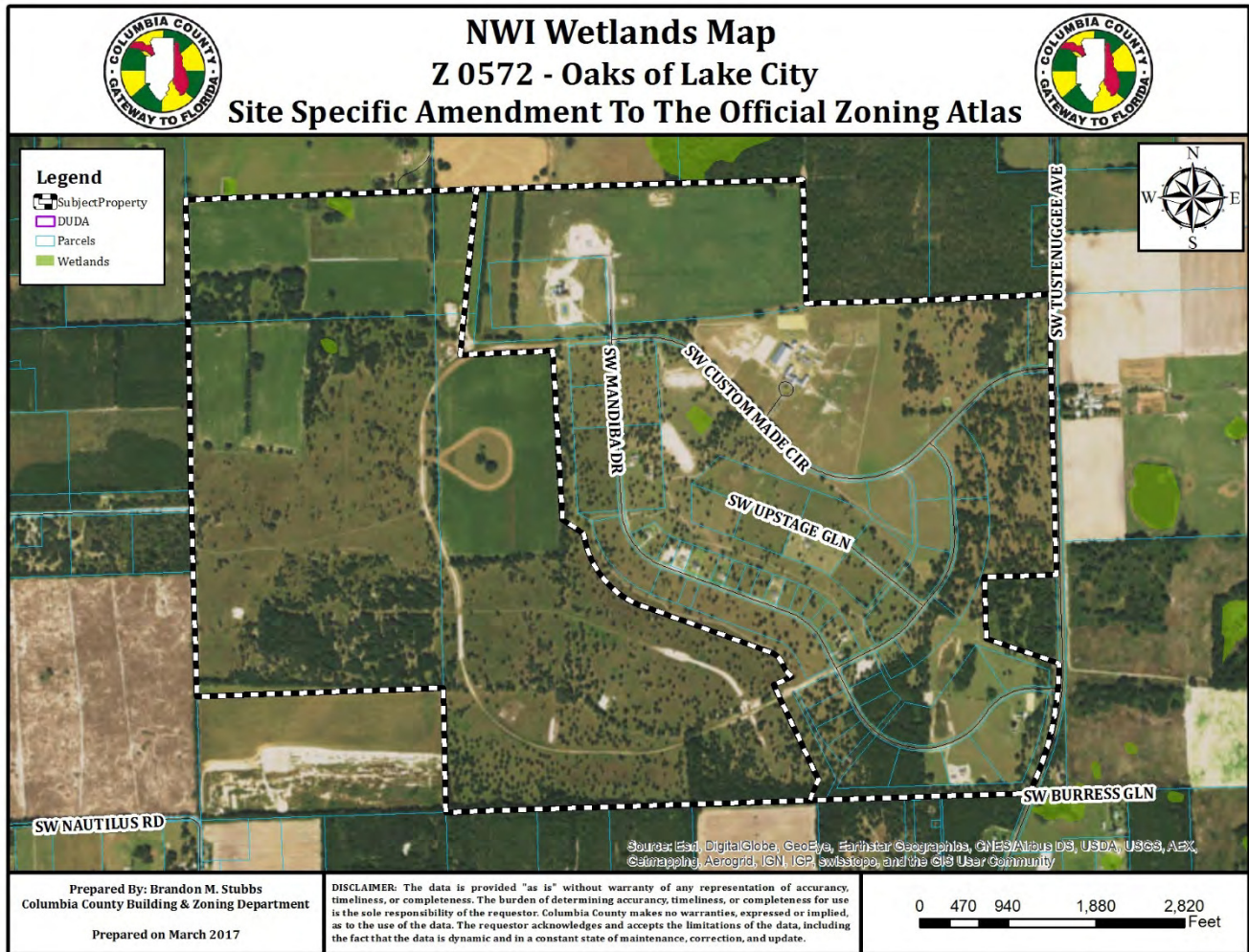
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are wetlands located on a portion of the subject property.

Evaluation: Even though there are wetlands on the subject property, these wetlands have been delineated and protected. Section 4.13.7 of the Land Development Regulations (“LDRs”) require a minimum 35-foot natural buffer from all wetlands. Therefore, there are no issues related to wetland protection.

Map 5. Wetlands Map



Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

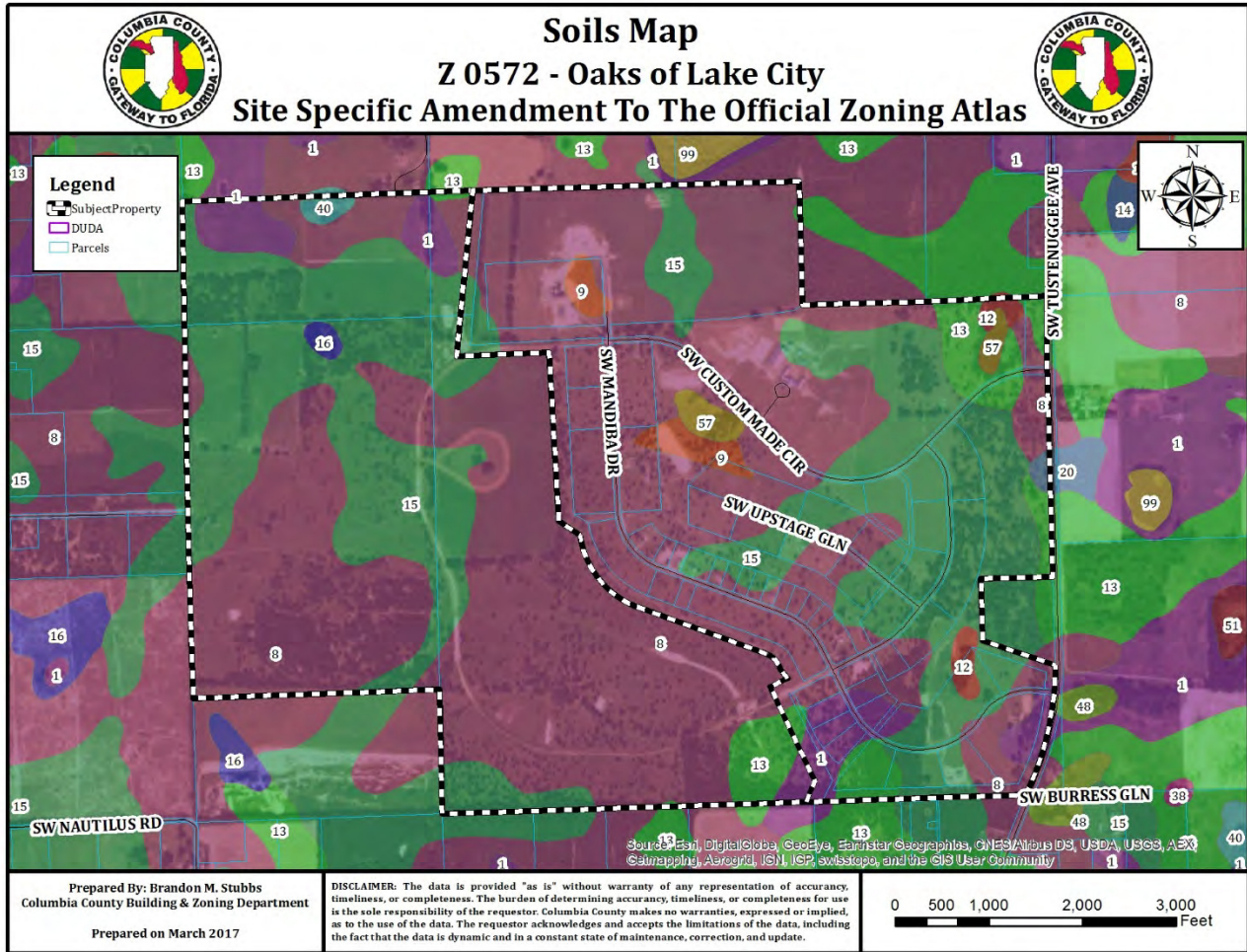
There are nine (9) soil types found on the subject property; however, there is only two (2) predominant soil types. These soil types are listed below:

- 1) Blanton fine sand soils (0 to 5 percent slopes) are moderately well drained, nearly level to gently sloping soils on broad ridges and undulating side slopes. The surface and subsurface layers are comprised of fine sand to a depth of 52 inches. The subsoil layer is comprised of fine sandy loam to a depth of 80 inches. Blanton fine sand soils (0 to 5 percent slopes) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

2) Bonneau fine sand soils (2 to 5 percent slopes) are comprised of moderately well drained, gently sloping soils on the uplands. The Bonneau-Blanton soil complex is comprised of 40-50 percent Bonneau fine sand soils and 35-45 percent Blanton fine sand soils. These soils are in areas that are so small as to form such an intricate pattern that it was not practical to map them separately. The Bonneau-Blanton complex soils (2 to 5 percent) have slight limitations for building site development and moderate limitations for septic tank absorption fields.

Evaluation: The soil types predominantly found on the subject property are Blanton Fine Sand and Bonneau Fine Sand. Both soil types pose slight limitations for building development and moderate limitations for septic tank absorption field. At this time, there are no issues related to soil suitability.

Map 6. Soils Map

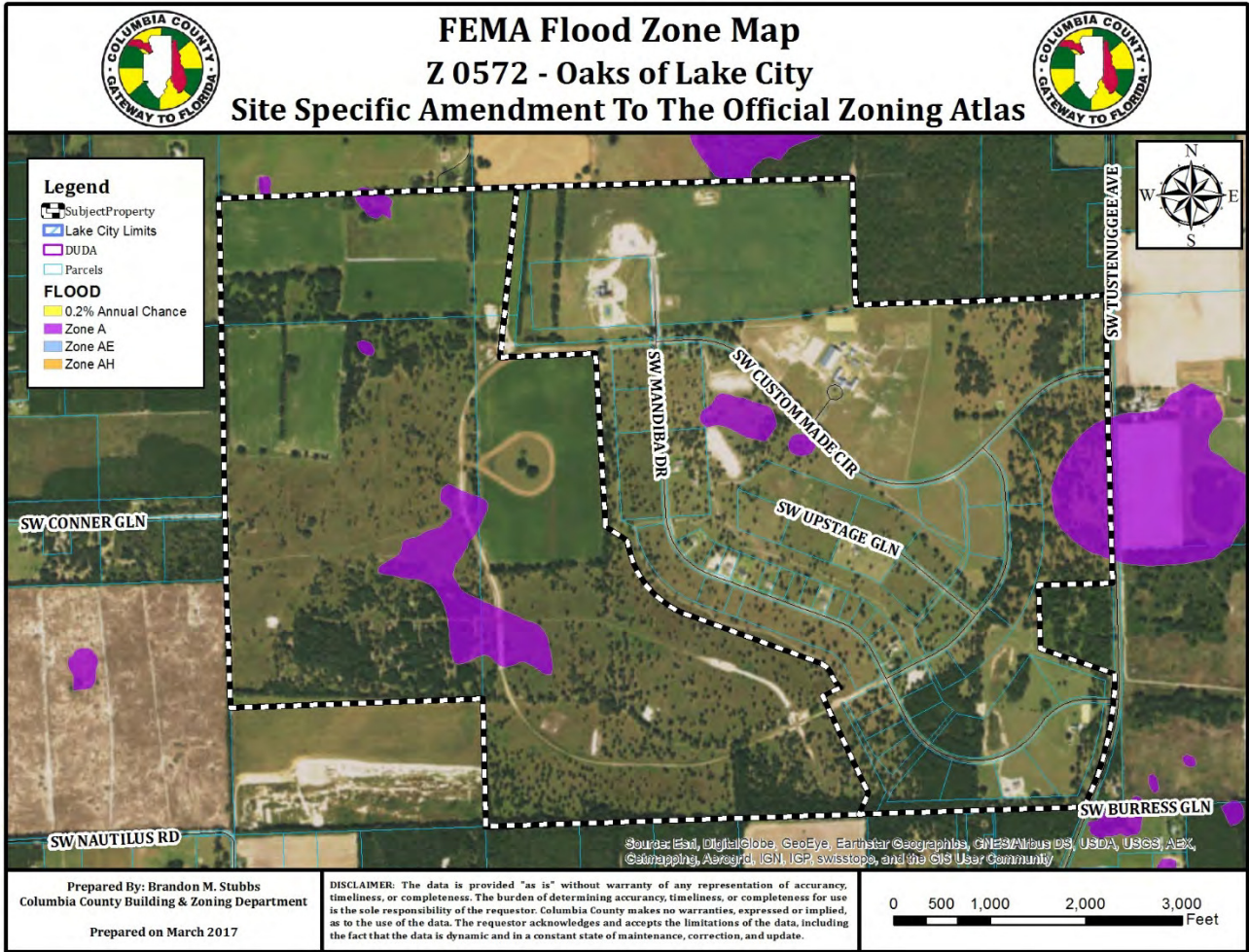


Flood Potential

Panel 0395C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zone "A" (areas subject to one-percent annual chance of flood) and Flood Zone "X" (areas determined to be outside of the 500-year floodplain).

Evaluation: Being most of the subject property is located in Flood Zone "X", there is no concern of flood on the subject property.

Map 7. FEMA FIRM Map (Flood Map)

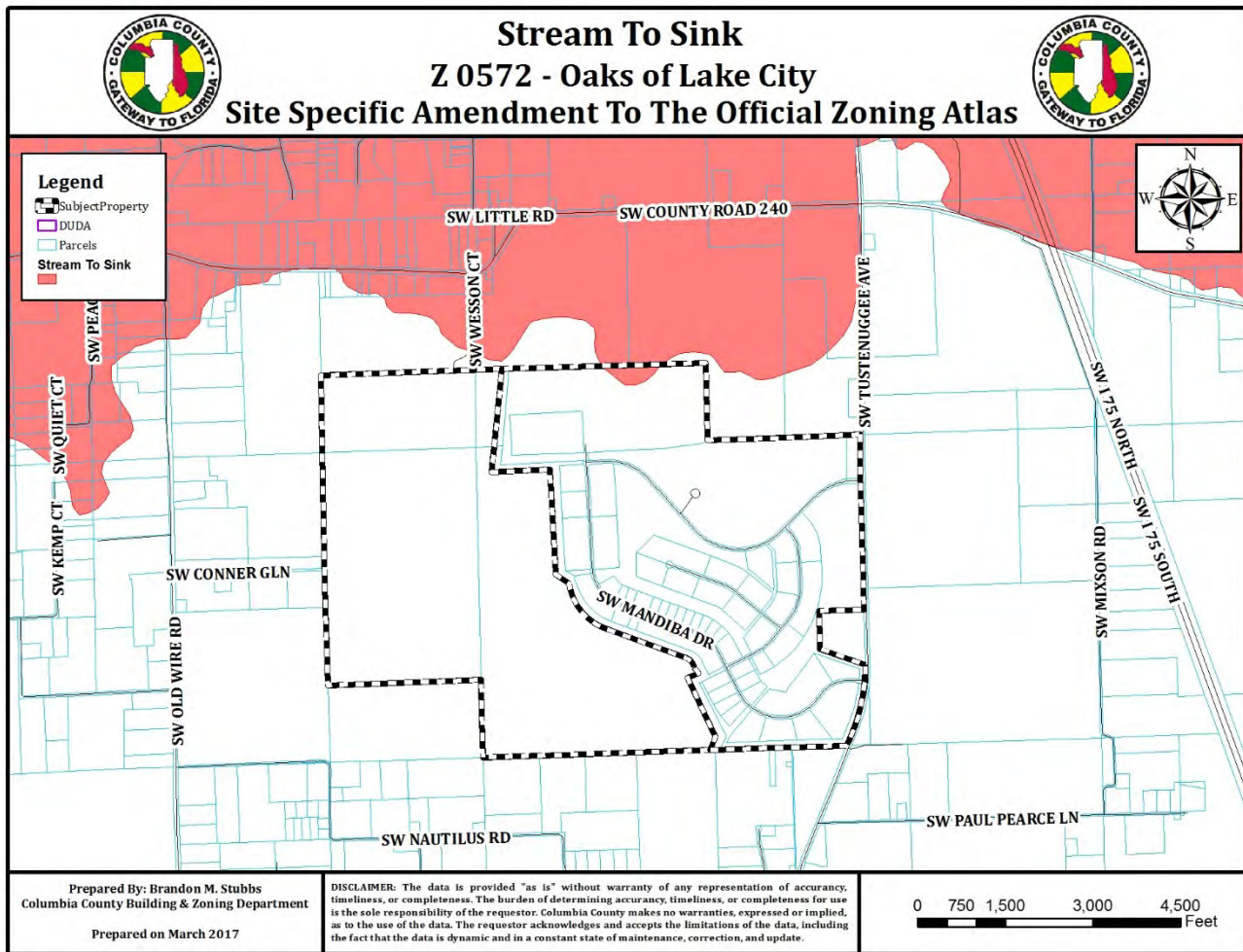


Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

Evaluation: Section 4.2.38 of the County’s LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.

Map 8. Stream To Sink



Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Clayey Sand.

Evaluation: There are no issues related to minerals.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

According to the [Columbia County Floridan Aquifer System Protection Zone Map](#), prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

Evaluation: While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

Evaluation: There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 16.2 of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 16.2 is provided below.

- 1) Whether the proposed change would be in conformance with the county's comprehensive plan and would have an adverse effect on the county's comprehensive plan.
Evaluation and Findings: As indicated above, the proposed zonings are consistent with the underlying FLUM designation.
- 2) The existing land use pattern.
Evaluation and Findings: The existing land use pattern in the area is predominantly developed with residential and agricultural uses; therefore, will not result in a land use pattern that is not consistent with the established pattern of development.
- 3) Possible creation of an isolated district unrelated to adjacent and nearby districts.
Evaluation and Findings: The subject property is located adjacent to existing agriculturally designated properties; therefore, the proposed amendment would not create an isolated district unrelated to adjacent and nearby districts.
- 4) The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Evaluation and Findings: The applicant is requesting Agricultural and Planned Rural Residential Development Zone Districts. The development within the PRRD is already platted. The remainder to be amended to agriculture will be utilized for agricultural purposes. The proposed amendment would not increase or overtax the load on public facilities.
- 5) Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Evaluation and Findings: The proposed amendment will not result in an illogically drawn boundary in relation to existing conditions.
- 6) Whether changed or changing conditions make the passage of the proposed amendment necessary.
Evaluation and Findings: The proposed zoning districts will not affect any conditions; however, there are changed conditions with warrant reverting a portion of the PRRD back to A-3.
- 7) Whether the proposed change will adversely influence living conditions in the neighborhood.
Evaluation and Findings: The proposed amendment would not adversely influence the living conditions of the neighborhood.

- 8) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Evaluation and Findings: The proposed amendment will not create any impacts to public facilities, including traffic.
- 9) Whether the proposed change will create a drainage problem.
Evaluation and Findings: The subject property will be subject to the applicable regulations by Suwannee River Water Management District and the County's LDRs; therefore, there are no concerns regarding drainage.
- 10) Whether the proposed change will seriously reduce light and air to adjacent areas.
Evaluation and Findings: The proposed amendment will not seriously reduce light or air to adjacent areas.
- 11) Whether the proposed change will adversely affect property values in the adjacent area.
Evaluation and Findings: It is not anticipated that the proposed amendment will affect property values of the adjacent area.
- 12) Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations
Evaluation and Findings: The proposed change would not be a deterrent to the improvement or development of adjacent properties.
- 13) Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
Evaluation and Findings: The proposed amendment would not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- 14) Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
Evaluation and Findings: The existing Planned Rural Residential Development ("PRRD") is approximately 1,222.62 acres. Since the inception of the PRRD, very few lots of the first two phase have been developed. These is not a demand to fill future extensions of the PRRD. Therefore, the applicant desires to revert the remainder of the PRRD back to Agriculture-3 ("A-3").
- 15) Whether the change suggested is out of scale with the needs of the neighborhood or the county.
Evaluation and Findings: The applicant contends the proposed amendment is consistent with current conditions.
- 16) Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use. When pertaining to other proposed amendments of these land development regulations. The planning and zoning board shall consider and study:
1. The need and justification for the change.
 2. The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning program and to the county's comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of these land development regulations and other ordinances, regulations, and actions designed to implement the county's comprehensive plan.

Evaluation and Findings: The subject property is owned by the applicant and is in a PRRD. There are no other lands unto which the amendment could take place. Further, as mentioned in the Comprehensive Plan Consistency Analysis above, the proposed amendment is in compliance with Columbia County's Comprehensive Plan.

PUBLIC FACILITIES IMPACT

There are no additional impacts to public facilities as a result of the proposed amendment; therefore, no public facilities impact is warranted.



Columbia County Gateway to Florida

FOR PLANNING USE ONLY	
Application # PRD	<u>2 0572</u>
Application Fee \$	<u>4,000.00</u>
Receipt No.	<u>4707</u>
Filing Date	<u>2-28-17</u>
Completeness Date	_____

Planned Residential Development ("PRD") Application

A. PROJECT INFORMATION

- Project Name: Oaks of Lake City
- Address of Subject Property: SW Tustenuggee Ave. Lake City, FL 32024
- Parcel ID Number(s): R09280-000, R03608-000, R03599-000, R09157-000
- Future Land Use Map Designation: PRRD
- Current Zoning Designation: PRRD
- Acreage: 1222.6
- Existing Use of Property: Residential, Equestrian, Agricultural
- Proposed use of Property: Residential, Equestrian, Agricultural
- Total Number of Lots 99

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): Bradley N. Dicks Title: Managing Member
 Company name (if applicable): Oaks of Lake City LLC
 Mailing Address: P.O. Box 513
 City: Lake City State: Florida Zip: 32056-0513
 Telephone: (752-8588) 752-8585 Fax: (752-8588) 758-6760 Email: brad@dicksrealty.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: (752-8588) _____ Fax: (752-8588) _____ 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: Luci and Hunter Ketcham
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 0565
Variance: Yes _____ No _____
Variance Application No. V _____
Special Exception: Yes _____ No _____
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

Preliminary Development Plan:

- 1. A statement of objectives describing:
 - a) The general purpose of the proposed development; and
 - b) The general character of the proposed development.
- 2. A vicinity map showing the location of the proposed planned residential development in relation to:
 - a) Surrounding streets and thoroughfares;
 - b) Existing zoning on the site and surrounding areas; and
 - c) Existing land use on the site and surrounding areas.

The vicinity map shall be drawn at a scale to show an area of no less than 1,000 feet surrounding the property. A greater area may be required if the planning and zoning board determines information on a larger vicinity is needed.

- 3. A boundary survey and legal description of the property.
- 4. A topographic survey. The most recent United States Geological Service [Survey] topographic survey may be used if better topographic information is not available.
- 5. A site analysis map at the same scale as the preliminary development plan described below shall be submitted indicating flood prone areas, areas with slopes greater than five percent, areas of soils which are marginally suited for development purposes and tree cover.
- 6. A preliminary development plan drawn at a scale suitable for presentation, showing:
 - a) Proposed land uses;

- b) Lot sizes indicated either by lot lines drawn in their proposed location or a statement on the face of the preliminary development plan concerning proposed lot sizes, including minimum lot sizes; and
 - c) Building setbacks defining the distance buildings will be set back from:
 - i. Surrounding property lines;
 - ii. Proposed and existing streets;
 - iii. Other proposed buildings;
 - iv. The generally recognized bank of rivers, streams, and canals;
 - v. The high water line of lakes; and
 - vi. Other man-made or natural features which would be affected by building encroachment.
 - d) Maximum height of buildings;
 - e) Common open spaces;
 - f) Arterial and collector streets and thoroughfares;

Local access streets and interior circulation should be shown on the preliminary development plan for planned residential developments which have no planned arterial or collector streets within the projects.
 - g) Common outside storage areas; and
 - h) Screening, buffering, and landscaped buffer areas.
 - i) *Special provisions.* The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 35 feet from wetlands.

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 75 feet from the Suwannee, Santa Fe and Ichetucknee Rivers.

The location of any structure (except permitted docks, walkways, and piers) shall be set back a minimum of 50 feet from all other perennial rivers, streams and creeks.
7. A table showing acreage for each category of land use.
 8. A statement concerning gross density and net residential acreage. (See section 4.18.5 for definition of gross density and net residential acreage.)
 9. A statement concerning proposed floor area ratios (percent of lot in relation to building floor area) and the maximum building coverage expressed as a percent of the total site area.
 10. A preliminary utility service plan including sanitary sewers, storm drainage, and potable water supply, showing general locations of major water and sewer lines, plant location, lift stations, and indicating whether gravity or forced systems are planned. Size of lines, specific locations, and detailed calculations are not required at this stage.

11. A statement indicating the type of legal instruments that will be created to provide for the management of common areas and any private roads.
12. 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.
13. 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.
14. 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).
15. Legal Description with Tax Parcel Number (In Microsoft Word Format).
16. Proof of Ownership (i.e. deed).
17. Agent Authorization Form (signed and notarized).
18. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
19. Fee. The application fee for a Subdivision Application is as follows:
 - a. Planned Rural Development & Planned Rural Residential Development
 - i. 1-15 Lots \$1,250.00
 - ii. 16-29 Lots \$1,750.00
 - iii. 30-49 Lots \$2,250.00
 - iv. 50-Above \$2,750.00

No application shall be accepted or processed until the required application fee has been paid.

Final Development Plan:

1. A statement of objectives:
 - a) The general purpose of the proposed development.
 - b) The general character of the proposed development.
2. A topographic map drawn at a scale of 100 feet to one inch by a surveyor or engineer registered in the State of Florida showing:
 - a) The location of existing private and public property rights-of-way, streets, buildings, water courses, transmission lines, sewers, bridges, culverts, and drain pipes, water mains, and any public utility easements;
 - b) Wooded areas, streams, lakes, marshes, and any other physical conditions affecting the site; and
 - c) Existing contours at intervals of one foot.
3. A final development plan drawn at a scale of 100 feet to one inch and showing:
 - a) The boundaries of the site, topography, and proposed grading plan;
 - b) Width, location, and names of surrounding streets;
 - c) Surrounding land use;
 - d) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking;
 - e) The use, size, and location of all proposed building sites; and
 - f) Location and size of common open spaces and public or semi-public areas.
4. A utility service plan showing:
 - a) Existing drainage and sewer lines;
 - b) The disposition of sanitary waste and stormwater;
 - c) The source of potable water;
 - d) Location and width of all utility easements or rights-of-way; and
 - e) Plans for the special disposition of stormwater drainage when it appears that said drainage could substantially harm a body of surface water.
5. A landscaping plan showing:
 - a) Landscaped areas;
 - b) Location, height, and material for walks, fences, walkways, and other man-made landscape features; and
 - c) Any special landscape features such as, but not limited to, man-made lakes, land sculpture, and waterfalls.

6. Statistical information:
 - a) Total acreage of the site;
 - b) Maximum building coverage expressed as a percent of the area;
 - c) Area of land devoted to landscaping and/or common open space usable for recreation purposes expressed as a percent of the total site area; and
 - d) Calculated gross density and net residential acreage for the proposed development.
(See section 4.18.5 for definition of gross density and net residential acreage.)
7. The substance of covenants, grants, easements, or other restrictions to be imposed on the use of the land, buildings, and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, shall be approved by the county attorney before final approval of the plan.

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.

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.

Bradley N Dicks
Applicant/Agent Name (Type or Print)

Bradley N Dicks
Applicant/Agent Signature

2-28-17
Date

Oaks of Lake City, LLC

P.O Box 513
1286 W US 90
Lake City, FL 32056
386-752-8585

February 28, 2017

Oaks of Lake City PRRD Request For Modification:

Statement of Objectives:

The Oaks of Lake City is an equestrian themed community which was originally designed in 2006 and modified in 2016. Currently, phases one and two have had the final development plan approved. Lot sales began in 2008. The general purpose of the proposed development is to provide equestrian enthusiasts with an opportunity to own a reasonable size parcel of land but yet have access to riding trails. The community equestrian center provides a central hub for the planned development and is designed to host activities of both general and equine interests. In addition, the facility is designed to provide high-level horse care to those members wishing to board at the community barn. The Oaks also offers residential home sites consisting of one and two acre parcels providing a limited number of opportunities to experience an equestrian atmosphere without the obligations of owning a large parcel. The covenants allow home-sites over 4 acres in size to have horses kept on them.

The general character of the Oaks of Lake City consists of a community with site built homes and accessory structures built under uniform building standards on well-maintained properties. The existing roadways consist of approximately 4 miles of paved roads. They have been accepted for maintenance by Columbia County. To date, the homeowners association and the developer have maintained all of the road rights-of-way for a high-level, aesthetic finish.

The current preliminary development plan was approved by both the Columbia County Zoning Board and Columbia County Commissioners under Z 0565. Phases one and two, have been recorded with all infrastructures are in place.

The Oaks of Lake City LLC is formally requesting a revision of the development plan for Oaks of Lake City. These revisions are both necessary and desirable for a well

designed and built out community. A few of the reasons supporting our request for a revision are as follows;

1. Approximately 34% of the developed lots are still currently available for sale. An additional 20 undeveloped lots remain within the PRRD boundary.
2. With over 740 acres of undeveloped land currently designated PRRD, land values in existing phases will continue to remain consistent or decline should additional inventory be introduced in the foreseeable future.
3. As with all PRRD's adequate buffers and design characteristics are in place to assure agriculture and residential uses coexist in harmony. The undeveloped acreage within Oaks of Lake City PRRD are currently being used for agricultural operations.
4. All improvements for the equestrian community are in place in the developed phases. No equestrian infrastructure was designated for lands being removed from the PRRD.
5. The community can grow under agricultural classification or as a designated PRRD. The preliminary development plan in place today can be implemented with Agricultural Zoning should individual phases and ownership interests be presented correctly.
6. The Oaks of lake City Homeowners Association is able to meet its yearly budgetary requirements without additional inventory being added.
7. This request for a revision is desirable as there are no changes affecting any land previously sold by the developer nor does it limit the community from expanding in the future.

We believe that the proposed revision to the approved preliminary development plan remains consistent with the original purpose, intent, overall design, and integrity of the approved preliminary development plan. The Oaks of Lake City LLC formally requests the PRRD be modified as presented.

Sincerely,


Bradley N. Dicks
Managing member
Oaks of Lake City, LLC.

DESCRIPTION

634.50 acres, Oaks of Lake City PRRD as revised February 28, 2017

BEGIN at the Northwest corner of Section 17, Township 5 South, Range 17 East, Columbia County, Florida and run North 87°21'02" East along the North line of Section 17 a distance of 1293.44 feet to a point on the West Right-of-Way line of County Road No. 131; thence South 00°01'17" West along said West Right-of-Way line of County Road No. 131 a distance of 308.73 feet to the point of curve of a curve concave to the East having a radius of 22958.24 feet, a central angle of 01°33'05", a chord bearing of South 00°45'16" East, and a chord distance of 621.59 feet; thence Southerly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 621.61 feet to the point of tangency of said curve; thence South 01°31'48" East still along said West Right-of-Way line of County Road No. 131, a distance of 2067.76 feet; thence South 88°25'29" West a distance of 768.99 feet; thence South 01°35'38" East a distance of 659.33 feet; thence South 71°13'52" East a distance of 818.53 feet to a point on a curve, said curve being concave to the Northwest having a radius of 2824.65 feet, a central angle of 22°21'07", a chord bearing of South 10°47'13" West, and a chord distance of 1094.96 feet; thence Southwesterly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 1101.94 feet to the point of tangency of said curve; thence South 21°57'46" West still along said West Right-of-Way line of County Road No. 131, a distance of 314.44 feet to a point on the South line of Section 17; thence South 87°28'10" West along said South line of Section 17 a distance of 926.41 feet to the Southeast corner of Section 18; thence South 88°12'35" West along the South line of Section 18 a distance of 1461.01 feet; thence North 25°39'12" East a distance of 247.89 feet; thence North 26°53'13" West a distance of 1184.16 feet; thence North 63°06'47" East a distance of 206.90 feet; thence North 26°53'13" West a distance of 58.24 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of North 48°19'45" West, and a chord distance of 127.95 feet; thence Northwesterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence North 69°46'17" West a distance of 1408.99 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of North 42°03'57" West, and a chord distance of 1139.08 feet; thence Northwesterly along the arc of said curve a distance of 1184.71 feet to the end of said curve; thence North 59°54'56" West a distance of 196.51 feet; thence North 03°09'03" West a distance of 1908.30 feet; thence South 86°45'46" West a distance of 1016.51 feet; thence North 04°54'35" East a distance of 1736.14 feet to a point on the North line of the South 1/2 of the Southwest 1/4 of Section 7; thence North 88°23'26" East along said North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 935.15 feet; thence North 88°24'05" East still along the North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 1318.38 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence North 88°24'05" East along the North line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1317.97 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence South 01°24'42" East along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1321.42 feet to a point on the North line of Section 18; thence North 88°24'04" East along said North line of Section 18 a distance of 1318.26 feet to the POINT OF BEGINNING. Containing 634.50 acres, more or less.

DESCRIPTION

FOR: Lands requested to be returned to A-3, The Oaks of Lake City

BEGIN at the Southwest corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run North $01^{\circ}20'20''$ West along the West line of Section 18, being also the East line of Section 13, Township 5 South, Range 16 East, Columbia County, Florida, a distance of 1326.78 feet to the Southeast corner of the North $1/2$ of the Southeast $1/4$ of said Section 13; thence South $88^{\circ}24'14''$ West along the South line of the North $1/2$ of the Southeast $1/4$ of said Section 13 a distance of 2632.77 feet to the Southwest corner of said North $1/2$ of the Southeast $1/4$ of said Section 13; thence North $01^{\circ}26'55''$ West along the West line of the North $1/2$ of the Southeast $1/4$ of Section 13 a distance of 1315.87 feet to the Southwest corner of the Northeast $1/4$ of Section 13; thence North $01^{\circ}26'48''$ West along the West line of the Northeast $1/4$ of Section 13 a distance of 2656.21 feet to the Southwest corner of the South $1/2$ of the Southeast $1/4$ of Section 12, Township 5 South, Range 16 East, Columbia County, Florida; thence North $00^{\circ}57'02''$ West along the West line of the South $1/2$ of the Southeast $1/4$ of Section 12 a distance of 1330.89 feet to the Northwest corner of the South $1/2$ of the Southeast $1/4$ of Section 12; thence North $88^{\circ}25'39''$ East along the North line of the South $1/2$ of the Southeast $1/4$ of Section 12 a distance of 3024.45 feet; thence South $04^{\circ}54'35''$ West a distance of 1736.14 feet; thence North $86^{\circ}45'46''$ East a distance of 1016.51 feet; thence South $03^{\circ}09'03''$ East a distance of 1908.30 feet; thence South $59^{\circ}54'56''$ East a distance of 196.51 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of $55^{\circ}24'41''$, a chord bearing of South $42^{\circ}03'57''$ East, and a chord distance of 1139.08 feet; thence Southeasterly along the arc of said curve a distance of 1184.71 feet to the point of tangency of said curve; thence South $69^{\circ}46'17''$ East a distance of 1408.99 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of $42^{\circ}53'04''$, a chord bearing of South $48^{\circ}19'45''$ East, and a chord distance of 127.95 feet; thence Southeasterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence South $26^{\circ}53'13''$ East a distance of 58.24 feet; thence South $63^{\circ}06'47''$ West a distance of 206.90 feet; thence South $26^{\circ}53'13''$ East a distance of 1184.16 feet; thence South $25^{\circ}39'12''$ West a distance of 247.89 feet to a point on the South line of Section 18; thence South $88^{\circ}12'35''$ West along said South line of Section 18 a distance of 1186.96 feet to the Southeast corner of the Southwest $1/4$ of said Section 18; thence South $88^{\circ}14'05''$ West still along said South line of Section 18 a distance of 2645.11 feet to the POINT OF BEGINNING. Containing 588.12 acres, more or less.

Columbia County Tax Collector

generated on 2/28/2017 11:18:58 AM EST

Tax Record

Last Update: 2/28/2017 11:18:58 AM EST

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						
R03608-000	REAL ESTATE	2016						
<table style="width: 100%; border: none;"> <tr> <td style="width: 45%; border: none;">Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056</td> <td style="width: 55%; border: none;">Property Address GEO Number 135S16-03608-000</td> </tr> </table>			Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056	Property Address GEO Number 135S16-03608-000				
Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056	Property Address GEO Number 135S16-03608-000							
Exempt Amount	Taxable Value							
See Below	See Below							
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;">Exemption Detail NO EXEMPTIONS</td> <td style="width: 33%; border: none;">Millage Code 003</td> <td style="width: 34%; border: none;">Escrow Code</td> </tr> <tr> <td colspan="3" style="border: none;">Legal Description (click for full description) 13-5S-16 6200/6200 240.00 Acres E1/2 EX S1/2 OF SE1/4. ORB 444-572, ORB 1041-2290 CWD 1060-1001, WD 1122-2562</td> </tr> </table>			Exemption Detail NO EXEMPTIONS	Millage Code 003	Escrow Code	Legal Description (click for full description) 13-5S-16 6200/6200 240.00 Acres E1/2 EX S1/2 OF SE1/4. ORB 444-572, ORB 1041-2290 CWD 1060-1001, WD 1122-2562		
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Ad Valorem Taxes								
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied			
BOARD OF COUNTY COMMISSIONERS	8.0150	65,200	0	\$65,200	\$522.58			
COLUMBIA COUNTY SCHOOL BOARD								
DISCRETIONARY	0.7480	65,200	0	\$65,200	\$48.77			
LOCAL	4.5040	65,200	0	\$65,200	\$293.66			
CAPITAL OUTLAY	1.5000	65,200	0	\$65,200	\$97.80			
SUWANNEE RIVER WATER MGT DIST	0.4093	65,200	0	\$65,200	\$26.69			
LAKE SHORE HOSPITAL AUTHORITY	0.9620	65,200	0	\$65,200	\$62.72			
Total Millage		16.1383	Total Taxes		\$1,052.22			
Non-Ad Valorem Assessments								
Code	Levying Authority	Amount						
FFIR	FIRE ASSESSMENTS	\$75.43						
Total Assessments					\$75.43			
Taxes & Assessments					\$1,127.65			
If Paid By				Amount Due				
11/30/2016				\$1,082.54				

12/31/2016	\$1,093.82
1/31/2017	\$1,105.10
2/28/2017	\$1,116.37
3/31/2017	\$1,127.65

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

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Columbia County Tax Collector

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Tax Record

Last Update: 2/28/2017 11:18:17 AM EST

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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			
R09280-000	REAL ESTATE	2016			
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056</td> <td style="width: 50%; border: none;">Property Address 1596 MANDIBA SW LAKE CITY GEO Number 185S17-09280-000</td> </tr> </table>			Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056	Property Address 1596 MANDIBA SW LAKE CITY GEO Number 185S17-09280-000	
Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056	Property Address 1596 MANDIBA SW LAKE CITY GEO Number 185S17-09280-000				
Exempt Amount	Taxable Value				
See Below	See Below				
Exemption Detail	Millage Code	Escrow Code			
NO EXEMPTIONS	003				
Legal Description (click for full description)					
18-5S-17 5500/0100 293.38 Acres ALL OF SEC. EX OAKS OF LAKE CITY S/D PHS 1 & 2. & EX 4.50 IN SEC 18 DESC ORB 1268-1408 & EX 5.42 AC MOL DESC ORB 1289- 1106. ORB 444-527, WD 1041-2290, CWD 1060-1001, WD 1122-2562,					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	67,477	0	\$67,477	\$540.83
COLUMBIA COUNTY SCHOOL BOARD DISCRETIONARY	0.7480	67,477	0	\$67,477	\$50.47
LOCAL	4.5040	67,477	0	\$67,477	\$303.92
CAPITAL OUTLAY	1.5000	67,477	0	\$67,477	\$101.22
SUWANNEE RIVER WATER MGT DIST	0.4093	67,477	0	\$67,477	\$27.62
LAKE SHORE HOSPITAL AUTHORITY	0.9620	67,477	0	\$67,477	\$64.91
Total Millage		16.1383	Total Taxes		\$1,088.97
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$273.22			
GGAR	SOLID WASTE - ANNUAL	\$193.00			
Total Assessments					\$466.22
Taxes & Assessments					\$1,555.19
If Paid By				Amount Due	
11/30/2016				\$1,492.98	

12/31/2016	\$1,508.53
1/31/2017	\$1,524.09
2/28/2017	\$1,539.64
3/31/2017	\$1,555.19

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

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Tax Record

Last Update: 2/28/2017 11:21:32 AM EST

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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																																																						
R03599-000	REAL ESTATE	2016																																																						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056</td> <td style="width: 50%; border: none;">Property Address 456 WESSON SW LAKE CITY GEO Number 125S16-03599-000</td> </tr> </table>			Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056	Property Address 456 WESSON SW LAKE CITY GEO Number 125S16-03599-000																																																				
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Taxes & Assessments																																																								
If Paid By		Amount Due																																																						
11/30/2016		\$414.12																																																						

12/31/2016	\$418.43
1/31/2017	\$422.74
2/28/2017	\$427.06
3/31/2017	\$431.37

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

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Ad Valorem Taxes and Non-Ad Valorem Assessments

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Account Number	Tax Type	Tax Year						
R09157-000	REAL ESTATE	2016						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056</td> <td style="width: 50%; border: none;">Property Address 1658 MANDIBA SW LAKE CITY GEO Number 075S17-09157-000</td> </tr> </table>			Mailing Address OAKS OF LAKE CITY LLC P O BOX 513 LAKE CITY FL 32056	Property Address 1658 MANDIBA SW LAKE CITY GEO Number 075S17-09157-000				
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Exempt Amount	Taxable Value							
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Ad Valorem Taxes								
Taxing Authority	Rate	Assessed Value						
BOARD OF COUNTY COMMISSIONERS	8.0150	3,604						
COLUMBIA COUNTY SCHOOL BOARD	DISCRETIONARY	0						
DISCRETIONARY	0.7480	3,604						
LOCAL	4.5040	3,604						
CAPITAL OUTLAY	1.5000	3,604						
SUWANNEE RIVER WATER MGT DIST	0.4093	3,604						
LAKE SHORE HOSPITAL AUTHORITY	0.9620	3,604						
Total Millage	16.1383	Total Taxes						
		\$58.17						
Non-Ad Valorem Assessments								
Code	Levying Authority	Amount						
FFIR	FIRE ASSESSMENTS	\$53.74						
Total Assessments		\$53.74						
Taxes & Assessments		\$111.91						
If Paid By		Amount Due						

11/30/2016	\$107.43
12/31/2016	\$108.55
1/31/2017	\$109.67
2/28/2017	\$110.79
3/31/2017	\$111.91

Prior Years Payment History

Prior Year Taxes Due
NO DELINQUENT TAXES

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Rec. 27.00
Doc. .70

THIS INSTRUMENT WAS PREPARED BY:

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

RETURN TO:

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

File No. 07-217

Property Appraiser's
Parcel Identification Nos.
12-58-16-03599-000
13-58-16-03608-000
07-58-17-09157-000
17-58-17-09278-002
18-58-17-09280-000

Inst:200712013938 Date:6/22/2007 Time:4:17 PM
Doc Stamp-Deed:0.70

DC.P.DeWitt Cason, Columbia County Page 1 of 3

WARRANTY DEED

THIS INDENTURE, made this 22nd day of June 2007, BETWEEN SUBRANDY LIMITED PARTNERSHIP, a Florida Limited Partnership, whose post office address is Post Office Box 513, Lake City, Florida 32056, of the County of Columbia, State of Florida, grantor*, and OAKS OF LAKE CITY, LLC, a Florida Limited Liability Company, whose document number assigned by the Secretary of State of Florida is L07000060624* and whose post office address is Post Office Box 513, Lake City, Florida 32056, 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:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

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

*N.B.: THE PURPOSE OF INCLUDING THE DOCUMENT NUMBER OF THIS GRANTEE IS TO AVOID CONFUSION BETWEEN THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY OF THE SAME OF SIMILAR NAME.

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 the presence of:

SUBRANDY LIMITED PARTNERSHIP
a Florida Limited Partnership

DeEtte F. Brown
First Witness
DeEtte F. Brown
(Printed Name)

By: Bradley N. Dicks
Bradley N. Dicks
General Partner

Myrtle Ann McElroy
Second Witness
Myrtle Ann McElroy
(Printed Name)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this ^{22nd} ~~25th~~ day of June 2007, by BRADLEY N. DICKS, General Partner of SUBRANDY LIMITED PARTNERSHIP, a Florida Limited Partnership, on behalf of the partnership. He is personally known to me and did not take an oath.

Myrtle Ann McElroy
Notary Public
My commission expires:



EXHIBIT "A"

TOWNSHIP 5 SOUTH, RANGE 16 EAST

SECTION 12: S ½ of SE ¼

SECTION 13: N ¼ of the E ½

TOGETHER WITH a right of way easement over and across the West sixty (60) feet of S ½ of SE ¼ of said Section 13.

TOWNSHIP 5 SOUTH, RANGE 17 EAST

SECTION 7: S ½ of SW ¼; and
SW ¼ of SE 1/4

SECTION 17: W ½ of W ½, lying West of highway;

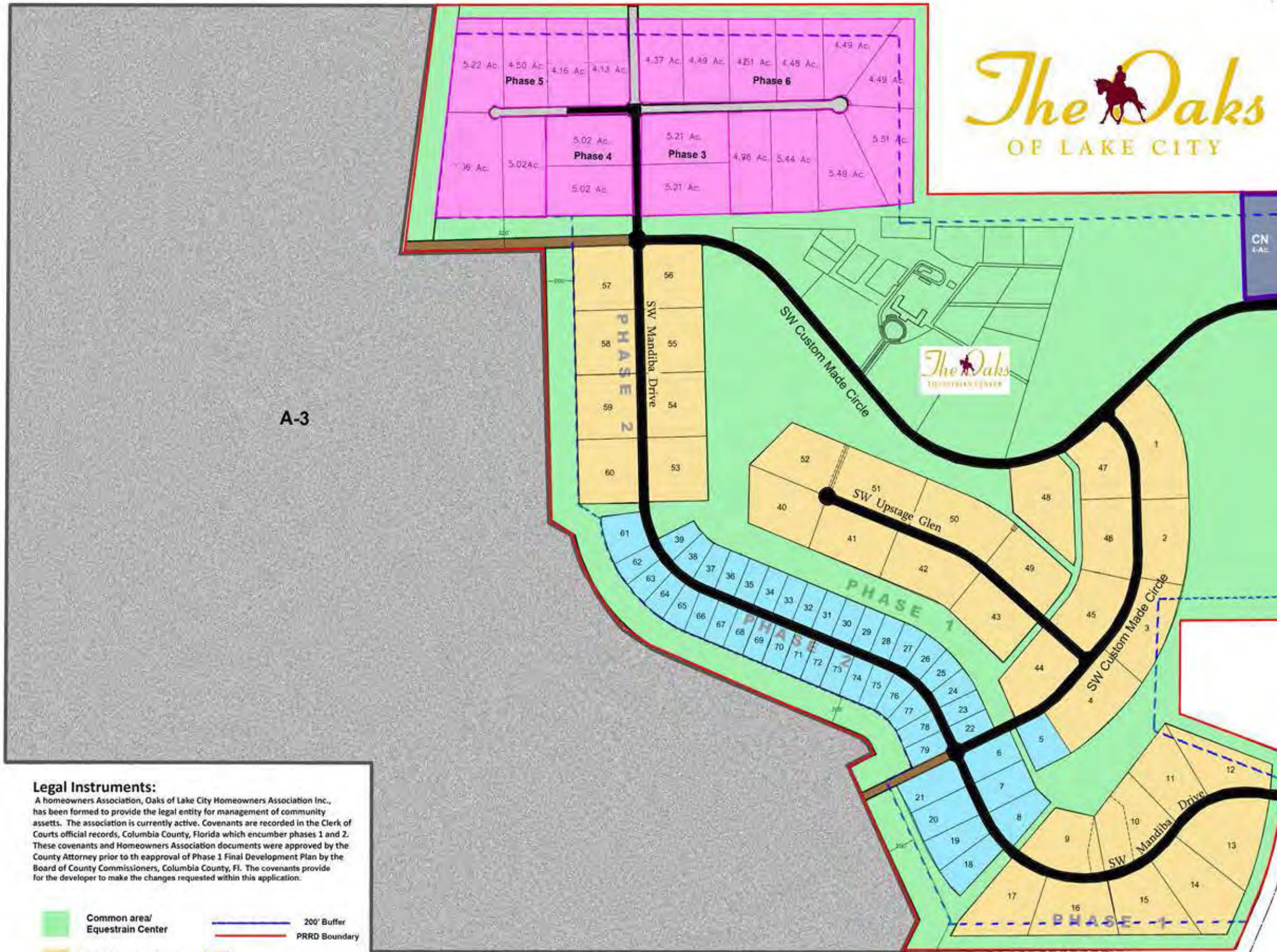
LESS AND EXCEPT;

Commence at the Northeast corner of the NW ¼ of SE ¼ and run thence S 88°23'34"W, along the North line of said NW ¼ of SW ¼, 40.01 feet to the West right of way of CR 131; thence S 00°37'08" E, along said West right of way, 349.13 feet to the Point of Beginning; thence continue S 00°37'08" E, still along said West right of way, 880.72 feet to a point of curve; thence Southerly along said right of way along said curve concave to the West, having a radius of 2824.79, a central angle of 01°08'27", a chord bearing and distance of S 00°02'54"E, 56.25 feet, an arc length of 56.25 feet; thence N 70°47'42" W, 818.57 feet; thence N 00°37'08" W parallel with said West right of way, 659.36 feet; thence N 89°22'52" E, 770.62 feet to the Point of Beginning.

SECTION 18: ALL



**Development Plan
Oaks of Lake City
PRRD preliminary plan modification
February 28, 2017**



A-3

- Building Setbacks**
Residences;
Street and Side Street Setbacks- 25 Feet
Side and Rear Lot Lines- 15 Feet
- Barns and Outbuildings;**
Street and Side Street Setbacks- 100 Feet
Side and Rear Lot Lines- 25 Feet
- Wetlands-** All structures > 35 feet
Septic Tanks >75 Feet

- Notes**
- Maximum building heights are 45'
 - A Homeowners Association has been formed to manage the common areas, private drives, parking areas and the equestrian center.
 - All road construction and grading plans shall be approved by the County Engineer prior to roadway construction.
 - All legal documents including the Homeowners Association and deed restrictions shall be approved by the County Attorney prior to the recording of any phase of this plan.

THE OAKS
Conceptual Development Zone Summary

Table 1.1. Land Use Summary

Use	# Lots	Acres	Percent of Total Land	Total Acreage Developed
Equestrian Lots	54	261.96	41%	67%
Residential Lots	45	54.95	8%	14%
Equestrian Center	N/A	66.00	10%	18%
Commercial Neighborhood	N/A	4.00	.7%	1%
Roads w/POW	N/A	29.60	4%	
Park Areas	N/A	237.99	36.8%	
Total Site Acreage		634.50		
Total Developable Acreage		386.91		
Percent Developable Acreage			61%	
Percent Open Space and Parks			34%	

Table 1.2. Residential Density Matrix

Type of Lots	# Lots	Actual Acres	Percent of Total Land
1 Acre Lots	36	36.00	5.7%
2 Acre Lots	9	18.00	2.8%
4-7 Acre lots	54	261.96	41.5%
Total	99	315.91	48%
Total Site Acreage		634.50	
Total Net Residential Acreage		315.91	

Legal Instruments:

A homeowners Association, Oaks of Lake City Homeowners Association Inc., has been formed to provide the legal entity for management of community assets. The association is currently active. Covenants are recorded in the Clerk of Courts official records, Columbia County, Florida which encumber phases 1 and 2. These covenants and Homeowners Association documents were approved by the County Attorney prior to the approval of Phase 1 Final Development Plan by the Board of County Commissioners, Columbia County, FL. The covenants provide for the developer to make the changes requested within this application.

- Common area/ Equestrian Center
- Platted Equestrian Parcels
- Platted Residential Lots
- 200' Buffer
- PRRD Boundary
- Commercial Neighborhood
- Undeveloped Equestrian Lots

Utility Service Plan:

Potable Water shall be by private wells.
Sanitary Sewer shall utilize septic tank systems.
Underground three phase power is installed in Phases 1 and 2 and is available for installation in all phases. (Clay Electric)
Fiber to the home technology is currently installed for internet, television and telephone in the recorded phases and is available for future phases.

Table 1.3. Floor Area Ratios

Type of Lots	Number of Lots	Actual Acres	Non-Agricultural Development Envelope (sq. ft.)	Acreage in Non-Ag. Development
1 Acre Lots	36	36.00	10,000 (22%)	15.20
2 Acre Lots	9	22.00	15,000 (17%)	3.78
4-7 Acre lots	54	261.96	30,000 (16%)	37.19
Total	99	319.96		56.17
Total Site Acreage		634.5		

Percent of site within Non- Agricultural development - 8%

The gross density ratio is; 1:6.4
This represents the utilization of 78% of the total allowed residential units.

***NOTE: Phases One and Two as recorded remain unchanged**

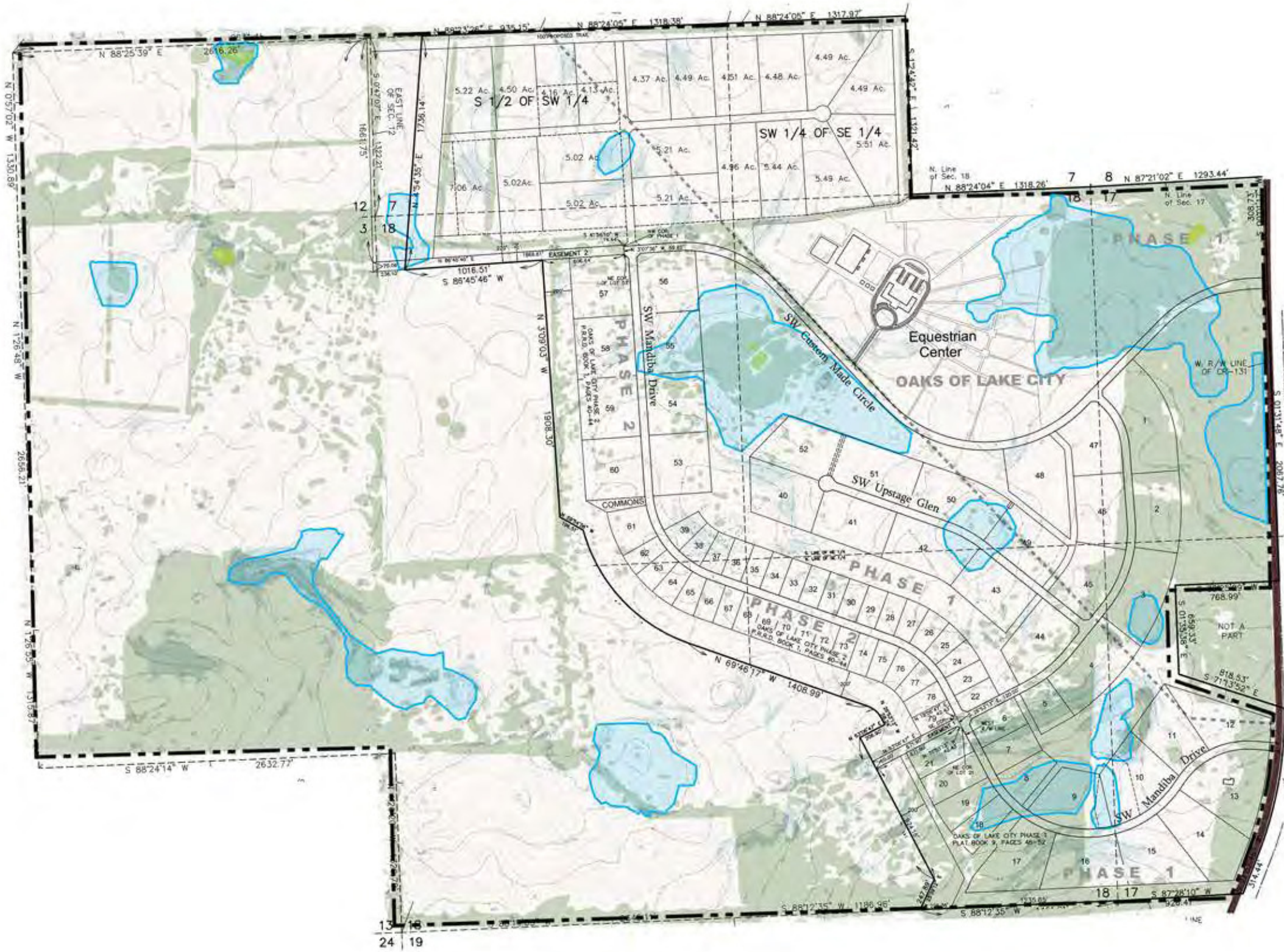
Prepared for Oaks of Lake City LLC by Bradley N. Dicks, Manager
1286 W US HWY 90
Lake City FL 32055
386-752-8585

Project Surveyor:
Donald Lee and Associates, Lake City, FL

THE OAKS of LAKE CITY

Columbia County, Florida

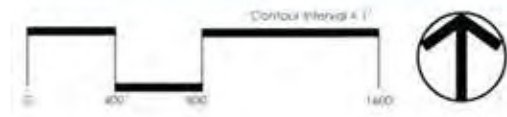
SITE ANALYSIS

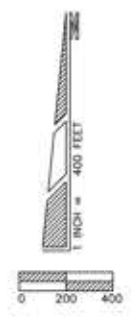
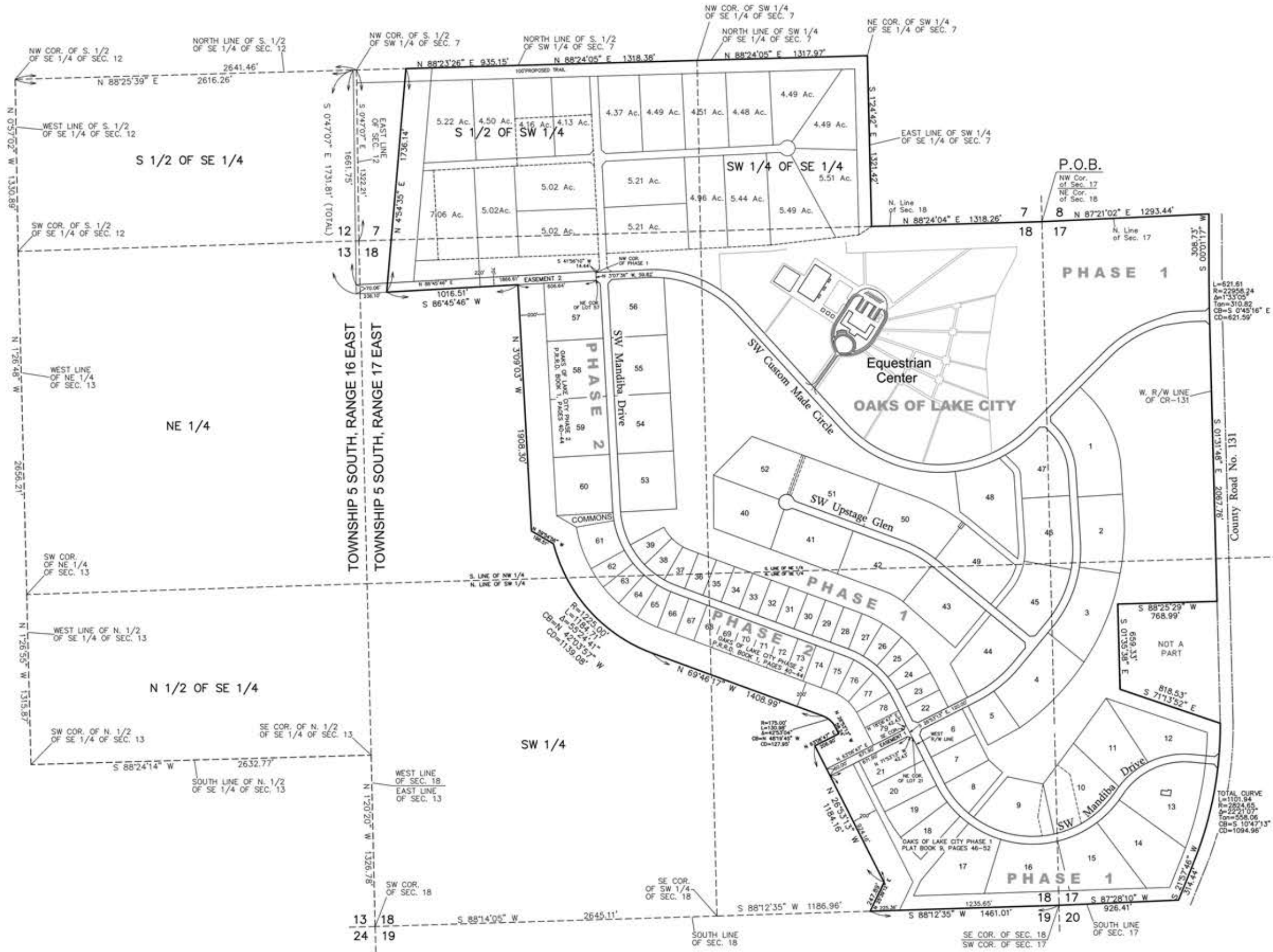


KEY

-  0-4% SLOPE
-  5+ % SLOPE
-  WETLAND
-  EXISTING TREE CANOPY
-  Flood Prone
-  SITE BOUNDARY
-  COUNTY ROAD
-  AT&T EASEMENT

Prepared for:
 Oaks of Lake City, LLC
 P.O. Box 513
 Lake City, FL 32056





LEGEND

CMF=CONCRETE MONUMENT FOUND	SEC=SECTION
CM=CONCRETE MONUMENT SET	RGE=RANGE
PP=IRON PIPE FOUND	TWP=TOWNSHIP
PP=IRON PIPE SET	COL=CORNER
PLS=PROFESSIONAL LAND SURVEYOR	NE=NORTHEAST
P.S.M.=PROFESSIONAL SURVEYOR & MAPPER	NW=NORTHWEST
R=PROPERTY OF RAIL	SE=SOUTHEAST
E=CENTER LINE	SW=SOUTHWEST
R=PROPERTY LINE	SW=DEVELOPED BUSINESS
SC=IRON REBAR & CAP	P.O.B.=POINT OF BEGINNING
NO ID=NO IDENTIFICATION	F=FIELD MEASUREMENTS
P.R.S.=PLANNED RURAL RESIDENTIAL DEVELOPMENT	CD=FIELD MEASUREMENTS
R=CURVE RADIUS	FD=FOUND
L=LENGTH OF CURVE	CH=CHORD BEARING
C=CENTRAL ANGLE	CD=CHORD DISTANCE

CAD FILE: Oaks2015prelim.dwg

Donald F. Lee and Associates, Inc.
 SURVEYORS - ENGINEERS
 140 Northwest Ridgewood Avenue, Lake City, Florida 32055
 Phone: (386) 755-6166 FAX: (386) 755-6167
 Certificate of Authorization # LB 7042

Date: 02/15/2017	Scale: 1" = 400'
Drafting: A V G	Field Book: N/A
Computations: A V G	Work Order: 05-4757
Checked: T A D	File: B-37-19

The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

AFFIDAVIT OF PUBLICATION

Legal Reference: Z0572 Z0573 Z0574
NOTICE OF PUBLIC HEARING

STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

04/14/2017

Affiant

Sworn to and subscribed before me this 14th day of April, 2017


Kathleen A. Riotta, Notary Public

My commission expires August 20, 2018



3 there Southeastern along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence South 26°53'13" East a distance of 59.24 feet; thence South 63°08'47" West a distance of 206.90 feet; thence South 26°53'13" East a distance of 1184.16 feet; thence South 25°39'12" West a distance of 247.89 feet to a point on the South line of Section 18, thence South 88°12'35" West along said South line of Section 18 a distance of 1188.98 feet to the Southeast corner of the Southwest 1/4 of said Section 18; thence along said South line of Section 18 a distance of 2645.11 feet to the POINT OF BEGINNING.
Containing 588.12 acres, more or less.

Z 0573, an application by Matthew Cason of Concept Development, Inc., agent for Michael McCranie as Trustee of Brushy Creek Asset Holding Trust and Glenn I. and Christina F. Jones, owners, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be amended from AGRICULTURE-3 ("A-3") to COMMERCIAL, NEIGHBORHOOD ("CN") for the property described, as follows:
A PORTION OF LOTS OR BLOCKS 76, 77, AND 87, ALONG WITH THOSE VACATED PORTIONS OF BUSH STREET AND REYNOLDS STREET ADJACENT TO LOTS OR BLOCKS 76 AND 77, ALL BEING A PART OF THE MAP OF THE SURVEY OF COLUMBIA CITY, AS RECORDED IN PLAT BOOK B, PAGE 7 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

4 BEGIN AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE ROAD 47 (100 FEET WIDE RIGHT OF WAY) WITH THE SOUTH RIGHT OF WAY LINE OF A PAVED COUNTY ROAD, NOW NAMED SOUTHWEST WINGATE STREET; THENCE NORTH 89°21'14" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF SOUTHWEST WINGATE STREET, A DISTANCE OF 279.37 FEET TO A CONCRETE MONUMENT (PLS #1079) AT THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE AND THE CENTERLINE OF BUSH STREET, A 33 FEET WIDE RIGHT OF WAY, VACATED PER INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 798, PAGE 751 AND OFFICIAL RECORDS BOOK 798, PAGE 192 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTH 02°53'09" WEST, ALONG SAID CENTERLINE OF VACATED BUSH STREET, A DISTANCE OF 450.61 FEET TO A CONCRETE MONUMENT (PLS #1079) ON THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 240 (50 FEET WIDE RIGHT OF WAY); THENCE LEAVING SAID CENTERLINE, NORTH 89°29'53" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 140.94 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°29'42" EAST, 60.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°00'23", AN ARC LENGTH OF 64.58 FEET TO THE END OF SAID CURVE, BEING ON THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF STATE ROAD 47; THENCE NORTH 15°29'30" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 424.43 FEET

5 A DISTANCE OF 424.43 FEET TO THE POINT OF BEGINNING.
Containing 2.35 acres, more or less.

Tax Parcel Numbers 10-58-16-03551-000 & 10-58-16-03546-000

Z 0574, an application by Megan Carter of Legacy Engineering Solutions, Inc., agent for Gary Sorensen and My Jewel Home of Florida, LLC, owners, to amend the Official Zoning Atlas of the Land Development Regulations by amending the zoning district of certain lands, the Planning and Zoning Board, serving also as the Local Planning Agency, recommends to the Board of County Commissioners that the zoning district be amended from RURAL RESIDENTIAL ("RR") and RESIDENTIAL, SINGLE FAMILY-2 ("RSF-2") to PLANNED RESIDENTIAL DEVELOPMENT ("PRD") for the property described, as follows:
COMMENCE at the Northeast corner of Section 4, Township 4 South, Range 16 East, Columbia County, Florida and run North 89°36'03" West along the North line of said Section 4 a distance of 74.82 feet to a point on the West Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'01" West along said West Right-of-Way line of Pinemount Road (County Road 252) a distance of 64.97 feet to the POINT OF BEGINNING; thence continue South 07°15'01" West still along said West Right-of-Way line of Pinemount Road (County Road 252) a distance of 241.92 feet to the point of curve of a curve concave to the Northwest having a radius of 1105.92 feet and a central angle of 45°36'19"; thence Southwesterly along the arc of said curve, being still said West Right-of-Way line of Pinemount Road (County Road 252), a distance of 880.27 feet; thence South 60°33'18" West still along said West Right-of-Way line of Pinemount Road (County Road 252) a distance of 134.16 feet; thence North 46°21'12" West a distance of 485.27 feet; thence South 89°55'01" West a distance of 331.25 feet; thence South 00°04'59" East a distance of 547.23 feet to a point on the North line of the South 1/2 of the Northeast 1/4 of Section 4; thence continue South 00°04'59" East a distance of 137.52 feet to a point on the Northerly Right-of-Way line of Pinemount Road (County Road 252), said point being a point on a curve concave to the North having a radius of 2241.83 feet and a central angle of 07°20'59"; thence Southwesterly along the arc of said curve a distance of 287.36 feet to the point of tangency of said curve; thence South 77°15'37" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 499.97 feet; thence South 53°32'59" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance

1 NOTICE OF PUBLIC HEARING CONCERNING AN AMENDMENT TO THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

2 BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency of Columbia County, Florida, at public hearings on April 27, 2017 at 6:15 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.
Z 0572, is an application by Oaks of Lake City LLC, to amend the preliminary development plan of a previously approved Planned Rural Residential Development, Z 0585, adopted by Ordinance No. 2016-14, by revising the preliminary development plan to amend approximately 588.12 acres from PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") to AGRICULTURE-3 ("A-3") and reduce the number of residential dwelling units in the remaining PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") from 202 to 99, in accordance with an application and a revised preliminary development plan dated February 28, 2017, on the property described, as follows:
PORTION TO REMAIN WITHIN THE PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD"):
BEGIN at the Northwest corner of Section 17, Township 5 South, Range 17 East, Columbia County, Florida and run North 87°21'02" East along the North line of Section 17 a distance of 1293.44 feet to a point on the West Right-of-Way line of County Road No. 131; thence South 00°01'17" West along said West Right-of-Way line of County Road No. 131 a distance of 308.73 feet to the point of curve of a curve concave to the East having a radius of 22958.24 feet, a central angle of 01°33'05", a chord bearing of South 00°45'16" East, and a chord distance of 621.59 feet; thence Southwesterly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 621.61 feet to the point of tangency of said curve; thence South 01°31'48" East still along said West Right-of-Way line of County Road No. 131, a distance of 2067.76 feet; thence South 88°25'29" West a distance of 769.99 feet; thence South 01°35'38" East a distance of 659.33 feet; thence South 71°13'52" East, a distance of 818.53 feet to a point on a curve, said curve being concave to the Northwest having a radius of 2824.65 feet, a central angle of 22°21'07", a chord bearing of South 10°47'13" West, and a chord distance of 1094.96 feet; thence Southwesterly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 1101.94 feet to the point of tangency of said curve; thence South 21°57'46" West still along said West Right-of-Way line of County Road No. 131, a distance of 314.44 feet to a point on the South line of Section 17; thence South 87°28'10" West along said South line of Section 17 a distance of 926.41 feet to the Southeast corner of Section 18; thence South 88°12'35" West along the South line of Section 18 a distance of 1461.01 feet; thence North 25°39'12" East a distance of 247.89 feet; thence North 26°53'13" West a distance of 1184.16 feet; thence North 63°06'47" East a distance of 206.90 feet; thence North 26°53'13" West a distance of 58.24 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of North 48°19'45" West, and a chord distance of 127.95 feet; thence

said curve a distance of 130.98 feet to the point of tangency of said curve; thence North 69°48'17" West a distance of 1408.99 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of North 42°03'57" West, and a chord distance of 1139.08 feet; thence Northwesterly along the arc of said curve a distance of 1184.71 feet to the end of said curve; thence North 59°54'56" West a distance of 198.51 feet; thence North 03°09'03" West a distance of 1908.30 feet; thence South 86°45'46" West a distance of 1016.51 feet; thence North 04°54'35" East a distance of 1736.14 feet to a point on the North line of the South 1/2 of the Southwest 1/4 of Section 7; thence North 88°23'26" East along said North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 935.15 feet; thence North 88°24'05" East still along the North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 1318.38 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence North 88°24'05" East along the North line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1317.97 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence South 01°24'42" East along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1321.42 feet to a point on the North line of Section 18; thence North 88°24'04" East along said North line of Section 18 a distance of 1318.26 feet to the POINT OF BEGINNING.
Containing 634.50 acres, more or less.
PORTION AMENDED TO AGRICULTURE-3 ("A-3"):
BEGIN at the Southwest corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run North 01°20'20" West along the West line of Section 18, being also the East line of Section 13, Township 5 South, Range 16 East, Columbia County, Florida, a distance of 1326.78 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 13; thence South 88°24'14" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 13 a distance of 2632.77 feet to the Southwest corner of said North 1/2 of the Southeast 1/4 of said Section 13; thence North 01°26'55" West along the West line of the North 1/2 of the Southeast 1/4 of Section 13 a distance of 1315.87 feet to the Southwest corner of the Northeast 1/4 of Section 13; thence North 01°26'48" West along the West line of the Northeast 1/4 of Section 13 a distance of 2656.21 feet to the Southwest corner of the South 1/2 of the Southeast 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida; thence North 00°57'02" West along the West line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 1330.89 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 12; thence North 88°25'39" East along the North line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 3024.46 feet; thence South 04°54'35" West a distance of 1736.14 feet; thence North 86°45'46" East a distance of 1016.51 feet; thence South 03°09'03" East a distance of 1908.30 feet; thence South 59°54'56" East a distance of 196.51 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of South 42°03'57" East, and a chord distance of 1139.08 feet; thence Southeasterly along the arc of said curve a distance of 1184.71 feet to the point of tangency of said curve; thence South 69°48'17" East a distance of 1408.99 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of North 48°19'45" East, and a chord distance of 127.95 feet;

Page 1 of 2

6 of 100.66 feet; thence South 76°57'21" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 60.19 feet to the point of curve of a curve concave to the South having a radius of 2351.83 feet and a central angle of 03°29'55"; thence Southwesterly along the arc of said curve, still being said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 143.61 feet to the end of said curve; thence South 68°18'18" West still along said Northerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 242.87 feet to the point of curve of a curve concave to the South having a radius of 2341.83 feet and a central angle of 01°08'53"; thence Southwesterly along the arc of said curve a distance of 46.92 feet to a point on the West line of the Northeast 1/4 of Section 4; thence North 00°06'00" West along said West line of the Northeast 1/4 of Section 4 a distance of 507.62 feet to the Southwest corner of the North 1/2 of the Northeast 1/4 of Section 4; thence North 00°11'13" West along said West line of the Northeast 1/4 of Section 4 a distance of 1333.51 feet to the Northwest corner of the Northeast 1/4 of Section 4, being also the Southwest corner of the Southeast 1/4 of Section 33, Township 3 South, Range 16 East, Columbia County, Florida; thence South 89°36'03"

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East along the South line of said Section 33 a distance of 132.00 feet; thence North 07°18'13" East a distance of 296.05 feet; thence South 89°36'03" East along a line parallel to the South line of Section 33 a distance of 495.11 feet; thence North 61°34'33" East a distance of 672.07 feet; thence North 00°28'49" West a distance of 683.87 feet to a point on the North line of the South 1/2 of the Southeast 1/4 of Section 33; thence North 89°59'44" East along said North line of the South 1/2 of the Southeast 1/4 of Section 33 a distance of 246.89 feet; thence South 89°38'39" East along said North line of the South 1/2 of the Southeast 1/4 of Section 33 a distance of 279.20 feet; thence South 00°02'46" West a distance of 701.77 feet; thence South 89°57'14" East a distance of 892.90 feet to a point on the Westerly Right-of-Way line of Pinemount Road (County Road 252); thence South 07°15'30" West along said Westerly Right-of-Way line of Pinemount Road (County Road 252) a distance of 406.76 feet; thence North 89°34'19" West a distance of 240.00 feet; thence South 07°13'13" West a distance of 205.12 feet to a point on the South line of Section 33, being also the North line of Section 4, Township 4 South, Range 16 East, Columbia County, Florida; thence continue South 07°13'13" West a distance of 64.92 feet; thence South 89°35'26" East a distance of 249.96 feet to the POINT OF BEGINNING. Containing 110.41 acres, more or less. Tax Parcel Numbers 33-3s-16-02439-000, 33-3s-16-02439-264, 4-4s-16-02439-242, & 4-4s-16-02745-003 The public hearings may be continued to one or more future date. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.

8

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the amendments. Copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will 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. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

333726
April 14, 2017

PUBLIC NOTICE: NOTICE OF PUBLIC HEARING BEFORE THE PLANNING & ZONING BOARD OF COLUMBIA COUNTY, FLORIDA.

*Posted
4-12-17
AMS*

BY THE PLANNING AND ZONING BOARD OF COLUMBIA COUNTY, FLORIDA, SERVING ALSO AS THE LOCAL PLANNING AGENCY OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, objections, recommendations and comments concerning the amendments, as described below, will be heard by the **Planning and Zoning Board of Columbia County, Florida, serving also as the Local Planning Agency** of Columbia County, Florida, at public hearings on **April 27 at 6:15 p.m.**, or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

Z 0572, is an application by Oaks of Lake City LLC, to amend the preliminary development plan of a previously approved Planned Rural Residential Development, Z 0565, adopted by Ordinance No. 2016-14, by revising the preliminary development plan to amend approximately 588.12 acres from PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") to AGRICULTURE-3 ("A-3") and reduce the number of residential dwelling units in the remaining PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") from 202 to 99, in accordance with an application and a revised preliminary development plan dated February 28, 2017, on the property described, as follows:

PORTION TO REMAIN WITHIN THE PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD"):

BEGIN at the Northwest corner of Section 17, Township 5 South, Range 17 East, Columbia County, Florida and run North 87°21'02" East along the North line of Section 17 a distance of 1293.44 feet to a point on the West Right-of-Way line of County Road No. 131; thence South 00°01'17" West along said West Right-of-Way line of County Road No. 131 a distance of 308.73 feet to the point of curve of a curve concave to the East having a radius of 22958.24 feet, a central angle of 01°33'05", a chord bearing of South 00°45'16" East, and a chord distance of 621.59 feet; thence Southerly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 621.61 feet to the point of tangency of said curve; thence South 01°31'48" East still along said West Right-of-Way line of County Road No. 131, a distance of 2067.76 feet; thence South 88°25'29" West a distance of 768.99 feet; thence South 01°35'38" East a distance of 659.33 feet; thence South 71°13'52" East a distance of 818.53 feet to a point on a curve, said curve being concave to the Northwest having a radius of 2824.65 feet, a central angle of 22°21'07", a chord bearing of South 10°47'13" West, and a chord distance of 1094.96 feet; thence Southwesterly along the arc of said curve, being said West Right-of-Way line of County Road No. 131, a distance of 1101.94 feet to the point of tangency of said curve; thence South 21°57'46" West still along said West Right-of-Way line of County Road No. 131, a distance of 314.44 feet to a point on the South line of Section 17; thence South 87°28'10" West along said South line of Section 17 a distance of 926.41 feet to the Southeast corner of Section 18; thence South 88°12'35" West along the South line of Section 18 a distance of 1461.01 feet; thence North 25°39'12" East a distance of 247.89 feet; thence North 26°53'13" West a distance of 1184.16 feet; thence North 63°06'47" East a distance of 206.90 feet; thence North 26°53'13" West a distance of 58.24 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of North 48°19'45" West, and a chord distance of 127.95 feet; thence Northwesterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence North 69°46'17" West a distance of 1408.99 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of North 42°03'57" West, and a chord distance of 1139.08 feet; thence Northwesterly along the arc of said curve a distance of 1184.71 feet to the end of said curve; thence North 59°54'56" West a distance of 196.51 feet; thence North 03°09'03" West a distance of 1908.30 feet; thence South 86°45'46" West a distance of 1016.51 feet; thence North 04°54'35" East a distance of 1736.14 feet to a point on the North line of the South 1/2 of the Southwest 1/4 of Section 7; thence North 88°23'26" East along said North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 935.15 feet; thence North 88°24'05" East still along the North line of the South 1/2 of the Southwest 1/4 of Section 7 a distance of 1318.38 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence North 88°24'05" East along the North line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1317.97 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 7; thence South 01°24'42" East along the East line of the Southwest 1/4 of the Southeast 1/4 of Section 7 a distance of 1321.42 feet to a point on the North line of Section 18; thence North 88°24'04" East along said North line of Section 18 a distance of 1318.26 feet to the POINT OF BEGINNING.

Containing 634.50 acres, more or less.

PORTION AMENDED TO AGRICULTURE-3 ("A-3"):

BEGIN at the Southwest corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run North 01°20'20" West along the West line of Section 18, being also the East line of Section 13, Township 5 South, Range 16 East, Columbia County, Florida, a distance of 1326.78 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Section 13; thence South 88°24'14" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 13 a distance of 2632.77 feet to the Southwest corner of said North 1/2 of the Southeast 1/4 of said Section 13; thence North 01°26'55" West along the West line of the North 1/2 of the Southeast 1/4 of Section 13 a distance of 1315.87 feet to the Southwest corner of the Northeast 1/4 of Section 13; thence North 01°26'48" West along the West line of the Northeast 1/4 of Section 13 a distance of 2656.21 feet to the Southwest corner of the South 1/2 of the Southeast 1/4 of Section 12, Township 5 South, Range 16 East, Columbia County, Florida; thence North 00°57'02" West along the West line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 1330.89 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of Section 12; thence North 88°25'39" East along the North line of the South 1/2 of the Southeast 1/4 of Section 12 a distance of 3024.45 feet; thence South 04°54'35" West a distance of 1736.14 feet; thence North 86°45'46" East a distance of 1016.51 feet; thence South 03°09'03" East a distance of 1908.30 feet; thence South 59°54'56" East a distance of 196.51 feet to a point on a curve concave to the Northeast, having a radius of 1225.00 feet, a central angle of 55°24'41", a chord bearing of South 42°03'57" East, and a chord distance of 1139.08 feet; thence Southeasterly along the arc of said curve a distance of 1184.71 feet to the point of tangency of said curve; thence South 69°46'17" East a distance of 1408.99 feet to the point of curve of a curve concave to the Southwest having a radius of 175.00 feet, a central angle of 42°53'04", a chord bearing of South 48°19'45" East, and a chord distance of 127.95 feet; thence Southeasterly along the arc of said curve a distance of 130.98 feet to the point of tangency of said curve; thence South 26°53'13" East a distance of 58.24 feet; thence South 63°06'47" West a distance of 206.90 feet; thence South 26°53'13" East a distance of 1184.16 feet; thence South 25°39'12" West a distance of 247.89 feet to a point on the South line of Section 18; thence South 88°12'35" West along said South line of Section 18 a distance of 1186.96 feet to the Southeast corner of the Southwest 1/4 of said Section 18; thence South 88°14'05" West still along said South line of Section 18 a distance of 2645.11 feet to the POINT OF BEGINNING.

Containing 588.12 acres, more or less.

At the aforementioned public hearings, all interested parties may appear to be heard with respect to the amendments.

Copies of the amendments are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will 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.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

FOR MORE INFORMATION, CONTACT BRANDON M. STUBBS, COUNTY PLANNER AT (386) 754-7119



**PUBLIC
NOTICE**

NOTICE TO THE PUBLIC
REGARDING THE
PROPOSED
CONSTRUCTION OF
A NEW
BUILDING
ON THE
PROPERTY
OF
THE
CITY OF
[City Name]
[Address]
[City, State, Zip]

**PUBLIC
NOTICE**

NOTICE TO THE PUBLIC
REGARDING THE
PROPOSED
CONSTRUCTION OF
A NEW
BUILDING
ON THE
PROPERTY
OF
THE
CITY OF
[City Name]
[Address]
[City, State, Zip]

THE LAKE CITY REPORTER

Lake City, Columbia County, Florida

STATE OF FLORIDA,
COUNTY OF COLUMBIA,

Before the undersigned authority personally appeared Todd Wilson who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a .

in the matter of Notice of Enactment of Ordinances

in the Court, was published in said newspaper in the issues of April 21, 2017

Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 21 day of April A.D., 2017



KATHLEEN A. RIOTTO
MY COMMISSION # FF 133426
EXPIRES August 20, 2018
Florida Notary Public

[Signature of Kathleen A. Riotta]
Notary Public

Legal Copy
As Published

NOTICE OF ENACTMENT OF ORDINANCES BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA
NOTICE IS HEREBY GIVEN that the ordinance, which titles hereinafter appear, will be considered for enactment by the Board of County Commissioners of Columbia County, Florida, at public hearings on May 4, 2017 at 5:30 p.m. or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hemando Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances

reads, as follows:
ORDINANCE NO. 2017-6
AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0572, BY THE PROPERTY OWNER, PROVIDING FOR REZONING FROM PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") IN ACCORDANCE WITH AN APPLICATION AND A REVISED PRELIMINARY DEVELOPMENT PLAN DATED FEBRUARY 28, 2017 WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearings.

All persons are advised that, if they decide to appeal any decisions made at the public hearings, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings are made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

335212
April 21, 2017



LAKE CITY REPORTER

CLASSIFIED ADVANTAGE

Take Advantage of the Reporter Classifieds!

755-5440

You can call us at 755-5440, Monday through Friday from 8:00 a.m. to 5:00 p.m. Some people prefer to place their classified ads in person, and some ad directories will reduce the cost of advertising. Our office is located at 180 East Duval Street. You can also fax or email your ad copy to the Reporter. FAX: 386-752-9400 Please direct your copy to the Classified Department. EMAIL: classifieds@lakecityreporter.com

General Information

Advertising copy is subject to approval by the Publisher who reserves the right to edit, reject, or classify all advertisements under appropriate headings. Copy should be checked for errors by the advertiser on the first day of publication. Credit for published errors will be allowed for the first insertion for that portion of the advertisement which was incorrect. Further, the Publisher shall not be liable for any omission of advertisements ordered to be published, nor for any general, special or consequential damages. Advertising language must comply with Federal, State or local laws regarding the prohibition of discrimination in employment, housing and public accommodations. Standard abbreviations are acceptable; however, the first word of each ad may not be abbreviated.

Placing An Ad

Ad to Appear:	Call by:	Email by:
Tuesday	Mon., 10 a.m.	Mon., 9 a.m.
Wednesday	Tues., 10 a.m.	Tues., 9 a.m.
Thursday	Wed., 10 a.m.	Wed., 9 a.m.
Friday	Thurs., 10 a.m.	Thurs., 9 a.m.
Sunday	Fri., 3 p.m.	Fri., 2 p.m.

These deadlines are subject to change without notice.

Cancellations, Changes, and Billing Questions

Ad Errors: Please read your ad on the first day of publication. We accept responsibility for only the first incorrect insertion, and only the charge for the ad space in error. Please call 755-5440 immediately for prompt correction and billing adjustments. **Cancellations:** Normal advertising deadlines apply for cancellation. **Billing Inquiries:** Please contact our office for further information be required regarding payments or credit limits, your call will be transferred to the accounting department.

GARAGE SALE \$17.50 4 Lines • 3 Days Includes 2 Signs Each additional line \$1.65

LEGALS

IN THE COUNTY COURT IN AND FOR COLUMBIA COUNTY, FLORIDA
CASE NO. 16-1123CC
LYLE G DONALD
Plaintiff,
vs.
JOHN H. RANDALL
Defendant
NOTICE OF ACTION TO JOHN H. RANDALL YOU ARE NOTIFIED THAT an action for establishment of ownership of personal property described as 1998 Dodge/Plum/van VIN # 2P4FH21K1JR66401 has been filed against you and you are required to serve a copy of your written defenses, if any, to the Plaintiff, Lyle G. Donald, whose address is 297 NW Flamingo Gln, Lake City, FL 32055, on or before April 24, 2017, and file the original with the Clerk of this Court immediately thereafter, otherwise a Default will be entered against you for the relief demanded in the Complaint.
DATED on March 22, 2017.
P. DEWITT CASON
As Clerk of the Court
By: /s/ F. Quiles
Deputy Clerk

329895
April 7, 14, 21, 28, 2017
IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT IN AND FOR COLUMBIA COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 1600044CAAXMX
Carrington Mortgage Services, LLC
Plaintiff,
vs.
Aton L. Markham; et al.,
Defendants.
NOTICE OF FORECLOSURE SALE IN HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 16, 2017, entered in Case No. 1600044CAAXMX of the Circuit Court of the Third Judicial Circuit, in and for Columbia County, Florida, wherein Carrington Mortgage Services, LLC is the Plaintiff and Aton L. Markham; Unknown Spouse of Aton L. Markham; Columbia County, Florida are the Defendants, that I will sell to the highest and best bidder for cash by electronic sale at the Columbia County Courthouse, 173 NE Hernando Ave., Lake City, FL 32055, beginning at 11:00 AM, on the 31st day of May, 2017, the following described property as set forth in said Final Judgment, to wit:
LOT 15, BLOCK G, BELLAIRE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 66, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Carina Cooper, Court Administrator at 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055, 386-758-2163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED this 12th day of April, 2017.
P. Dewitt Cason
As Clerk of the Court
By: /s/ S. Weeks
Deputy Clerk

334439
April 21, 28, 2017
IN THE CIRCUIT COURT OF THE 3RD JUDICIAL CIRCUIT IN AND FOR COLUMBIA COUNTY, FLORIDA
CASE NO. 1600155CAAXMX
21ST MORTGAGE CORPORATION,
Plaintiff,
vs.
WEST, DESSER, et al.,
Defendants.
NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to an Order of Final Judgment entered in Case No. 1600155CAAXMX of the Circuit Court of the 3rd Judicial Circuit in and for Columbia County, Florida, wherein, 21ST MORTGAGE CORPORATION, Plaintiff, and WEST, DESSER, et al., are Defendants, I will sell to the highest bidder for cash at, on the third floor of the Columbia County Courthouse at 173 N.E. Hernando Avenue, Lake City, Florida, at the hour

of 11:00AM, on the 2 day of August, 2017, the following described property:
THE WEST 1/2 ACRES OF LOT 18, PARKWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK PAGE 21 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.
TOGETHER WITH A 1998 WAVERLY MOBILE HOME, EQUIPMENT SERIAL# 17L03033. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.
AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Carina Cooper, Court Administrator at 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055, 386-758-2163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED: April 13, 2017.
P. DEWITT CASON, CLERK
COLUMBIA COUNTY CIRCUIT COURT

LEGALS

By: /s/ S. Weeks
Deputy Clerk
334962
April 21, 28, 2017
COLUMBIA COUNTY BOARD OF COMMISSIONERS
INVITATION TO BID
ULV APPROVED AUTOLICIDE
FD NO. 2017
Please be advised that Columbia County desires to accept bids on the above referenced items. Bids will be accepted until 11:00 a.m. on May 5, 2017 at the office of the Board of County Commissioners located at 135 NE Hernando Ave. Room 203, Lake City, Florida 32055.
Specifications and bid forms may be downloaded at the County web site, <https://webportal.columbiacountyfla.com/ulv-st-purchasing-projects.aspx>. Columbia County reserves the right to reject any and/or all bids and to accept the bid in the County's best interest.
334454
April 14, 21, 2017
IN THE CIRCUIT COURT FOR COLUMBIA COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 1700069CPAXMX
Division Probate
RE: ESTATE OF BOB TARAS BAKA
Deceased.
NOTICE TO CREDITORS
Summary hearing on this matter TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the Estate of Bob Taras Baka, deceased. File Number 1700069CPAXMX by the Circuit Court for Columbia County, Florida, Probate Division, the address of which is 173 NE Hernando Ave., Lake City, Florida 32055 that the decedent's date of death was November 21, 2015, that the total value of the estate is \$61,905.00 and that the names and addresses of those to whom it has been assigned by such order are:
Robin Baka
4840 W. Hutchinson Street,
Chicago, IL 60641
ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED, NOTWITHSTANDING ANY OTHER APPLICABLE TITLE.
ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this Notice is April 21, 2017.
Dated: April 13, 2017.
/s/ Robin Baka
4840 W. Hutchinson Street
Chicago, IL 60641
Attorney for Person Giving Notice:
/s/ Christina M. Mermigas
Merrigas & Associates, P.A.
Attorney for Petitioner
Email Address: cmmrigas@chuhak.com
Florida Bar No. 010918
Address: 30 S. Wacker Drive,
Suite 2600
Chicago, Illinois 60606
Telephone: 312-855-4354

335002
April 21, 28, 2017
NOTICE OF ENACTMENT OF ORDINANCES BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA
NOTICE IS HEREBY GIVEN THAT the ordinance, which titles heretofore applicable, is considered for enactment by the Board of County Commissioners of Columbia County, Florida, during regular business hours, on the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances

reads, as follows:
ORDINANCE NO. 2017-6
AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, RELATING TO AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, FILED BY THE PROPERTY OWNER, PROVIDING FOR REZONING FROM PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") IN ACCORDANCE WITH AN APPLICATION DATED APRIL 25, 2016, TO AGRICULTURE AND PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") WITH AN APPLICATION AND A REVISED PRELIMINARY DEVELOPMENT PLAN DATED FEBRUARY 28, 2017 WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.
The public hearings may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearings shall be announced during the public hearings and that no further notice concerning the matters will be published unless said continuation exceeds six calendar weeks from the date of the public hearings referenced public hearings.
All persons are advised that, if they decide to appeal any decisions made at the public hearings, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings are made, which includes the testimony and evidence upon which the appeal is to be based.
In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.
335212
April 21, 2017
CITY OF LAKE CITY
PUBLIC NOTICE
Notice is hereby given pursuant to Ordinance No. 2010-2000 of the City of Lake City, Florida that a Public Hearing will be conducted on the 2nd day of May, 2017, by the Board of Adjustment at a meeting commencing at 6:30 P.M. in the City Council Room, on the second floor of the City Hall Building, 205 North Marion Avenue, Chicago, IL 60641, to hear the public on the following: Petition # SE-17-02, submitted by Pradip Patel, requesting a rule of exception to allow package store for the sale of alcoholic beverages in a CG zoning district as established in Sections 4.12.5(3) of the Land Development Regulations on Columbia County Parcel No. 12727-000, as lying within the City of Lake City, Florida, City Limits.
A copy of said petition may be inspected by any member of the public at the office of the Zoning Official on the first floor of the City Hall Building. At the aforementioned meeting, all interested parties may appear and be heard with respect to this petition.

335449
April 21, 2017
CITY OF LAKE CITY
PUBLIC NOTICE
Notice is hereby given pursuant to Ordinance No. 2010-2000, of the City of Lake City, Florida that a Public Hearing will be conducted on the 2nd day of May, 2017, by the Board of Adjustment at a meeting commencing at 6:30 P.M. in the City Council Room, on the second floor of the City Hall Building, 205 North Marion Avenue, Lake City, Florida, to hear the public on the following: Petition # SE-17-02, submitted by Jacquelyn Combs, requesting a special exception to allow a mobile home in an RSF-3

LEGALS

zoning district established in Section 4.5.5(13) of the Land Development Regulations on property described as Columbia County Parcel No. 11755-000, as lying within the City of Lake City, Florida, City Limits.
A copy of said petition may be inspected by any member of the public at the office of the Zoning Official on the first floor of the City Hall Building. At the aforementioned meeting, all interested parties may appear and be heard with respect to this petition.
335261
April 21, 2017
335261
April 21, 2017
245-MISCELLANEOUS
Stop Paying Over \$70/mo for internet programming! 4 TVs, 185 channels w/local \$55/mo Call now 870-551-2220 \$35 activation 1st bill
305-GENERAL
Avalon Healthcare is seeking a part-time Dietary Cook/Aide. Shift varies
-Must have 1 year experience
-Experienced with quantity cooking
-Able to follow recipes
-Able to pass pre-employment screening
Please apply in person at 1270 SW Main Blvd, Lake City, FL 32025
CARC is seeking healthcare aide for residential group home. CNA license not req'd. Please call 752-1880 for details.
Caring Hands Animal Hospital is currently hiring for technician. Veterinary experience is preferred. Applicants should email resumes to hr@caringhandsil.com or drop off in person.
CDL DRIVERS CLASS A
Warren Pine Straw Co is hiring local drivers. Home every day/night/935-0476.

335261
April 21, 2017
CITY OF LAKE CITY
PUBLIC NOTICE
Notice is hereby given pursuant to Ordinance No. 2010-2000 of the City of Lake City, Florida that a Public Hearing will be conducted on the 2nd day of May, 2017, by the Board of Adjustment at a meeting commencing at 6:30 P.M. in the City Council Room, on the second floor of the City Hall Building, 205 North Marion Avenue, Chicago, IL 60641, to hear the public on the following: Petition # SE-17-02, submitted by Pradip Patel, requesting a rule of exception to allow package store for the sale of alcoholic beverages in a CG zoning district as established in Sections 4.12.5(3) of the Land Development Regulations on Columbia County Parcel No. 12727-000, as lying within the City of Lake City, Florida, City Limits.
A copy of said petition may be inspected by any member of the public at the office of the Zoning Official on the first floor of the City Hall Building. At the aforementioned meeting, all interested parties may appear and be heard with respect to this petition.

335449
April 21, 2017
CITY OF LAKE CITY
PUBLIC NOTICE
Notice is hereby given pursuant to Ordinance No. 2010-2000, of the City of Lake City, Florida that a Public Hearing will be conducted on the 2nd day of May, 2017, by the Board of Adjustment at a meeting commencing at 6:30 P.M. in the City Council Room, on the second floor of the City Hall Building, 205 North Marion Avenue, Lake City, Florida, to hear the public on the following: Petition # SE-17-02, submitted by Jacquelyn Combs, requesting a special exception to allow a mobile home in an RSF-3

zoning district established in Section 4.5.5(13) of the Land Development Regulations on property described as Columbia County Parcel No. 11755-000, as lying within the City of Lake City, Florida, City Limits.
A copy of said petition may be inspected by any member of the public at the office of the Zoning Official on the first floor of the City Hall Building. At the aforementioned meeting, all interested parties may appear and be heard with respect to this petition.
335261
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CDL DRIVERS CLASS A
Warren Pine Straw Co is hiring local drivers. Home every day/night/935-0476.

LEGALS

Full Time position open for Purchasing, Shipping/Receiving, Data Entry and general office duties. Experience in Purchasing and good computer skills necessary, knowledge in steel fabrication/mechanical equipment fabrication and/or AutoCAD helpful. Send Resume to: Fab Purchasing 3631 US Hwy 90 East, Lake City, FL 32055
Hiring Warehouse clerk fulltime position for industrial warehouse shipping, receiving, loading, unloading and ticket picking computer knowledge needed, will train apply in person 3631 E US Hwy 90, Lake City FL, email: gary@qsagroup.com
Homes of Merit is now hiring. Offering excellent benefits with great pay. Various open positions. Apply in person at 1915 SE SR 100, Lake City. Drug Free Workplace
Janitorial person needed, PT or FT positions available, contact 386-292-9938 8a-1p
Lake City's only full service hotels/weekends the following:
Restaurant Manager
Restaurant Servers PM PT
Room Cook PT
Front Desk Agent PT
Line Attendant PT
Apply Mon-Fri 12m-5pm, 215 SW Commerce Dr. EOE/DFWP
Looking for serviceman or helpers to install & do maintenance on dairy farms, tig weld. Must have flexible schedule. Call 963-2842 or 19205 Country Rd 49, O'Brien.
Now hiring experienced lawn maintenance laborer. Winning attitude. Apply at stoneridgemgmt.com
Security company seeking full time employee for customer service, scheduling and managing the warehouse. Full benefit package, including retirement. Send resume to hr@yish.com
Security Officers Needed in Live Oak & Lake City areas 510/hr Current D Security Lic., Clear background, Drivers Lic, phone, Diploma/GED, Benefits, DFWP EEO Must Apply at www.dsssecurity.com B5B100020
Well drilling assistant wanted. Valid DL, CDL preferred, must pass drug and bg/dgd check. Must have flexible schedule. Competitive pay, benefits include IRA & health ins. Apply 904 NW Main Blvd, Lake City.

315-MEDICAL
Avalon Healthcare is seeking CNAs, and offering \$10.35 starting pay for those who have a certification. Must pass a drug screen and background check, as well as possess a professional license. Please apply in person at Avalon Healthcare, 1270 SW Main Blvd, Lake City, FL.
Avalon Healthcare is seeking professional Nursing Staff (RN & LPNs). All candidates must pass a drug screen and background check, as well as possess an active certification. Please apply in person at Avalon Healthcare, 1270 SW Main Blvd, Lake City, FL.
Medical help wanted for busy doctors office. Looking for experienced medical assistant & front office personnel. Email resumes to echo@primarcaremed.com

325-EDUCATION
North Florida COMMUNITY COLLEGE
Madison FL: Full time Registration Nurt. Faculty Position (FTE) or be enrolled in a PhD program. See www.nfnc.edu for details.
405-YARD SALES
170 Lakewood Ct, 3 blocks South of DOT, Sat 9-12. Remnants of estate sale 1/2 price items
4674 SW County Rd 240, Sat 4:22 Ba-3p. Turn, table, mattresses, dressers, misc yard equip. Everything must go!

315-MEDICAL
Avalon Healthcare is seeking CNAs, and offering \$10.35 starting pay for those who have a certification. Must pass a drug screen and background check, as well as possess a professional license. Please apply in person at Avalon Healthcare, 1270 SW Main Blvd, Lake City, FL.
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Medical help wanted for busy doctors office. Looking for experienced medical assistant & front office personnel. Email resumes to echo@primarcaremed.com

PUBLIC NOTICE: *Posted 4-12-17 BMS*

NOTICE OF ENACTMENT OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA.

NOTICE IS HEREBY GIVEN that the ordinances, which titles hereinafter appear, will be considered for enactment by the **Board of County Commissioners** of Columbia County, Florida, at public hearings on May 4, 2016 at 5:30 p.m., or as soon thereafter as the matters can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. Copies of said ordinances may be inspected by any member of the public at the Office of the County Manager, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the ordinances. The title of said ordinances read, as follows:

ORDINANCE NO. 2017-6

AN ORDINANCE OF COLUMBIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 98-1, COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO AN AMENDMENT OF TEN OR MORE CONTIGUOUS ACRES OF LAND TO THE OFFICIAL ZONING ATLAS OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED, PURSUANT TO AN APPLICATION, Z 0572, BY THE PROPERTY OWNER, PROVIDING FOR REZONING FROM PLANNED RURAL RESIDENTIAL DEVELOPMENT (PRRD) IN ACCORDANCE WITH AN APPLICATION DATED APRIL 25, 2016 AND A PRELIMINARY DEVELOPMENT PLAN DATED APRIL 25, 2016 TO AGRICULTURE-3 ("A-3") AND PLANNED RURAL RESIDENTIAL DEVELOPMENT ("PRRD") IN ACCORDANCE WITH AN APPLICATION AND A REVISED PRELIMINARY DEVELOPMENT PLAN DATED FEBRUARY 28, 2017 WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendment.

Copies of the amendment are available for public inspection at the Office of the County Planner, County Administrative Offices located at 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will 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.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION CONTACT
BRANDON M. STUBBS, COUNTY PLANNER AT
(386) 754-7119**



**PUBLIC
NOTICE**

NOTICE TO THE PUBLIC
REGARDING THE
PROPOSED
CONSTRUCTION OF
A NEW
BUILDING
ON THE
PROPERTY
OF
THE
CITY OF
[City Name]
[Address]
[City, State, Zip]

**PUBLIC
NOTICE**

NOTICE TO THE PUBLIC
REGARDING THE
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ON THE
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THE
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[City Name]
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**COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM**

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

Today's Date: April 11, 2017 **Meeting Date:** May 4, 2017

Name: Kevin Kirby **Department:** Public Works Department

Division Manager's Signature: 

1. Nature and purpose of agenda item:

Herlong Road Phase II Update

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? N/A
 Yes Account No. 30380645416063
 No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____ **Fund:** _____

FROM: _____ **TO:** _____ **AMOUNT:** _____

For Use of County Manger Only:

Consent Item Discussion Item



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: April 11, 2017
To: Ben Scott, County Manager
From: Kevin Kirby, Assistant County Manager
RE: Herlong Road Phase II

I have been asked to provide an update on the progress of the above referenced project. Herlong Road Phase II will connect from CR 131 (Tustenugee Rd.) to US 41 with construction set to begin the first quarter of 2018.

Currently, we are in the process of acquiring right-of-way involving 14 different parcels. The status is as follows:

CLOSED	COMMITTED	UNDER NEGOTIATION
Parcel 56	Parcel 57	Parcel 63
Parcel 59	Parcel 58	Parcel 68
Parcel 59a	Parcel 60	Parcel 68a
Parcel 61		Parcel 69
Parcel 62		Parcel 71
Parcel 70		

Staff is continuing to work with the owners of the properties that have committed to move to closing as well as the owners of the parcels not yet committed/closed.

I will continue to keep you informed as progress is made.





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

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Today's Date: April 27, 2017 **Meeting Date:** May 4, 2017

Name: Kevin Kirby **Department:** Public Works Department

Division Manager's Signature: 

1. Nature and purpose of agenda item:

Request permission to obtain easements in Lake City Country Club to facilitate drainage maintenance.

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

- Is this a budgeted item?
- N/A
 - Yes Account No. _____
 - No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____ **Fund:** _____

FROM: _____ **TO:** _____ **AMOUNT:** _____

For Use of County Manger Only:

Consent Item Discussion Item



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: April 12, 2017
To: Ben Scott, County Manager
From: Kevin Kirby, Assistant County Manager
RE: Lake City Country Club Easements

As you are aware flooding in the Country Club has been an issue for a long time.

Years ago a go-away well was installed on the east side of Lake Harris. We have recently installed another on the northwest side of Lake Harris.

The blue areas on the attached map indicate easements that we are seeking to acquire. The owner of the Country Club has agreed to give the County these easements at no cost to the County.

The easements will provide access to maintain the go-away wells as well as additional drainage pipes we will install to assist with the mitigation of the flooding issues.

I recommend that we obtain the indicated easements.

If you should need any additional information, please contact me.





COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

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

Today's Date: April 28, 2017 Meeting Date: May 4, 2017

Name: Joel Foreman Department: County Attorney

Division Manager's Signature: Ben Scott

1. Nature and purpose of agenda item:

Request for Adoption Hearing: Florida-Friendly Use of Fertilizer on Urban Landscapes

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? [X] N/A [] Yes Account No. [] No Please list the proposed budget amendment to fund this request

Budget Amendment Number: Fund:

FROM: TO: AMOUNT:

For Use of County Manger Only:

[] Consent Item [X] Discussion Item

MEMORANDUM

To: Ben Scott

From: Joel F. Foreman

Re: Request for Adoption Hearing

Ordinance 2017-09; Florida-Friendly Use of Fertilizer on Urban Landscapes

Date: April 28, 2017

Attached for inclusion on the May 4, 2017 Board Agenda is a letter from Tom Frick with the Florida Department of Environmental Protection regarding adoption of an ordinance pursuant to the Florida Springs and Aquifer Protection Act, my April 7, 2017 memo to you regarding same with attached redline, and a final version for the Board's consideration with a notice of adoption hearing for May 18, 2017.

I request this matter be placed for discussion. I will be happy to address the matter with the Board.



Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Ryan E. Matthews
Interim Secretary

Ben Scott
Columbia County Manager
P.O. Box 1529
Lake City, FL 32056-1529

February 25, 2017

RECEIVED

MAR 1 2017

Board of County Commissioners
Columbia County

Mr. Scott:

The Florida Springs and Aquifer Protection Act—enacted into law by the Florida Legislature in 2016—finds that springs are a unique part of Florida's scenic beauty, and provides special protections for designated Outstanding Florida Springs (OFS). The act requires local governmental entities whose boundaries include an OFS or any part of the springshed (contributing area) of an OFS to adopt a fertilizer ordinance by July 1, 2017 (see section 373.807(2), F.S.). The act further requires that the adopted fertilizer ordinance be based on the Model Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes, which may be found at <https://www.dep.state.fl.us/water/nonpoint/docs/nonpoint/dep-fert-modelord.pdf> (see 403.9337, F.S.).

Based on the Florida Department of Environmental Protection's analysis, Columbia's jurisdictional boundaries include Ichetucknee Spring. According to our records, Columbia County has not adopted such an ordinance. If our records are in error, or your community is already governed by another entities' ordinance that meet these requirements, please let us know so we can update our records .

Many communities throughout the state of Florida have successfully adopted fertilizer ordinances based on this template. If you have further questions about this requirement or about the model ordinance, please do not hesitate to contact Kevin Coyne at 850-245-8555 or kevin.coyne@dep.state.fl.us. We thank you for your time and continued efforts to protect and restore Florida's natural systems

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Frick".

Tom Frick
Director
Division of Environmental Assessment and Restoration

MEMORANDUM

To: Ben Scott

From: Joel F. Foreman

Re: Ordinance 2017-09; Florida-Friendly Use of Fertilizer on Urban Landscapes

Date: April 7, 2017

Pursuant to your request I have completed review of the model ordinance provided to your office for adoption by the Board pursuant to Fla. Stat. §373.807, the Florida Springs and Aquifer Protection Act. Attached is a redline with my revisions to the model language.

It appears to me the Legislature has mandated adoption of this Ordinance. I would note that application of this ordinance excludes bona fide agricultural operations under the Florida Right to Farm Act, all pastures used for grazing livestock, and lands used for bona fide scientific research.

The Act requires that an ordinance be developed, enacted, and implemented not later than July 1, 2017. I recommend circulating this memo with a draft of the ordinance to all Commissioners and set this matter on the agenda to request the setting of an adoption hearing for the first or second meeting in June.

If you have any questions do not hesitate to call.

ORDINANCE NO. 2017-09

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, ADOPTING FLORIDA-FRIENDLY USE OF FERTILIZER ON URBAN LANDSCAPES; REGULATING THE PROPER USE OF FERTILIZERS BY ANY APPLICATOR; REQUIRING PROPER TRAINING OF COMMERCIAL AND INSTITUTIONAL FERTILIZER APPLICATORS; ESTABLISHING TRAINING AND LICENSING REQUIREMENTS; ESTABLISHING A PROHIBITED APPLICATION PERIOD; SPECIFYING ALLOWABLE FERTILIZER APPLICATION RATES AND METHODS; ESTABLISHING FERTILIZER-FREE ZONES; ESTABLISHING LOW MAINTENANCE ZONES; PROVIDING FOR EXEMPTIONS; PROVIDING FOR ENFORCEMENT.

WHEREAS, the Florida Springs and Aquifer Protection Act, Florida Statutes Chapter 373, Part VIII, enacted into law by the Florida Legislature in 2016, finds that springs are a unique part of this state's scenic beauty; that Springs provide critical habitat for plants and animals, including many endangered or threatened species; that springs also provide immeasurable natural, recreational, economic, and inherent value; that springs are of great scientific importance in understanding the diverse functions of aquatic ecosystems; that Water quality of springs is an indicator of local conditions of the Floridan Aquifer, which is a source of drinking water for many residents of this state; that Water flows in springs may reflect regional aquifer conditions; that springs provide recreational opportunities for swimming, canoeing, wildlife watching, fishing, cave diving, and many other activities in this state; and that these recreational opportunities and the accompanying tourism they provide are a benefit to local economies and the economy of the state as a whole ~~a unique part of Florida's~~; and

WHEREAS, the Florida Springs and Aquifer Protection Act provides special protections for designated Outstanding Florida Springs (OFS); and

WHEREAS, based on the Florida Department of Environmental Protection's analysis, Columbia County's jurisdictional boundaries include Outstanding Florida Springs, particularly Ichetucknee Spring ~~Springs~~; and

WHEREAS, the Florida Springs and Aquifer Protection Act requires local government entities whose boundaries include an OFS or any part of the springshed (contributing area) of an OFS to adopt a fertilizer ordinance by July 1, 2017 (Fla. Stat. §373.807(1)(d)); and

WHEREAS, the Florida Springs and Aquifer Protection Act requires that the adopted fertilizer ordinance be based on the Model Ordinance for ~~Florida-Friendly Fertilizer Use on Urban Landscapes~~ (Fla. Stat. §§373.807(1)(d) and 403.9337); and

WHEREAS, the Columbia County Board of County Commissioners, in recognition of its statutorily imposed duty, has determined that the use of fertilizers on lands within the county creates a risk to contributing to adverse effects on surface and/or groundwater ~~wishes to adopt an ordinance in compliance therewith~~; and

Commented [EC1]: Springs?

Commented [JF2R1]: Yes, Springs

WHEREAS, adoption of this ordinance will further the health, safety and welfare of the citizens of Columbia County.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:

SECTION 1. FINDINGS

As a result of impairment to Columbia County's surface waters caused by excessive nutrients, or, as a result of increasing levels of nitrogen in the surface and/or ground water within the aquifers or springs within the boundaries of Columbia County, the Columbia County Board of County Commissioners ("Board") has determined that the use of fertilizers on lands within the county creates a risk to contributing to adverse effects on surface and/or ground water. Accordingly, the Columbia County Board of County Commission finds that management measures contained in the most recent edition of the "Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, 2008," may be required by this ordinance.

Commented [JF3]: Odd choice of words here. Is this from the model ordinance?

SECTION 2. PURPOSE AND INTENT

This Ordinance regulates the proper use of fertilizers by any applicator; requires proper training of Commercial and Institutional Fertilizer Applicators; establishes training and licensing requirements; establishes a Prohibited Application Period; specifies allowable fertilizer application rates and methods, fertilizer-free zones, low maintenance zones, and exemptions. The Ordinance requires the use of Best Management Practices which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers. These secondary and cumulative effects have been observed in and on the county's natural and constructed stormwater conveyances, rivers, creeks, canals, springs, lakes, estuaries and other water bodies. Collectively, these water bodies are an asset critical to the environmental, recreational, cultural and economic well-being of Columbia County residents and the health of the public. Overgrowth of algae and vegetation hinder the effectiveness of flood attenuation provided by natural and constructed stormwater conveyances. Regulation of nutrients, including both phosphorus and nitrogen contained in fertilizer, will help improve and maintain water and habitat quality.

SECTION 3. DEFINITIONS

For this Ordinance, the following terms shall have the meanings set forth in this section unless the context clearly indicates otherwise.

"Administrator" means the Columbia County Administrator/Manager, or an administrative official of Columbia County government designated by the County Administrator/Manager to administer and enforce the provisions of this Ordinance.

"Application" or "Apply" means the actual physical deposit of fertilizer to turf or landscape plants.

“Applicator” means any Person who applies fertilizer on turf and/or landscape plants in Columbia County.

“Board” or “Governing Board” means the Board of County Commissioners of Columbia County, Florida.

“Best Management Practices” means turf and landscape practices or combination of practices based on research, field-testing, and expert review, determined to be the most effective and practicable on-location means, including economic and technological considerations, for improving water quality, conserving water supplies and protecting natural resources.

“Code Enforcement Officer”, “Code Enforcement Official”, or “Code Enforcement Inspector” means any designated employee or agent of Columbia County whose duty it is to enforce codes and ordinances enacted by Columbia County.

“Commercial Fertilizer Applicator”, except as provided in 482.1562(9) F.S., means any person who applies fertilizer for payment or other consideration to property not owned by the person or firm applying the fertilizer or the employer of the applicator.

“Fertilize,” “Fertilizing,” or “Fertilization” means the act of applying fertilizer to turf, specialized turf, or landscape plants.

“Fertilizer” means any substance or mixture of substances that contains one or more recognized plant nutrients and promotes plant growth, or controls soil acidity or alkalinity, or provides other soil enrichment, or provides other corrective measures to the soil.

“Guaranteed Analysis” means the percentage of plant nutrients or measures of neutralizing capability claimed to be present in a fertilizer.

“Institutional Applicator” means any person, other than a private, non-commercial or a Commercial Applicator (unless such definitions also apply under the circumstances), that applies fertilizer for the purpose of maintaining turf and/or landscape plants. Institutional Applicators shall include, but shall not be limited to, owners, managers or employees of public lands, schools, parks, religious institutions, utilities, industrial or business sites and any residential properties maintained in condominium and/or common ownership.

“Landscape Plant” means any native or exotic tree, shrub, or groundcover (excluding turf).

“Low Maintenance Zone” means an area a minimum of ten (10) feet wide adjacent to water courses which is planted and managed in order to minimize the need for fertilization, watering, mowing, etc.

“Person” means any natural person, business, corporation, limited liability company, partnership, limited partnership, association, club, organization, and/or any group of people acting as an organized entity.

“Prohibited Application Period” means the time period during which a Flood Watch or Warning, or a Tropical Storm Watch or Warning, or a Hurricane Watch or Warning is in effect for any portion of Columbia County, issued by the National Weather Service, ~~or if heavy rain is likely.~~

Commented [JF4]: Proving this will be difficult if not impossible in an enforcement proceeding.

“Saturated soil” means a soil in which the voids are filled with water. Saturation does not require flow. For the purposes of this ordinance, soils shall be considered saturated if standing water is present or the pressure of a person standing on the soil causes the release of free water.

“Slow Release,” “Controlled Release,” “Timed Release,” “Slowly Available,” or “Water Insoluble Nitrogen” means nitrogen in a form which delays its availability for plant uptake and use after application, or which extends its availability to the plant longer than a reference rapid or quick release product.

“Turf,” “Sod,” or “Lawn” means a piece of grass-covered soil held together by the roots of the grass.

“Urban landscape” means pervious areas on residential, commercial, industrial, institutional, highway rights-of-way, or other nonagricultural lands that are planted with turf or horticultural plants. For the purposes of this section, agriculture has the same meaning as in F.S. 570.02.

SECTION 4. APPLICABILITY

This Ordinance shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the unincorporated area of Columbia County, unless such applicator is specifically exempted by the terms of this Ordinance from the regulatory provisions of this Ordinance. This Ordinance shall be perspective only, and shall not impair any existing contracts.

SECTION 5. TIMING OF FERTILIZER APPLICATION

No applicator shall apply fertilizers containing nitrogen and/or phosphorus to turf and/or landscape plants during the Prohibited Application Period, or to saturated soils.

SECTION 6. FERTILIZER FREE ZONES

Fertilizer shall not be applied within ten (10) feet of any pond, stream, watercourse, lake, canal, or wetland as defined by the Florida Department of Environmental Protection (Chapter 62-340, Florida Administrative Code) or from the top of a seawall, unless a deflector shield, drop spreader, or liquid applicator with a visible and sharply defined edge, is used, in which case a minimum of 3 feet shall be maintained. If more stringent Columbia County Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations. Newly planted turf and/or landscape plants may be fertilized in this Zone only for a sixty (60) day period beginning 30 days after planting if need to allow the plants to become well established. Caution shall be used to prevent direct deposition of nutrients into the water.

SECTION 7. LOW MAINTENANCE ZONES

A voluntary ten (10) foot low maintenance zone is strongly recommended, but not mandated, from any pond, stream, water course, lake, wetland or from the top of a seawall. A swale/berm system is recommended for installation at the landward edge of this low maintenance zone to capture and filter runoff. If more stringent Columbia County Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations. No mowed or cut vegetative material may be deposited or left remaining in this zone or deposited in the water. Care should be taken to prevent the over- spray of aquatic weed products in this zone.

SECTION 8. FERTILIZER CONTENT AND APPLICATION RATES

(a) Fertilizers applied to turf within Columbia County shall be applied in accordance with requirements and directions provided by Rule 5E-1.003, Florida Administrative Code.
(b) Fertilizer containing nitrogen shall not be applied before seeding or sodding a site, and shall not be applied for the first 30 days after seeding or sodding, except when hydro-seeding for temporary or permanent erosion control in an emergency situation (wildfire, etc.), or in accordance with the Stormwater Pollution Prevention Plan for that site.

(c) Nitrogen or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in (a) above for turf, or in UF/IFAS recommendations for landscape plants, vegetable gardens, and fruit trees and shrubs, unless a soil or tissue deficiency has been verified by an approved test.

SECTION 9. APPLICATION PRACTICES

(a) Spreader deflector shields are required when fertilizing via rotary (broadcast) spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious surfaces, fertilizer-free zones and water bodies, including wetlands.

(b) Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces.

(c) Any fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable.

(d) Fertilizer released on an impervious surface must be immediately contained and either legally applied to turf or any other legal site, or returned to the original or other appropriate container.

(e) In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or water bodies.

SECTION 10. MANAGEMENT OF GRASS CLIPPINGS AND VEGETATIVE MATTER

In no case shall grass clippings, vegetative material, and/or vegetative debris be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways. Any material that is accidentally so deposited shall be immediately removed to the maximum extent practicable.

SECTION 11. EXEMPTIONS

The provisions set forth above in this Ordinance shall not apply to:

- (a) bona fide farm operations as defined in the Florida Right to Farm Act, Section 823.14 Florida Statutes;
- (b) other properties not subject to or covered under the Florida Right to Farm Act that have pastures used for grazing livestock;
- (c) any lands used for bona fide scientific research, including, but not limited to, research on the effects of fertilizer use on urban stormwater, water quality, agronomics, or horticulture.

~~(d)~~ Urban landscape commercial applicators and residential homeowners possessing a Florida Department of Environmental Protection Green Industry-Best Management Practices Certificate of Training are exempt from the terms of the *prohibited application period* for dormant months, however, they are not otherwise exempt from the provisions of ~~Section 66-100(b)~~this Ordinance. The exemption provided for Certified residential homeowners applies only to the application of fertilizer on the homeowner’s lawn.

Formatted: No bullets or numbering

Commented [EC5]: Is this supposed to be capitalized?

Commented [JF6R5]: Yes because it should be a separate paragraph.

SECTION 12. TRAINING

- (a) All commercial and institutional applicators of fertilizer within the unincorporated area of Columbia County, shall abide by and successfully complete the six-hour training program in the “*Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries*” offered by the Florida Department of Environmental Protection through the University of Florida Extension “*Florida-Friendly Landscaping™*” program, or an approved equivalent.
- (b) Private, non-commercial applicators are encouraged to follow the recommendations of the University of Florida IFAS *Florida Yards and Neighborhoods* program when applying fertilizers.

SECTION 13. LICENSING OF COMMERCIALAPPLICATORS

All commercial applicators of fertilizer within the unincorporated area of Columbia County, shall have and carry in their possession at all times when applying fertilizer, evidence of certification by the Florida Department of Agriculture and Consumer Services as a Commercial Fertilizer Applicator per 5E-14.117(18)F.A.C.

All businesses applying fertilizer to turf and/or landscape plants (including but not limited to residential lawns, golf courses, commercial properties, and multi-family and condominium properties) must ensure that at least one employee has a “*Florida-Friendly Best Management Practices far Protection of Water Resources by the Green Industries*” training certificate prior to the business owner obtaining a Local Business Tax Certificate. Owners for any category of

occupation which may apply any fertilizer to Turf and/or Landscape Plants shall provide proof of completion of the program to the Columbia County Tax Collector's Office.

SECTION 14. ENFORCEMENT

Every code enforcement officer shall, in connection with all other duties imposed by law, be authorized to enforce the provisions of this ordinance. In addition, the county administrator may also delegate enforcement responsibility for this ordinance to agencies and departments of county government, in accordance with state and local law.

SECTION 15. SEVERABILITY

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 16. CONFLICT

All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 17. EFFECTIVE DATE

Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

PASSED AND ADOPTED in regular session this ____ day of _____ 2017.

Attest:

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Ronald Williams, Chairman

NOTICE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Columbia County, Florida, on **THURSDAY, MAY 4, 2017 at 5:30 P.M.**, or as soon thereafter as the matter can be heard, in **THE COLUMBIA COUNTY SCHOOL BOARD AUDITORIUM, 372 WEST DUVAL STREET, LAKE CITY, FLORIDA**, will hold a public hearing to consider the enactment of an ordinance entitled:

ORDINANCE NO. 2017-09

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA ADOPTING FLORIDA-FRIENDLY USE OF FERTILIZER ON URBAN LANDSCAPES; REGULATING THE PROPER USE OF FERTILIZERS BY ANY APPLICATOR; REQUIRING PROPER TRAINING OF COMMERCIAL AND INSTITUTIONAL FERTILIZER APPLICATORS; ESTABLISHING TRAINING AND LICENSING REQUIREMENTS; ESTABLISHING A PROHIBITED APPLICATION PERIOD; SPECIFYING ALLOWABLE FERTILIZER APPLICATION RATES AND METHODS; ESTABLISHING FERTILIZER FREE ZONES; ESTABLISHING LOW MAINTENANCE ZONES; PROVIDING FOR EXEMPTIONS; PROVIDING FOR ENFORCEMENT.

A copy of this notice and the proposed ordinance shall be available for public inspection during the regular business hours of the Office of the Board of County Commissioners. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, SUCH PERSON 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.

BY ORDER of the Board of County Commissioners of Columbia County, Florida, this 6th of April 2017.

Ron Williams, Chairman

To: Lake City Reporter
Publish: April 21, 2017
Type Ad: Legal
Bill: Columbia County Board of County Commissioners
PO Box 1529
Lake City, FL 32056-1529

ORDINANCE NO. 2017-09

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA, ADOPTING FLORIDA-FRIENDLY USE OF FERTILIZER ON URBAN LANDSCAPES; REGULATING THE PROPER USE OF FERTILIZERS BY ANY APPLICATOR; REQUIRING PROPER TRAINING OF COMMERCIAL AND INSTITUTIONAL FERTILIZER APPLICATORS; ESTABLISHING TRAINING AND LICENSING REQUIREMENTS; ESTABLISHING A PROHIBITED APPLICATION PERIOD; SPECIFYING ALLOWABLE FERTILIZER APPLICATION RATES AND METHODS; ESTABLISHING FERTILIZER-FREEZONES; ESTABLISHING LOW MAINTENANCE ZONES; PROVIDING FOR EXEMPTIONS; PROVIDING FOR ENFORCEMENT.

WHEREAS, the Florida Springs and Aquifer Protection Act, Florida Statutes Chapter 373, Part VIII, enacted into law by the Florida Legislature in 2016, finds that springs are a unique part of this state's scenic beauty; that Springs provide critical habitat for plants and animals, including many endangered or threatened species; that springs also provide immeasurable natural, recreational, economic, and inherent value; that springs are of great scientific importance in understanding the diverse functions of aquatic ecosystems; that Water quality of springs is an indicator of local conditions of the Floridan Aquifer, which is a source of drinking water for many residents of this state; that Water flows in springs may reflect regional aquifer conditions; that springs provide recreational opportunities for swimming, canoeing, wildlife watching, fishing, cave diving, and many other activities in this state; and that these recreational opportunities and the accompanying tourism they provide are a benefit to local economies and the economy of the state as a whole; and

WHEREAS, the Florida Springs and Aquifer Protection Act provides special protections for designated Outstanding Florida Springs (OFS); and

WHEREAS, based on the Florida Department of Environmental Protection's analysis, Columbia County's jurisdictional boundaries include Outstanding Florida Springs, particularly IchetuckneeSprings; and

WHEREAS, the Florida Springs and Aquifer Protection Act requires local government entities whose boundaries include an OFS or any part of the springshed (contributing area) of an OFS to adopt a fertilizer ordinance by July 1, 2017 (Fla. Stat. §373.807(1)(d)); and

WHEREAS, the Florida Springs and Aquifer Protection Act requires that the adopted fertilizer ordinance be based on the Model Ordinance for Florida-Friendly Fertilizer Use on Urban Landscapes (Fla. Stat. §§373.807(1)(d) and 403.9337); and

WHEREAS, the Columbia County Board of County Commissioners, in recognition of its statutorily imposed duty, wishes to adopt an ordinance in compliance therewith; and

WHEREAS, adoption of this ordinance will further the health, safety and welfare of the citizens of Columbia County.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA:

SECTION 1. FINDINGS

As a result of impairment to Columbia County's surface waters caused by excessive nutrients, or, as a result of increasing levels of nitrogen in the surface and/or ground water within the aquifers or springs within the boundaries of Columbia County, the Columbia County Board of County Commissioners ("Board") has determined that the use of fertilizers on lands within the county creates a risk to contributing to adverse effects on surface and/or ground water. Accordingly, the Board finds that management measures contained in the most recent edition of the "*Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries, 2008,*" may be required by this ordinance.

SECTION 2. PURPOSE AND INTENT

This Ordinance regulates the proper use of fertilizers by any applicator; requires proper training of Commercial and Institutional Fertilizer Applicators; establishes training and licensing requirements; establishes a Prohibited Application Period; specifies allowable fertilizer application rates and methods, fertilizer-free zones, low maintenance zones, and exemptions. The Ordinance requires the use of Best Management Practices which provide specific management guidelines to minimize negative secondary and cumulative environmental effects associated with the misuse of fertilizers. These secondary and cumulative effects have been observed in and on the county's natural and constructed stormwater conveyances, rivers, creeks, canals, springs, lakes, estuaries and other water bodies. Collectively, these water bodies are an asset critical to the environmental, recreational, cultural and economic well-being of Columbia County residents and the health of the public. Overgrowth of algae and vegetation hinder the effectiveness of flood attenuation provided by natural and constructed stormwater conveyances. Regulation of nutrients, including both phosphorus and nitrogen contained in fertilizer, will help improve and maintain water and habitat quality.

SECTION 3. DEFINITIONS

For this Ordinance, the following terms shall have the meanings set forth in this section unless the context clearly indicates otherwise.

"Administrator" means the County Manager, or an administrative official of Columbia County government designated by the County Manager to administer and enforce the provisions of this Ordinance.

"Application" or "Apply" means the actual physical deposit of fertilizer to turf or landscape plants.

“Applicator” means any Person who applies fertilizer on turf and/or landscape plants in Columbia County.

“Board” or “Governing Board” means the Board of County Commissioners of Columbia County, Florida.

“Best Management Practices” means turf and landscape practices or combination of practices based on research, field-testing, and expert review, determined to be the most effective and practicable on-location means, including economic and technological considerations, for improving water quality, conserving water supplies and protecting natural resources.

“Code Enforcement Officer”, “Code Enforcement Official”, or “Code Enforcement Inspector” means any designated employee or agent of Columbia County whose duty it is to enforce codes and ordinances enacted by Columbia County.

“Commercial Fertilizer Applicator”, except as provided in 482.1562(9) F.S., means any person who applies fertilizer for payment or other consideration to property not owned by the person or firm applying the fertilizer or the employer of the applicator.

“Fertilize,” “Fertilizing,” or “Fertilization” means the act of applying fertilizer to turf, specialized turf, or landscape plants.

“Fertilizer” means any substance or mixture of substances that contains one or more recognized plant nutrients and promotes plant growth, or controls soil acidity or alkalinity, or provides other soil enrichment, or provides other corrective measures to the soil.

“Guaranteed Analysis” means the percentage of plant nutrients or measures of neutralizing capability claimed to be present in a fertilizer.

“Institutional Applicator” means any person, other than a private, non-commercial or a Commercial Applicator (unless such definitions also apply under the circumstances), that applies fertilizer for the purpose of maintaining turf and/or landscape plants. Institutional Applicators shall include, but shall not be limited to, owners, managers or employees of public lands, schools, parks, religious institutions, utilities, industrial or business sites and any residential properties maintained in condominium and/or common ownership.

“Landscape Plant” means any native or exotic tree, shrub, or groundcover (excluding turf).

“Low Maintenance Zone” means an area a minimum of ten (10) feet wide adjacent to water courses which is planted and managed in order to minimize the need for fertilization, watering, mowing, etc.

“Person” means any natural person, business, corporation, limited liability company, partnership, limited partnership, association, club, organization, and/or any group of people acting as an organized entity.

“Prohibited Application Period” means the time period during which a Flood Watch or Warning, or a Tropical Storm Watch or Warning, or a Hurricane Watch or Warning is in effect for any portion of Columbia County, issued by the National Weather Service.

“Saturated soil” means a soil in which the voids are filled with water. Saturation does not require flow. For the purposes of this ordinance, soils shall be considered saturated if standing water is present or the pressure of a person standing on the soil causes the release of free water.

“Slow Release,” “Controlled Release,” “Timed Release,” “Slowly Available,” or “Water Insoluble Nitrogen” means nitrogen in a form which delays its availability for plant uptake and use after application, or which extends its availability to the plant longer than a reference rapid or quick release product.

“Turf,” “Sod,” or “Lawn” means a piece of grass-covered soil held together by the roots of the grass.

“Urban landscape” means pervious areas on residential, commercial, industrial, institutional, highway rights-of-way, or other nonagricultural lands that are planted with turf or horticultural plants. For the purposes of this section, agriculture has the same meaning as in F.S. 570.02.

SECTION 4. APPLICABILITY

This Ordinance shall be applicable to and shall regulate any and all applicators of fertilizer and areas of application of fertilizer within the unincorporated area of Columbia County, unless such applicator is specifically exempted by the terms of this Ordinance from the regulatory provisions of this Ordinance. This Ordinance shall be perspective only, and shall not impair any existing contracts.

SECTION 5. TIMING OF FERTILIZER APPLICATION

No applicator shall apply fertilizers containing nitrogen and/or phosphorus to turf and/or landscape plants during the Prohibited Application Period, or to saturated soils.

SECTION 6. FERTILIZER FREE ZONES

Fertilizer shall not be applied within ten (10) feet of any pond, stream, watercourse, lake, canal, or wetland as defined by the Florida Department of Environmental Protection (Chapter 62-340, Florida Administrative Code) or from the top of a seawall, unless a deflector shield, drop spreader, or liquid applicator with a visible and sharply defined edge, is used, in which case a minimum of 3 feet shall be maintained. If more stringent Columbia County Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations. Newly planted turf and/or landscape plants may be fertilized in this Zone only for a sixty (60) day period beginning 30 days after planting if need to allow the plants to become well established. Caution shall be used to prevent direct deposition of nutrients into the water.

SECTION 7. LOW MAINTENANCE ZONES

A voluntary ten (10) foot low maintenance zone is strongly recommended, but not mandated, from any pond, stream, water course, lake, wetland or from the top of a seawall. A swale/berm system is recommended for installation at the landward edge of this low maintenance zone to capture and filter runoff. If more stringent Columbia County Code regulations apply, this provision does not relieve the requirement to adhere to the more stringent regulations. No mowed or cut vegetative material may be deposited or left remaining in this zone or deposited in the water. Care should be taken to prevent the over- spray of aquatic weed products in this zone.

SECTION 8. FERTILIZER CONTENT AND APPLICATION RATES

(a) Fertilizers applied to turf within Columbia County shall be applied in accordance with requirements and directions provided by Rule 5E-1.003, Florida Administrative Code.

(b) Fertilizer containing nitrogen shall not be applied before seeding or sodding a site, and shall not be applied for the first 30 days after seeding or sodding, except when hydro-seeding for temporary or permanent erosion control in an emergency situation (wildfire, etc.), or in accordance with the Stormwater Pollution Prevention Plan for that site.

(c) Nitrogen or phosphorus fertilizer shall not be applied to turf or landscape plants except as provided in (a) above for turf, or in UF/IFAS recommendations for landscape plants, vegetable gardens, and fruit trees and shrubs, unless a soil or tissue deficiency has been verified by an approved test.

SECTION 9. APPLICATION PRACTICES

(a) Spreader deflector shields are required when fertilizing via rotary (broadcast) spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious surfaces, fertilizer-free zones and water bodies, including wetlands.

(b) Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces.

(c) Any fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable.

(d) Fertilizer released on an impervious surface must be immediately contained and either legally applied to turf or any other legal site, or returned to the original or other appropriate container.

(e) In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or water bodies.

SECTION 10. MANAGEMENT OF GRASS CLIPPINGS AND VEGETATIVE MATTER

In no case shall grass clippings, vegetative material, and/or vegetative debris be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, wetlands, or sidewalks or roadways. Any material that is accidentally so deposited shall be immediately removed to the maximum extent practicable.

SECTION 11. EXEMPTIONS

The provisions set forth above in this Ordinance shall not apply to:

- (a) bona fide farm operations as defined in the Florida Right to Farm Act, Section 823.14 Florida Statutes;
- (b) other properties not subject to or covered under the Florida Right to Farm Act that have pastures used for grazing livestock;
- (c) any lands used for bona fide scientific research, including, but not limited to, research on the effects of fertilizer use on urban stormwater, water quality, agronomics, or horticulture.

Urban landscape commercial applicators and residential homeowners possessing a Florida Department of Environmental Protection Green Industry-Best Management Practices Certificate of Training are exempt from the terms of the *prohibited application period* for dormant months, however, they are not otherwise exempt from the provisions of this Ordinance. The exemption provided for Certified residential homeowners applies only to the application of fertilizer on the homeowner's lawn.

SECTION 12. TRAINING

- (a) All commercial and institutional applicators of fertilizer within the unincorporated area of Columbia County, shall abide by and successfully complete the six-hour training program in the "*Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries*" offered by the Florida Department of Environmental Protection through the University of Florida Extension "*Florida-Friendly Landscaping™*" program, or an approved equivalent.
- (b) Private, non-commercial applicators are encouraged to follow the recommendations of the University of Florida IFAS *Florida Yards and Neighborhoods* program when applying fertilizers.

SECTION 13. LICENSING OF COMMERCIAL APPLICATORS

All commercial applicators of fertilizer within the unincorporated area of Columbia County, shall have and carry in their possession at all times when applying fertilizer, evidence of certification by the Florida Department of Agriculture and Consumer Services as a Commercial Fertilizer Applicator per 5E-14.117(18)F.A.C.

All businesses applying fertilizer to turf and/or landscape plants (including but not limited to residential lawns, golf courses, commercial properties, and multi-family and condominium properties) must ensure that at least one employee has a "*Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries*" training certificate prior to the business owner obtaining a Local Business Tax Certificate. Owners for any category of

occupation which may apply any fertilizer to Turf and/or Landscape Plants shall provide proof of completion of the program to the Columbia County Tax Collector's Office.

SECTION 14. ENFORCEMENT

Every code enforcement officer shall, in connection with all other duties imposed by law, be authorized to enforce the provisions of this ordinance. In addition, the county administrator may also delegate enforcement responsibility for this ordinance to agencies and departments of county government, in accordance with state and local law.

SECTION 15. SEVERABILITY

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 16. CONFLICT

All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 17. EFFECTIVE DATE

Pursuant to Section 125.66, Florida Statutes, as amended, a certified copy of this ordinance shall be filed with the Florida Department of State by the Clerk of the Board of County Commissioners within ten (10) days after enactment by the Board of County Commissioners. This ordinance shall become effective upon filing of the ordinance with the Florida Department of State.

PASSED AND ADOPTED in regular session this ____ day of _____ 2017.

Attest:

BOARD OF COUNTY COMMISSIONERS
COLUMBIA COUNTY, FLORIDA

P. DeWitt Cason, County Clerk

Ronald Williams, Chairman

NOTICE

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Columbia County, Florida, on **THURSDAY, MAY 18, 2017 at 5:30 P.M.**, or as soon thereafter as the matter can be heard, in **THE COLUMBIA COUNTY SCHOOL BOARD AUDITORIUM, 372 WEST DUVAL STREET, LAKE CITY, FLORIDA**, will hold a public hearing to consider the enactment of an ordinance entitled:

ORDINANCE NO. 2017-09

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLUMBIA COUNTY, FLORIDA ADOPTING FLORIDA-FRIENDLY USE OF FERTILIZER ON URBAN LANDSCAPES; REGULATING THE PROPER USE OF FERTILIZERS BY ANY APPLICATOR; REQUIRING PROPER TRAINING OF COMMERCIAL AND INSTITUTIONAL FERTILIZER APPLICATORS; ESTABLISHING TRAINING AND LICENSING REQUIREMENTS; ESTABLISHING A PROHIBITED APPLICATION PERIOD; SPECIFYING ALLOWABLE FERTILIZER APPLICATION RATES AND METHODS; ESTABLISHING FERTILIZER FREE ZONES; ESTABLISHING LOW MAINTENANCE ZONES; PROVIDING FOR EXEMPTIONS; PROVIDING FOR ENFORCEMENT.

A copy of this notice and the proposed ordinance shall be available for public inspection during the regular business hours of the Office of the Board of County Commissioners. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, SUCH PERSON 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.

BY ORDER of the Board of County Commissioners of Columbia County, Florida, this 4th day of May 2017.

Ron Williams, Chairman

To: Lake City Reporter
Publish: May 7, 2017
Type Ad: Legal
Bill: Columbia County Board of County Commissioners
PO Box 1529
Lake City, FL 32056-1529



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM REQUEST FORM

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

Today's Date: April 27, 2017 Meeting Date: May 4, 2017

Name: Joel Foreman Department: County Attorney

Division Manager's Signature: Ben Scott

1. Nature and purpose of agenda item:

Requested report to the Board regarding its power to rescind a resolution vacating the plat of a subdivision

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? [X] N/A [] Yes Account No. [] No Please list the proposed budget amendment to fund this request

Budget Amendment Number: Fund:

FROM: TO: AMOUNT:

For Use of County Manger Only:

[] Consent Item [X] Discussion Item

MEMORANDUM

To: Ben Scott, County Manager
Board of County Commissioners

From: Joel F. Foreman

CC: Brandon Stubbs, County Planner
Robert Jordan, Chair, Planning and Zoning Board

Re: May the Board rescind a resolution vacating a platted subdivision?

Date: April 27, 2017

INTRODUCTION

At the Board's meeting on April 20th 2017, the Chair advised Mr. Barry Joye that I would review substantially the following question:

Can the County, through the Board of County Commissioners, rescind the vacation of a platted subdivision when the vacation was completed through a public hearing process, the time for review of that Board action has expired, and the landowner now wishes to return the land to a platted state?

I have reviewed the County's Land Development Regulations ("LDRs"), the procedural history of Mr. Joye's development, and relevant state law relating to the finality of Board action. I have also conferred with the County Planner regarding available outcomes in light of the LDRs and state law.

The County's LDRs and Chapter 177 Fla. Stat. are clear when it comes to the establishment and vacation of subdivisions. To create a platted subdivision, an applicant must meet a series of filing and application requirements and obtain final approval of the Board of County Commissioners. Thereafter the plat is recorded in the County's Plat Book and the lots and streets on the face of the plat obtain new legal status and are legally described thereafter only as lots and parts of that subdivision.

Once a subdivision is established, there is a specific and separate process for returning the property to its pre-platted condition. Those requirements are also set forth in Chapter 177. To qualify for annulment of a recorded plat, the owner or owners must give notice to affected property owners and must give public notice of the filing of an application to the Board through two advertisements in the newspaper. Certifications must be obtained that taxes are current on the platted lands. Following public hearing on the owner's application, the Board may adopt a

resolution which has the legal effect of vacating any streets or alleys that have not already come into public use. Upon recording a certified copy of the resolution vacating the subdivision, the actual plat of record should be marked as “annulled” by clerk of the court.

This matter came before the Board on August 6, 2009, nearly eight years ago. The Board vacated the plat by resolution. The time for seeking relief from the Board’s action has long run and the previous plat has not been in force as a matter of record since that time.

Since there is a statutory and regulatory process for the establishment and annulment of platted subdivisions, and since both processes have been undertaken with respect to the subject lands, the legal status of the property is presently un-platted acreage. To change that legal status, it would appear that nothing less than the minimal statutory processes must be followed again.

In discussing the matter with the County Planner, we are of the opinion that since the preliminary development plan filed with a pending Planned Residential Development application shows private streets and common areas with no public dedication, then the owner might go directly into the final plat process. This would not be the case if the owner wishes to dedicate any of the roadways or common areas to the public, as the process for dedication under a plat is more comprehensive. If the owner has interest in pursuing the final plat process under a preliminary development plan then the owner should contact the County Planner.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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

Today's Date: April 28, 2017 Meeting Date: May 4, 2017

Name: Ben Scott Department: BCC Administration

Division Manager's Signature: *Ben Scott*

1. Nature and purpose of agenda item:

Cole Terrace Reservation of Right of Way

Attach any correspondence information, documents and forms for action i.e., contract agreements, quotes, memorandums, etc.

2. Fiscal impact on current budget.

Is this a budgeted item? N/A
 Yes Account No. _____
 No Please list the proposed budget amendment to fund this request

Budget Amendment Number: _____ Fund: _____

FROM: _____ TO: _____ AMOUNT: _____

For Use of County Manger Only:

Consent Item Discussion Item

District No. 1 - Ronald Williams
District No. 2 - Rusty DePratter
District No. 3 - Bucky Nash
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

MEMORANDUM

TO: Board of County Commissioners

FR: Ben Scott, County Manager

A handwritten signature in blue ink that reads "Ben Scott".

DATE: April 27, 2017

RE: Cole Terrace to Real Road

Please find attached the stipulated final judgment for Overflow Land Trust property. This property was acquired for the construction of Bascom Norris Drive. Section three of the addendum states the following:

“Respondent Overflow Land Trust agrees to provide for the benefit of the Florida Department of Transportation or its assign, a reservation of rights of way for the alignment of Cole Terrace consisting of 100 feet in width. The reservation shall be recorded in the Official Records of Columbia County. Such reservation shall not be deemed a taking of the property for the purposes of eminent domain or act as inverse condemnation, The exact alignment shall be determined within two (2) years from the approval of this agreement by the Board of County Commissioners and the reservation shall be provided for a period of ten (10) years from the recording of the reservation. After the expiration of the ten (10) years, if the property has not been acquired, then such reservation shall end. The purchase price for said acquisition of the rights of way described in the paragraph herein shall be negotiated by the Overflow Land Trust and the purchasing authority.”

The Florida Department of Transportation is not currently considering a realignment of SR 247 and therefore is not in need of the reservation. At this time, staff would like to receive Board direction on the desire to file the reservation. We estimate the cost of the necessary survey work to be approximately \$10,000. I have attached an image of the possible future route.

**BOARD MEETS FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.**



**IN THE CIRCUIT COURT, THIRD
JUDICIAL CIRCUIT, IN AND FOR
COLUMBIA COUNTY, FLORIDA**

CASE NO. 12-115-CA

COLUMBIA COUNTY, FLORIDA,
a political subdivision of the State of
Florida,

Petitioner,

v.

**RICHARD C. COLE and JANICE
C. BATES, as Trustees of the
OVERFLOW LAND TRUST** dated
October 7, 1994,

Respondents.

MAY 20 2014

STIPULATED FINAL JUDGMENT

THIS CAUSE having come on upon joint motion for entry of a Final Judgment made by Petitioner and Respondent, **RICHARD C. COLE and JANICE C. BATES**, as Trustees of the **OVERFLOW LAND TRUST** dated October 7, 1994, as the owners of Parcels 1A and 1B, it appearing to the Court that the parties were authorized to enter into such motion, and the Court finding that the compensation to be paid and other consideration to be provided as set forth herein by Petitioner is full, just and reasonable for all parties concerned, and the Court being fully advised in the premises, it is therefore,

ORDERED AND ADJUDGED:

1. That the Mediated Settlement Agreement between the parties dated February 6, 2014, a copy being attached hereto as Exhibit "A," is approved and the parties are ordered to comply with the terms and conditions of the Agreement. It has been represented to the Court that the **COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS** has approved the Agreement.

2. The form of the statutory warranty deed (Trustee's Deed), including the description referenced in paragraph 1 and paragraph 5 of the Addendum to Mediated Settlement Agreement is attached hereto as Exhibit "B."

3. Within thirty (30) days of entry of this Stipulated Final Judgment, Petitioner shall deposit into the registry of the Court the sum of \$1,897,000.00 representing the difference between the total settlement sum of \$2,300,000.00 and Petitioner's previous deposit of \$403,000. This sum shall be in addition to the Clerk's fee which shall be paid by the Petitioner. The Clerk of Court without further order of the Court shall then disburse the total sum of \$1,897,000.00 to "Darby Peele Crapps Green & Stadler, LLP Trust Account" for further and final disbursement to Respondents and their attorney's fees, attorney's costs, expert fees, and other costs.

4. That the title to the real property as described in Exhibit "C" shall be and the same is vested and confirmed in Petitioner, **COLUMBIA COUNTY, FLORIDA**, to-wit:

SEE EXHIBIT "C" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

5. The Court retains jurisdiction to enforce the provisions of this Final Judgment.

DONE AND ORDERED in Chambers at Live Oak Suwannee County, Florida, this 16th day of May, 2014.

ORIGINAL SIGNED BY
DAVID W. FINA
CIRCUIT JUDGE

DAVID W. FINA
Circuit Court Judge

COPY

Copies furnished to:

Marlin M. Feagle, Esquire
Attorney for Petitioner
Post Office Box 1653
Lake City, Florida 32056-1653

Gregory T. Stewart, Esquire
Attorney for Petitioner
Post Office Box 11008
Tallahassee, Florida 32302-1008

Bonnie S. Green, Esquire
Joshua Crapps, Esquire
Attorney for Respondents
Post Office Box 1707
Lake City, Florida 32056-1707

IN THE CIRCUIT COURT OF THE THIRD JUDICIAL CIRCUIT
IN AND FOR COLUMBIA COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION

COLUMBIA COUNTY, FLORIDA, a
political subdivision of the State of Florida,

Petitioner,

Case No.: 2012-CA-000115

v.

Parcel Nos.: 1-A and 1-B

RICHARD C. COLE and JANICE C. BATES,
as Trustees of the OVERFLOW LAND TRUST
dated October 7, 1994,

Respondents.

MEDIATED SETTLEMENT AGREEMENT

At the Mediation Conference held on February 6, 2014, the parties reached the following Settlement Agreement:

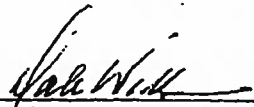
1. Petitioner will pay to Respondents, Richard C. Cole and Janice C. Bates, as Trustees of the Overflow Land Trust dated October 7, 1994, the sum of \$ 2,300,000.00 in full settlement of all claims related to Parcels 1-A and 1-B, including statutory interest, all claims related to real estate and business damages, if any, full compensation for the items described in the attached addendum and all attorneys' and experts' fees and costs. Petitioner previously deposited the sum of \$403,000.00 in the Registry of the Court in this case. Upon the entry of the Stipulated Final Judgment in this matter, Petitioner will deposit in the Registry of the Court the sum of \$1,897,000.00 representing the difference between the total settlement sum referenced above and Petitioner's previous deposit referenced above.
2. This Settlement Agreement is subject to and conditioned upon final approval by the Columbia County Board of County Commissioners.
3. Counsel for Petitioner and Respondents will jointly submit to the Court a mutually approved Stipulated Final Judgment containing the terms and conditions of this Settlement Agreement within ten days following the final approval of this Settlement Agreement by the Columbia County Board of County Commissioners.


EXHIBIT A

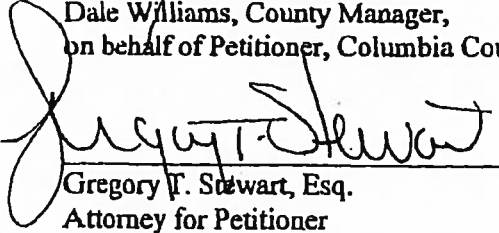
4. Attached hereto is an addendum to this Settlement Agreement.

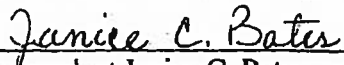
Yes No

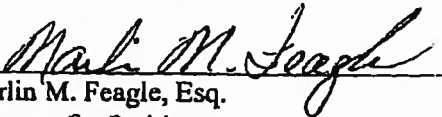
This Settlement Agreement, dated February 6, 2014, contains all of the agreements of the parties.

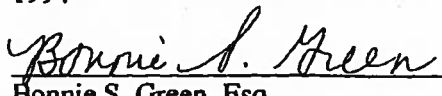

Dale Williams, County Manager,
on behalf of Petitioner, Columbia County

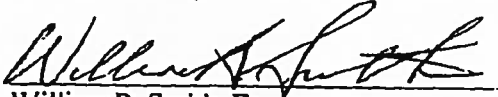

Respondent Richard C. Cole, as Trustee of
the Overflow Land Trust dated October 7,
1994

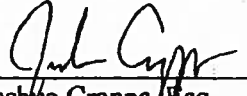

Gregory F. Stewart, Esq.
Attorney for Petitioner


Respondent Janice C. Bates, as Trustee of
the Overflow Land Trust dated October 7,
1994


Marlin M. Feagle, Esq.
Attorney for Petitioner

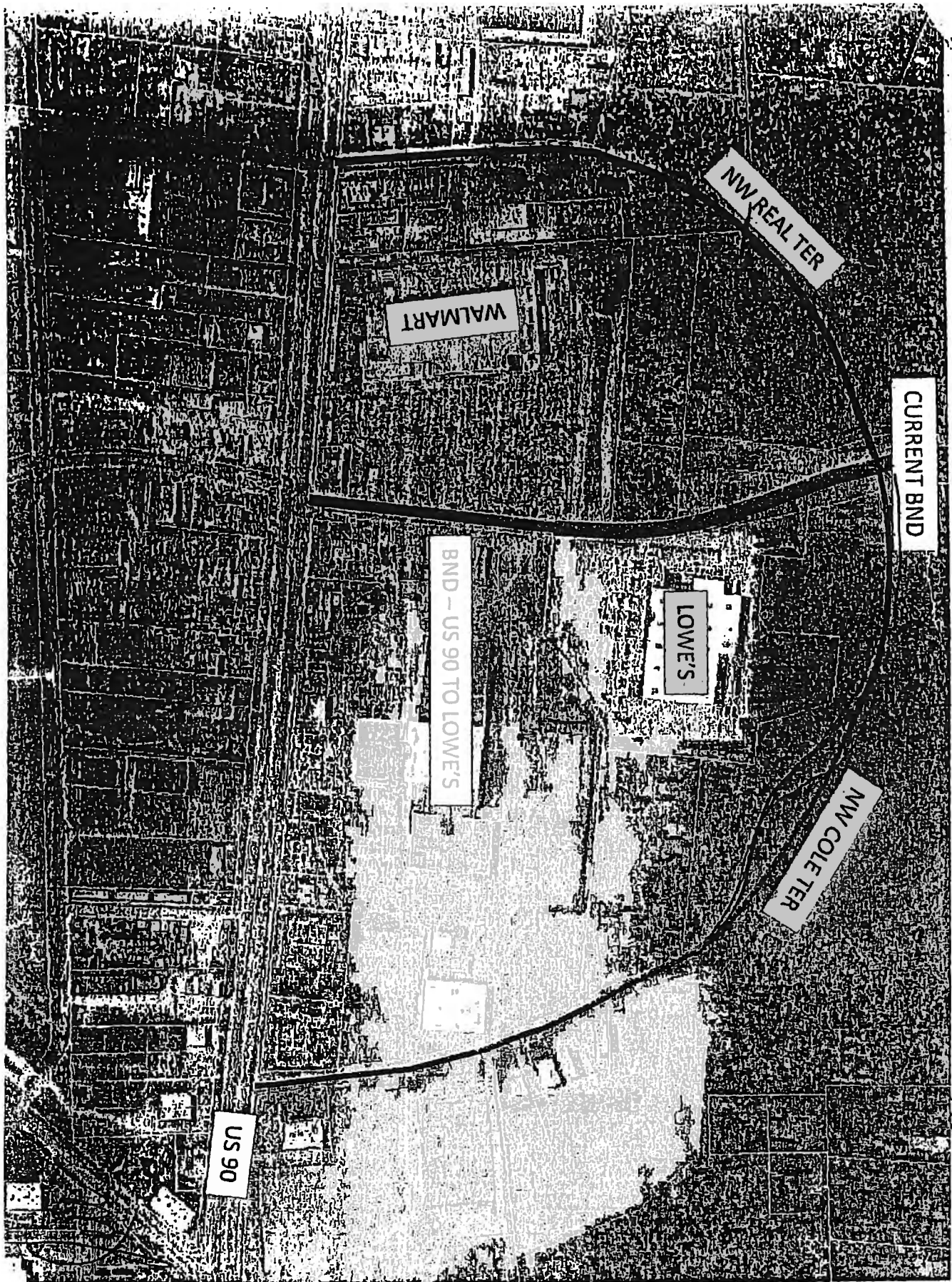

Bonnie S. Green, Esq.
Attorney for Respondents


William B. Smith, Esq.
Circuit Court Mediator


Joshua Crapps, Esq.
Attorney for Respondents

ADDENDUM TO MEDIATED SETTLEMENT AGREEMENT

1. Respondent Overflow Land Trust shall transfer to the County, by statutory Warranty Deed, approximately 2.3 acres of land for rights of way of Real Terrace to Bascom Norris Drive Connector ("Connector"). Such rights of way shall be 100 feet in width (consisting of approximately 2.3 acres). The exact alignment shall be determined by the County and shall be consistent with the attached Diagram.
2. The parties understand that the final alignment of Real Terrace is dependent on the final alignment of Cole Terrace which shall be determined by the Florida Department of Transportation. The parties agree to work with the Florida Department of Transportation to arrive at a final alignment of Cole Terrace.
3. Respondent Overflow Land Trust agrees to provide for the benefit of the Florida Department of Transportation or its assign, a reservation of rights of way for the alignment of Cole Terrace consisting of 100 feet in width. The reservation shall be recorded in the Official Records of Columbia County. Such reservation shall not be deemed a taking of the property for the purposes of eminent domain or act as inverse condemnation. The exact alignment shall be determined within two (2) years from the approval of this agreement by the Board of County Commissioners and the reservation shall be provided for a period of ten (10) years from the recording of the reservation. After the expiration of the ten (10) years, if the property has not been acquired, then such reservation shall end. The purchase price for said acquisition of the rights of way described in the paragraph herein shall be negotiated by the Overflow Land Trust and the purchasing authority.
4. The County shall assign to the Respondent, Overflow Land Trust one UMAM for its use in the Bayfield Mitigation Area.
5. Respondent Overflow Land Trust shall provide the deed for the rights of way for Real Terrace within ten (10) days of the County providing the legal description for rights of way for Real Terrace.
6. The money to be paid by the County described in paragraph 1 of the Mediated Settlement Agreement shall be paid within thirty (30) days of the entry of the Stipulated Final Judgment.



**THIS INSTRUMENT PREPARED BY
AND RETURN TO:**

**MARLIN M. FEAGLE, ESQUIRE
FEAGLE & FEAGLE, ATTORNEYS, P.A.**
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

TRUSTEE'S DEED

THIS INDENTURE, made this _____ day of _____, 2014, between **RICHARD C. COLE** and **JANICE C. BATES**, as Trustees of the **OVERFLOW LAND TRUST**, dated October 7, 1994, an unrecorded trust, with full power to manage, conserve, sell, and encumber the property described herein, whose mailing address is 193 NW Mission Ridge Court, Lake City, Florida 32055, ("Grantor"), to **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1529, Lake City, Florida 32056-1529, ("Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Columbia, State of Florida, to-wit:

**SEE COMPOSITE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.**

Tax Parcel No. _____

This deed is given and accepted in accordance with Section 689.071, Florida Statutes, and Grantor has full power and authority as Trustee to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property.

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

TO HAVE AND TO HOLD the same unto Grantee and to the proper use, benefit and behoove of Grantee and the successors and assigns of Grantee, in fee simple forever.

EXHIBIT B

Grantor hereby covenants with Grantee that Grantor is fully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, Grantor has executed and delivered this instrument the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Print or type name

Witness

Print or type name

RICHARD C. COLE
As Trustee of the Overflow Land Trust
dated October 7, 1994

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by **RICHARD C. COLE**, as Trustee of the Overflow Land Trust dated October 7, 1994, who is personally known to me or who has produced a Florida driver's license as identification.

(NOTARIAL
SEAL)

Notary Public, State of Florida

My Commission Expires:

Signed, sealed and delivered
in the presence of:

Witness

Print or type name

Witness

Print or type name

JANICE C. BATES
As Trustee of the Overflow Land Trust
dated October 7, 1994

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by **JANICE C. BATES**, as Trustee of the Overflow Land Trust dated October 7, 1994, who is personally known to me or who has produced a Florida driver's license as identification.

**(NOTARIAL
SEAL)**

Notary Public, State of Florida

My Commission Expires:

DESCRIPTION

Friday, April 18, 2014

REAL ROAD – PARCEL 2-A

OWNER (per County tax roll): Richard Cole & Janice Bates,
Trustees of Overflow Land Trust
Tax Parcel #02519-000 & 02518-999

COMMENCE at the Southwest corner of the East 1/2 of the Northeast 1/4 of Section 35, Township 3 South, Range 16 East, Columbia County, Florida and run North 86°55'22" East along the South line of the East 1/2 of the Northeast 1/4 of Section 35 a distance of 522.94 feet; thence South 03°27'15" East a distance of 214.63 feet to the POINT OF BEGINNING; thence North 56°00'45" East a distance of 901.19 feet; thence North 19°48'43" East a distance of 48.42 feet to a point on a curve concave to the East having a radius of 1240.92 feet and a central angle of 03°47'01"; thence Southeasterly along the arc of said curve, being also the Westerly right-of-way line of SW Bascom Norris Drive, a distance of 81.94 feet; thence South 06°26'45" West still along said Westerly right-of-way line of SW Bascom Norris Drive a distance of 65.69 feet; thence South 56°00'45" West a distance of 933.41 feet; thence North 03°27'15" West a distance of 116.06 feet to the POINT OF BEGINNING. Containing 2.17 acres, more or less.

PREPARED BY:

Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com

COMPOSITE
EXHIBIT A

DESCRIPTION

Friday, April 18, 2014

REAL ROAD – PARCEL 2-B

OWNER (per County tax roll): Richard Cole & Janice Bates,
Trustees of Overflow Land Trust

Tax Parcel #02519-000 & 02518-999

COMMENCE at the Southwest corner of the East 1/2 of the Northeast 1/4 of Section 35, Township 3 South, Range 16 East, Columbia County, Florida and run North 86°55'22" East along the South line of the East 1/2 of the Northeast 1/4 of Section 35 a distance of 522.94 feet; thence South 03°27'15" East a distance of 330.69 feet to the POINT OF BEGINNING; thence North 56°00'45" East a distance of 861.15 feet to the POINT OF BEGINNING; thence continue North 56°00'45" East a distance of 72.26 feet; thence South 06°26'45" West a distance of 456.79 feet; thence North 84°39'30" West a distance of 55.01 feet; thence North 06°26'45" East a distance of 410.98 feet to the POINT OF BEGINNING. Containing 0.55 acres, more or less.

PREPARED BY:

Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com

DESCRIPTION

Monday, June 08, 2009

Revised: Thursday, January 26, 2012

NW BASCOM NORRIS DRIVE - PARCEL 1-A

OWNER (per County tax roll): Overflow Land Trust - Richard Cole & Janice C. Bates,
as Trustees

Tax Parcels #02611-000 & #02610-999

COMMENCE at the Northwest corner of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run South $06^{\circ}26'45''$ West along the West line of said Section 36 a distance of 2185.61 feet to the POINT OF BEGINNING; thence North $80^{\circ}58'44''$ East a distance of 86.81 feet to a point on a curve concave to the East having a radius of 1050.92 feet and a central angle of $10^{\circ}18'05''$; thence Southeasterly along the arc of said curve a distance of 188.95 feet to the end of said curve; thence South $11^{\circ}32'16''$ East a distance of 146.70 feet; thence North $84^{\circ}40'55''$ West a distance of 116.58 feet; thence South $05^{\circ}19'28''$ West a distance of 331.10 feet; thence South $84^{\circ}40'36''$ East a distance of 217.65 feet to a point on a curve of a curve concave to the West having a radius of 1026.45 feet and a central angle of $01^{\circ}10'18''$; thence Southerly along the arc of said curve a distance of 20.99 feet; thence South $05^{\circ}20'27''$ West a distance of 245.73 feet; thence South $05^{\circ}16'45''$ West a distance of 100.30 feet; thence North $84^{\circ}36'29''$ West a distance of 10.01 feet to a point on a curve concave to the West having a radius of 956.45 feet and a central angle of $14^{\circ}13'29''$; thence Northerly along the arc of said curve a distance of 237.46 feet; thence North $84^{\circ}39'30''$ West a distance of 274.03 feet to a point on the East line of Section 35, Township 3 South, Range 16 East, Columbia County, Florida; thence continue North $84^{\circ}39'30''$ West a distance of 20.29 feet; thence North $06^{\circ}26'45''$ East a distance of 522.48 feet to a point on a curve concave to the Northeast having a radius of 1240.92 feet and a central angle of $10^{\circ}19'32''$; thence Northwesterly along the arc of said curve a distance of 223.63 feet to the end of said curve; thence North $80^{\circ}58'44''$ East a distance of 103.19 feet to the POINT OF BEGINNING. Containing 3.25 acres, more or less.

PREPARED BY:

Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfila.com

EXHIBIT C

DESCRIPTION

Monday, June 08, 2009

Revised: Thursday, January 26, 2012

NW BASCOM NORRIS DRIVE - PARCEL 1-B

OWNER (per County tax roll): Overflow Land Trust - Richard Cole & Janice C. Bates,
as Trustees

Tax Parcels #02611-000 & #02610-999

BEGIN at the Northwest corner of Section 36, Township 3 South, Range 16 East, Columbia County, Florida and run North $86^{\circ}13'36''$ East along the North line of said Section 36 a distance of 544.07 feet; thence South $22^{\circ}31'58''$ West a distance of 1497.87 feet; thence South $14^{\circ}25'08''$ West a distance of 247.98 feet to a point on a curve of a curve concave to the East having a radius of 1050.92 feet and a central angle of $31^{\circ}42'39''$; thence Southerly along the arc of said curve a distance of 581.64 feet; thence South $80^{\circ}58'44''$ West a distance of 190.00 feet to a point on a curve concave to the East having a radius of 1240.92 feet and a central angle of $25^{\circ}53'45''$; thence Northerly along the arc of said curve a distance of 560.86 feet; thence North $73^{\circ}15'29''$ West a distance of 47.25 feet; thence North $01^{\circ}07'24''$ East a distance of 89.57 feet; thence North $21^{\circ}29'27''$ East a distance of 47.29 feet; thence North $34^{\circ}50'28''$ East a distance of 90.47 feet; thence North $28^{\circ}39'00''$ West a distance of 58.68 feet; thence North $14^{\circ}28'17''$ East a distance of 80.85 feet; thence North $19^{\circ}53'30''$ East a distance of 98.86 feet; thence North $25^{\circ}19'18''$ East a distance of 92.86 feet; thence North $44^{\circ}21'23''$ West a distance of 105.95 feet; thence South $78^{\circ}47'28''$ West a distance of 104.91 feet; thence North $01^{\circ}55'36''$ West a distance of 69.10 feet; thence North $23^{\circ}53'25''$ East a distance of 61.21 feet; thence North $50^{\circ}17'24''$ East a distance of 109.17 feet; thence North $38^{\circ}41'18''$ East a distance of 88.42 feet; thence North $16^{\circ}03'11''$ East a distance of 74.78 feet; thence North $42^{\circ}45'13''$ East a distance of 95.51 feet; thence North $55^{\circ}46'35''$ East a distance of 57.87 feet; thence North $25^{\circ}26'06''$ East a distance of 33.57 feet; thence North $06^{\circ}09'01''$ East a distance of 90.06 feet; thence North $38^{\circ}49'09''$ West a distance of 76.21 feet; thence North $54^{\circ}17'38''$ East a distance of 89.81 feet; thence North $17^{\circ}35'04''$ East a distance of 47.93 feet to a point on the West line of Section 36; thence continue North $17^{\circ}35'04''$ East a distance of 61.62 feet; thence North $17^{\circ}04'09''$ West a distance of 29.84 feet to a point on the East line of Section 35; thence continue North $17^{\circ}04'09''$ West a distance of 88.82 feet; thence North $04^{\circ}43'06''$ West a distance of 97.88 feet; thence North $06^{\circ}45'28''$ East a distance of 63.94 feet to a point on the North line of Section 35; thence North $89^{\circ}14'30''$ East along said North line of Section 35 a distance of 54.48 feet to the POINT OF BEGINNING. Containing 17.49 acres, more or less.

PREPARED BY:

Donald F. Lee & Associates
140 NW Ridgewood Avenue
Lake City, Florida 32055
Donald@dfla.com